

Westthorpe Gardens and Mill Grove Estate

in the London Borough of Barnet

planning application no. 18/7495/FUL

Strategic planning application stage 1 referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal

Demolition of existing 102 residential dwellings and redevelopment for 251 residential units which includes 79 units to be provided for retirement living, across 9 x part 4/5/6 and 7 storey blocks and 15 x 3 storey houses with ancillary shared spaces including community cafe within the retirement block and associated parking and landscaping.

The applicant

The applicant is **Metropolitan Housing Trust** and the architect is **Pozzoni**.

Strategic issues summary

Land use: The principle of the estate regeneration ensuring no net loss and an uplift in affordable housing is strongly supported subject to the resolution of the affordable housing issues. (paragraphs 13-21).

Affordable Housing: the provision of 88% overall affordable housing by habitable room is welcomed, this is being robustly scrutinised to ensure the maximum level and affordability of affordable housing is being provided. (paragraphs 22-30).

Urban design and heritage: Further changes to the design and layout should be explored to respond to the street context and delineate public and private open space. The amount of play space should be confirmed. (paragraphs 31-51)

Transport: Bus contribution required through s106; some amendments and additional information required. (paragraphs 59-69).

Matters in relation to **inclusive design** (paragraph 52), **climate change** (paragraphs 53-55), and **flood risk, drainage and water** (paragraphs 56-58) should also be addressed.

Recommendation

That Barnet Council be advised that whilst the scheme is supported in principle, the application does not comply with the London Plan and draft London Plan for the reasons set out in paragraph 73 of this report.

Context

1 On 12 February 2019 the Mayor of London received documents from Barnet Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor has to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under the following Categories of the Schedule to the Order 2008:

- 1A – *“Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats.”*

3 Once Barnet Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

4 The Mayor of London's statement on this case will be made available on the GLA website www.london.gov.uk.

Site description

5 The application site comprises the Westhorpe Gardens and Mills Grove Estate in Hendon, London Borough of Barnet, which is an early 1970's housing estate bounded by Tenterden Grove to the east. The estate provides 102 homes within six, three storey blocks and two storey houses, and also includes a caretaker's house, known as Westhorpe Cottage, forecourt parking, 38 garages and un-used undercroft parking at the base of the existing residential buildings. The estate is not subject to a site allocation or policy designation in the Local Plan. Barnet Council is the freeholder of the estate.

6 The surrounding area is characterised by suburban residential development and comprises large detached and semi-detached houses, with the five storey Edinburgh House block of flats located directly to the north of the site. The site is not within a Conservation Area and does not contain any listed buildings. Mountford House and The Vicarage, both of which are Grade II Listed buildings are located to the north west and west of the site and front Parsons Street.

7 The nearest section of the Transport for London Road Network is the A1 Great North Way, which is located around 500 metres to the north-east of the site. The nearest section of the Strategic Road Network is the A598 Regent's Park Road, approximately 1.5 kilometres to the east of the site. The nearest station is Hendon Central Underground station (Northern Line), which is approximately 1.4 kilometres to the south west of the site. Hendon Station (Thameslink) is located approximately 2.1 kilometres south-west of the site. The nearest bus stop to the site is around 150 metres north of the site on Parson Street, which is served by the 240 bus route. Bus stops on Finchley Lane are located around 250 metres to the south-west of the site and these are served by routes 143, 326, 643, 653 and 683. As a result, the site records a public transport accessibility level of between 1a-2 (where 1 represents the lowest accessibility level and 6 the highest).

Details of the proposal

8 The proposals comprise demolition of the existing 102 residential dwellings, currently made up of six 3 storey block of flats, terraced housing and Westhorpe Cottage. The site would then be redeveloped for 251 residential units (including 79 units to be provided for retirement living), across nine blocks up to 7 storeys and fifteen houses with ancillary shared spaces, including community cafe within the retirement block, associated parking and landscaping.

Case history

9 18 September 2018, a pre-application meeting was held with GLA officers regarding the above proposal. Advice was subsequently issued on 5 December 2018. GLA officers concluded that the proposed Estate regeneration to provide 251 residential units, including retirement living units could be supported in principle on the basis that there was no net loss of social housing. The proposed level of car parking was not supported. Other matters also required resolution for the proposals to be compliant with the London Plan and draft London Plan.

