

7 December 2018

Eynsham Drive, Abbey Wood

in the Royal Borough of Greenwich

planning application no. 17/4080/F

This addendum sets out various factual updates, clarifications and corrections which need to be considered in conjunction with the Representation Hearing Report originally published on 29 November 2018 (GLA ref: GLA/4295/03).

Amendments to the report**To clarify:**

Paragraph 2. II. Reasons for approval should read: *“The scheme would provide 272 residential units, of which 95 would be affordable (37% by habitable room, 35% by unit). There is the potential to deliver more through the use of grant funding. The housing proposed is of a high quality. Overall, the scheme would make a significant contribution to housing delivery targets for Greenwich. The proposed level of affordable housing responds to the strategic target set out in the Draft London Plan and meets the requirements of the Mayor’s Affordable Housing & Viability SPG, and a review mechanism would be secured if an agreed level of progress is not made within 24 months of grant of planning permission and would secure additional affordable homes if viable. On this basis, the applicant has demonstrated compliance with London Plan Policies 3.3, 3.4, 3.5, 3.8, 3.11, 3.12, draft London Plan Policies D4, H1, H3, H5, H6, H7 and H12, the Mayor’s Housing SPG (2016 as amended), the Mayor’s Affordable Housing and Viability SPG (2017), Greenwich Local Plan Policies H1, H2, H3, H5, and DH1, and the Thamesmead and Abbey Wood SPD (2009).”*

Paragraph 2.III. Reasons for approval should state: *“The design and layout principles are well-considered and the scheme achieves a high quality of placemaking, with well-defined new public routes and spaces, enhanced by high quality landscaping. The massing strategy responds to the site characteristics and the existing and emerging context. The quality of design, architecture and materials will ensure a distinctive and high quality development which will contribute positively to the regeneration of this part of Abbey Wood. The setting and significance of most nearby designated and non-designated heritage assets would remain unharmed. Less than substantial harm has been identified to the setting and by reason thereof to the significance of the scheduled monument and Grade II Listed Lesnes Abbey located in the London Borough of Bexley. However, it is considered that, the public benefits delivered by the scheme namely the delivery of housing including 37% affordable housing clearly outweigh the limited harm to identified designated heritage asset. The proposals adhere to the principles of designing out crime. As such the proposal complies with Policies 3.5, 3.6, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.10 and 7.13 of the London Plan; Policies GG6, D1, D2, D4, D7, D8, D10, D11, D13, HC1, HC2 and G5, Greenwich Local Plan Policies H5, DH1, DH2, DH3, Policy DH(b), Policy DH(e), Policy DH(g), Policy DH(i) and the Thamesmead and Abbey Wood SPD (2009).”*

Paragraph 15 should read: *“The application as originally submitted to the Council in December 2017 sought full planning permission for the demolition of existing car wash and pet hospital and the construction of a residential-led mixed-use development, including four buildings of three, eight, fourteen and seventeen storeys, comprising 272 new homes, a replacement pet hospital facility, flexible commercial/community (A1, A2, A3, A4, B1, D1, D2) floorspace together with associated cycle parking, car parking, playspace, landscaping and public realm. 37% of the units (by habitable room) were offered as affordable housing”;*

Paragraph 98 should state: *“When the Mayor considered the application at Stage 1, the application proposed 95 affordable units consisting of 67 for affordable rent and 28 shared ownership, equating to 37% of the scheme on a habitable room basis. The Mayor noted at the time that the affordable housing offer was strongly supported and responded positively to the threshold level set out in Policy H6 of the draft London Plan and the Mayor’s Affordable Housing and Viability SPG. It was however noted to ensure that the scheme qualified for the Fast Track route, the applicant needed to confirm the tenure and affordability set out above and seek to increase the level of affordable housing above 35% through accessing grant.”*

Paragraph 282 should state: *“The following employment and training measures would be secured:*

- *Commitment and participation towards GLLaB and business support including financial contribution of £279,700.*

This will be secured to ensure that the scheme adheres to the requirements of the Council’s Planning Obligations SPD and recognises the importance of employment and training assets for the local community.

for further information, contact GLA Planning Unit (Development Management):

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