Strategic planning issues and relevant policies and guidance

10 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is the Barnet Core Strategy (2012), Barnet Development Management Policies Document (2012), the saved policies of the Unitary Development Plan (2006), and the 2016 London Plan (Consolidated with alterations since 2011).

11 The relevant issues and corresponding policies are as follows:

- Principle of development *London Plan;*
- Estate regeneration *London Plan; Better homes for local people: the Mayor's good practice guide to estate regeneration; Affordable Housing and Viability SPG*
- Housing and affordable housing *London Plan; Affordable Housing and Viability SPG (this must now be read subject to the decision in R (McCarthy & Stone) v. Mayor of London); Housing Strategy; Shaping Neighbourhoods: Play and Informal Recreation SPG; Shaping Neighbourhoods: Character and Context SPG*
- Urban design *London Plan; Shaping Neighbourhoods: Character and Context SPG; Housing SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG*
- Inclusive design *London Plan; Accessible London: achieving an inclusive environment SPG*
- Climate change *London Plan; Sustainable Design and Construction SPG; London Environment Strategy*
- Flood risk, drainage & water *London Plan; London Environment Strategy*
- Transport *London Plan; Mayor's Transport Strategy; the Mayor's Transport Strategy*

12 The following are relevant material considerations:

- Revised National Planning Policy Framework (February 2019);
- National Planning Practice Guidance; and
- Draft London Plan (consultation draft December 2017, incorporating suggested changes) which should be taken into account as explained in the NPPF.

Land use principle

13 The principle of the proposed intensification of the existing residential estate, to deliver a net increase of 251 homes, of which 79 would be for retirement living, is in general accordance with London Plan Policy 3.3 and Policy H1 of the draft London Plan.

14 The Mayor is committed to ensuring the successful regeneration of London’s housing estates, ensuring a fair deal for residents and that affordable housing is protected. These priorities are set out in detail in the Mayor’s ‘Better homes for local people: The Mayor’s good practice guide to estate regeneration’ (Feb 2018). Key requirements are that estate regeneration proposals ensure no loss of affordable housing, that full consultation takes place with existing residents and appropriate compensation is offered. This is supported by Policy H10 of the draft London Plan and the Mayor’s Affordable Housing and Viability SPG, which resists the loss of affordable housing in estate regeneration schemes, as explained further below.

15 The applicant has undertaken an extensive process of consultation with tenants and leaseholders of the estate which began in March 2018 which has fed into the current proposals. This process has involved a residential ballot carried out in accordance with the GLA Resident Ballot Compliance Checklist, which resulted in a majority ‘yes’ vote in support of the estate regeneration, and the development of a Resident’s Charter. The application states that the Charter includes a continued commitment from the applicant to continue to consult the existing residents of the proposals; that existing residents will be compensated for the loss of their home and disturbance cost of the move; the offer of a brand-new home in the scheme on a like-for-like basis (unless overcrowded or under occupying current home by two bedrooms or more); the same tenancy will be offered in new accommodation; the rent will be the same (unless the new home is larger or smaller); and support will be giving to securing a permanent move elsewhere should existing residents not wish to stay. As set out below, there would be no net loss of social housing as part of the regeneration proposals and a survey of the existing units has been carried out to ensure reprovided accommodation is of the same, or greater, size.

16 The planning statement sets out the principles of the decant strategy and references a Decant Strategy Document and Residents Charter which has not been received by the GLA and should be submitted for review, before this element of the proposals can be supported.

17 Policy H10 is clear that the loss of existing housing is generally only acceptable where the housing is replaced at existing or higher densities with at least the equivalent level of overall floorspace. For estate regeneration schemes the existing affordable housing floorspace should be replaced on an equivalent basis, including tenure, so that social rented housing for example should be replaced with equally sized housing at social rented levels.

18 As set out above, the proposed regeneration and intensification of the existing estate to provide a net increase of 172 homes is supported by Policy H1 of the draft London Plan and Policy 3.3 of the London Plan. The following tables set out the existing residential accommodation on the estate and the proposed intensification. It is understood that the proposed residential mix has been informed by a housing needs assessment:

Table 1: Proposed housing uplift by habitable room

Tenure	Existing	Proposed	Uplift
Shared Ownership	0	234	234
Affordable Rent (all retirement living)	0	144	144
Social Rent	305	415	110
Total affordable	305	793	488
Market housing (retirement)	0	107	107
Total Market	0	107	107
Overall Total	305	900	595

Table 2: Proposed housing uplift by unit

Tenure	Existing	Proposed	Uplift
Shared Ownership	0	67	67
Affordable Rent (all retirement living)	0	48	48
Social Rent	102	105	3
Total affordable	102	220	118
Market housing (retirement)	0	31	31
Total Market	0	31	31
Overall Total	102	251	149

Table 3: Proposed housing uplift by floorspace

Tenure	Existing (sq.m.)	Proposed (sq.m.)	Uplift (sq.m.)
Shared Ownership	0	4,066	4,066
Affordable Rent (all retirement living)	0	2,245	2,245
Social Rent	6,869	7,502	633
Total affordable	6,869	13,813	6,944
Market housing (retirement)	0	1,830	1,830
Total Market	0	1,830	1,830
Overall Total	6,869	15,643	8,774

19 The proposed will result in an uplift in social rented units, habitable rooms and floorspace, in line with the policy requirement of at least no net loss, and would also result in additional housing in other affordable tenures, which is strongly supported.

Specialist older person housing

20 London Plan Policy 3.8 and Policy H15 of the draft London Plan encourage boroughs to work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing taking account of local and strategic housing need (in this regard, the annual indicative benchmark for specialist housing in the London Borough of Barnet is 275 units per annum under the draft London Plan). Sites should be well connected in terms of contributing to an inclusive neighbourhood, with access to social infrastructure, health care, and public transport facilities, and proposals are encouraged to address the increasing need for accommodation suitable for people with dementia. The provision of 79 retirement living units (restricted to persons aged 55 and older), of which 62% (48 units) would be affordable rented when calculated by unit, is therefore supported in principle by London Plan and draft London Plan policy.

21 The proposed development will result in uplift in affordable housing on a unit, habitable room and floorspace basis, the principle of the estate regeneration proposal is therefore strongly supported.

Affordable housing

Affordable housing

22 Policy H10 of the draft London Plan and London Plan Policy 3.14 resists the loss of housing, including affordable housing, without its planned replacement at existing or higher density. This policy states that at least equivalent floorspace should be provided in housing redevelopments.

23 As discussed above, estate regeneration proposals are expected to ensure as a starting point that existing housing is replaced on a like for like basis with better quality accommodation, providing at least the equivalent floor space of affordable housing. There should be no net loss of existing affordable housing tenures (including social rented accommodation). Furthermore, it is expected that the residual level of affordable housing across the whole estate (including those areas not redeveloped) will be 50% or more. The following table sets out the tenure mix for the proposed scheme:

Table 4: Proposed tenure mix.

Social rented	Shared ownership	Affordable Rent (retirement living)	Market Sale (retirement living)	Total
105	67	48	31	251

24 All of the existing housing stock is social rented housing and the applicant has confirmed that there are no freeholders or leaseholders of individual properties. All existing social rented units will be reprovided as part of the proposals and in accordance with the Residential Charter. The proposed general needs housing will be either social rented or shared ownership, with the exception of the retirement units which will be a mixture of affordable rent and market sale. Overall, this equates to 220 affordable units, or 88% affordable housing by habitable room, including the existing 102 social rented units. Of the 149 net additional units proposed as part of the residential intensification, 118 will be affordable, which equates to 79% of the residential uplift being affordable (by unit). This is welcomed.

25 The application sets out the affordability of the proposed affordable housing. There are 105 social rented units to replace the 102 existing, with 3 additional units. The current rents are set out below and will be retained:

Table 5: social rent affordability (existing and proposed).

Unit type	Rent
1 bedroom flat	£144 pw
2 bedroom flat	£152 pw
3 bedroom flat	£155 pw
3 bedroom house	£155 pw
4 bedroom house	£163 pw

26 The affordable rent element of the proposal (48 retirement units) is stated to be at 80% of the market rent. The applicant should provide further information on the level of affordability including how they comply with the levels set out in the London Plan Annual Monitoring Report.

27 The application states that shared ownership units (67 units) will match London Plan criteria limiting them to households with a maximum income of £90,000. The applicant should calculate and submit the gross annual income required for these units and reduced maximum income thresholds should be secured for the first three months of marketing.

28 As set out in the Mayor's Affordable Housing and Viability SPG, estate regeneration schemes do not qualify for the 'Fast track route' and must always be subject to full viability testing. In order to demonstrate that the maximum reasonable amount of affordable housing is being achieved on housing uplift, the proposals are subject to viability testing. The application is supported by a Financial Viability Assessment which has been submitted as part of the application. This is undergoing robust assessment working in partnership with the applicant, the Council and its independent assessors, to ensure that the maximum contribution is secured and that the affordability of the new affordable units is maximised.

29 The application should set out their investigation of Mayoral subsidies which might be able to support the delivery of additional affordable housing on this scheme, and/or increase the affordability of the affordable units.

30 Additionally, early and late stage review mechanisms must be secured in any planning permission.

Urban design and heritage

31 Policies D1 and D2 of the draft London Plan promote the efficient use of land by optimising density through the delivery of high quality design, that responds appropriately to its local context by delivering buildings and spaces that are positioned and of a scale, appearance and shape that responds successfully to the identity and character of the locality, including the existing and emerging street hierarchy, building types, forms and proportions. Policy D2 sets out the principles for delivering good design and the process of evaluation and analysis that should underpin the design process.

Density

32 In accordance with London Plan Policy 3.4 and Policy D6 of the draft London Plan, development proposals must make the most efficient use of land and be developed at the optimum density, informed by a design-led approach considering the site's context, connectivity and accessibility by walking and cycling and to existing and planning public transport and the capacity of surrounding infrastructure.

33 Development proposals with a residential component that are referable to the Mayor must be subject to the particular design scrutiny requirements set out in part F of Policy D2 Delivering good design and submit a management plan if the proposed density is above 240 units per hectare in areas of PTAL 2 (such as this site). The proposals are a density of 133 units per hectare and as such the density is below the threshold for increased design scrutiny as set out in the draft London Plan.

Site layout and public realm

34 While it is noted that the layout and design principles have been informed by consultation with existing residents, the resulting layout results in a high proportion of surface car parking which significantly limits the ability to maximise green open space and to create a welcoming and successful residential environment. It would also mean that a large number of units' outlook will be over parking areas. The arrangement of blocks across the site, while allowing for east/west sightlines across it to a certain degree, provides no obvious delineation between public and private realm.

35 The scheme could provide better alignment of the blocks along Tenterden Grove to reflect the established residential character on the opposite side of the street and there is potential to introduce a

more consistent street frontage with street-based entrances to blocks. The applicant should explore this further.

36 The amenity space/open courtyard to the retirement living block would be open to the street and therefore be at risk of feeling exposed. Flipping the central portion of the block to allow it to be contained to the rear should be considered to provide a more private and secure courtyard space.

37 The three blocks positioned along the south and north edges of the site are largely flanked with parking bays with very limited areas of open green/amenity space. Reducing the parking and replacing this with green space would help to create a more welcoming pedestrian environment.

38 The footprint of blocks creates efficient residential floorplans with a good proportion of dual aspect overall which is welcomed. However, there are some instances where ground floor units appear to have limited defensible space zones and this should be addressed to ensure sufficient privacy levels.

Massing, scale and architecture

42 The height of the buildings is supported in principle but in terms of massing and layout, a more contextual design approach that acknowledges the site's primary street frontage and creates recognisable pedestrian routes into the site should be explored.

43 The simple approach to the architecture is supported however the use of varying tones of brickwork and subtle variations to the articulation of each block would help to distinguish character zones within the site and promote a sense of ownership for residents.

Residential quality

44 The information presented indicates that a generally high level of residential quality will be achieved, with efficient unit to core ratios and naturally lit and ventilated circulation spaces. As discussed above, further consideration should however be given to how public and private spaces are defined, and the potential overlooking and privacy issues associated with the ground floor residential units fronting directly on to car parking areas/public amenity space. This could be mitigated by the provision of defensible spaces for those units.

Heritage

45 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duties for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should 'should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' and in relation to conservation areas, special attention must be paid to 'the desirability of preserving or enhancing the character or appearance of that area'.

46 The NPPF states that when considering the impact of the proposal on the significance of the designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Significance is the value of the heritage asset because of its heritage interest, which may be archaeological, architectural, artistic or historic, and may derive from a heritage asset's physical presence or its setting. Where a proposed development will lead to 'substantial harm' to or total loss of the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Policy HC1 'Heritage conservation and growth' of the draft London Plan, as well as London

Plan Policy 7.8, states that development should conserve heritage assets and avoid harm, which also applies to non-designated heritage assets.

47 The application site does not fall within a conservation area, nor does it contain any statutory or locally listed buildings. Mountford House and The Vicarage, both of which are Grade II Listed buildings are located to the north west and west of the site and front Parsons Street.

48 The applicant has assessed the impact of the development on the nearby listed buildings and conservation area in a Heritage Assessment. The report details the existing site has a neutral contribution to the setting of the nearby listed buildings and the proposed development would also make a neutral contribution. GLA officers agree with this assessment.

49 A Townscape and Visual Impact Assessment (TVIA) has also been submitted in support of the application which does not raise any issues that cause strategic concern. Overall, no strategic heritage concerns are raised.

Children's play space

50 The proposed scheme would provide a series of formal and informal play spaces located throughout the central portion of the site, although no detail on the overall quantum of floorspace has been provided. A detailed play strategy would be expected in support of any future planning application, demonstrating how the scheme will meet the play space requirements set out in London Plan Policy 3.6, draft London Plan Policy S4 and the Mayor's revised supplementary planning guidance 'Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation. The SPG sets a benchmark of 10 sq.m. of dedicated child play space per child. This should be well designed and well thought through to cater for all age groups and ensure that the use of the spaces is safe and does not lead to restrictions being put on its use once the development is occupied.

Fire safety

51 In the interests of fire safety and to ensure the safety of all building users, Policy D11 of the draft London Plan seeks to ensure that development proposals achieve the highest standards of fire safety. The applicant must provide a statement that demonstrates that all features and materials would comply with Part B of the Building Regulations.

Inclusive design

52 London Plan Policy 3.8 and Policy D5 of the draft London Plan require that ninety percent of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and ten per cent of new housing meets Building Regulation requirement M4(3) 'wheelchair user dwellings', that is, designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. The applicant details the accessibility of the site and specified 10% accessible units. The applicant should identify the location of wheelchair units on the plans and they should be provided across tenures and unit sizes.

Climate change

53 The Energy Hierarchy has broadly been followed; however, the applicant is required to review their energy proposals to ensure compliance with the London Plan policies.

54 The applicant should confirm the floor area of the ancillary spaces and outline the energy strategy for these areas. They should provide carbon reduction figures for all stages of the energy hierarchy for both domestic and non-domestic elements separately.

55 A detailed report on energy has been issued under separate cover to the LPA and applicant. The key points requiring action are outlined below:

- Overheating analysis needs to be provided; and
- Individual boilers are not appropriate, a site wide system should be implemented, with potential to connect to district heating. A CHP system would not be supported.

Flood risk, drainage and water

56 A detailed report on flood risk, drainage and water has been issued under separate cover to the LPA and applicant. The key points requiring action are outlined below.

57 The approach to flood risk management for the proposed development complies with London Plan Policy 5.12 and draft London Plan Policy SI12. The surface water drainage strategy for the proposed development partly complies with London Plan Policy 5.13 and draft Policy SI13. Further details on how blue roofs can be included in the development should be provided. Revised attenuation storage volume calculations and attenuation tank dimensions should be provided to account for 40% climate change.

58 The proposed development generally meets the requirements of London Plan Policy 5.15 and draft London Plan Policy SI5. The Applicant should also consider more detailed water harvesting and reuse to reduce consumption of wholesome water across the entire development site. This can be integrated with the surface water drainage system to provide a dual benefit.

Transport

Trip Generation

59 Whilst the assessment of trip generation appears robust, the assessment is considered to underestimate the bus mode share and this should be reviewed and revised.

Buses

60 A bus contribution is required for this development as Finchley Lane / Parson Street are very busy sections of the bus network with little spare capacity and will not be able to cope with the additional bus trips generated as a result of the proposed development. The applicant must discuss the contributions with TfL and the Council, and the agreed contribution must be secured via a section 106 agreement.

Car parking

61 160 car parking spaces are proposed for 251 residential units, which represents 0.64 car parking spaces per unit, aligning to draft London Plan standards. Of the 160 car parking spaces, 16 are proposed as blue badge from the outset, which is in line with draft London Plan standards. The applicant should provide information on how a total of 25 blue badge parking spaces (10% of residential dwellings) can be delivered should demand require, in line with Policy T6.1 of the draft London Plan.

62 The applicant is proposing 20% of parking spaces will provide electric charging facilities from the outset, with passive provision for the remainder, which is in line with draft London Plan standards and is therefore welcome. An ambulance parking bay is proposed outside building number 1, which is acceptable.

Cycle parking

63 There are 309 long stay cycle parking spaces proposed for the general housing element of the development, which is in line with draft London Plan standards.

64 116 long stay cycle parking spaces are proposed for the retirement living element of the development, which is 10 spaces below draft London Plan standards. However, this is offset by the provision of 7 scooter parking spaces, which is satisfactory given the retirement living nature of the development.

65 A total of 6 cycle parking spaces are proposed for the site, which is 1 short of the 7 required for draft London Plan alignment. The short stay cycle parking should be uplifted to at least 7 spaces. Details of the location and type of cycling parking (which should follow the LCDS and provide 5% of the total parking for larger models of cycle) should be provided on plans.

Healthy Streets

66 At pre-application stage, the applicant was advised to assess the key walking and cycling routes, in particular between the site and Hendon Central Underground station, as well as to the local bus stops and amenities. These assessments are not included in the transport assessment. In line with the Healthy Streets principles of the draft London Plan, the applicant should undertake these walking and cycling assessments. Possible improvements to the walking and cycling environment should be flagged to the Council.

67 The applicant has identified several serious collisions between motorists and pedestrians but has not recommended any mitigation measures, such as speed reductions. The applicant's analysis of the safety assessment does not accord with the Vision Zero Action Plan. The applicant should focus the safety assessment on locations where people are likely to cross major roads (such as Brent Street; Finchley Lane; Parson Street; Church Lane) it is suggested that the scope is extended to Neighbourhood scale as per TfL's latest guidance.

Construction and deliveries

68 A detailed Construction Logistics Plan should be secured by condition. A draft Delivery and Servicing Plan (DSP) should be provided and a full DSP in line with TfL guidance should be secured by condition.

Travel Plan

69 The applicant has provided a framework Travel Plan. The Council should secure, enforce, monitor, review and ensure the funding of the full Travel Plan through the Section 106 agreement to ensure conformity with draft London Plan policy T4.

Local planning authority's position

70 The Council are currently considering the case and are planning to take the application to their planning committee in summer 2019.

Legal considerations

71 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again

under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application (the next bit is optional) and any connected application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

72 There are no financial considerations at this stage.

Conclusion

73 London Plan policies on affordable housing, urban design, heritage, inclusive design, climate change, flood risk, drainage and water and transport are relevant to this application. The application does not yet fully comply with the London Plan and draft London Plan as set out below:

- **Land use:** The principle of the estate regeneration ensuring no net loss and an uplift in affordable housing is strongly supported subject to the resolution of the affordable housing issues.
- **Affordable Housing:** the provision of 88% overall affordable housing by habitable room is welcomed, this is being robustly scrutinised to ensure the maximum level and affordability of affordable housing is being provided.
- **Urban design and heritage:** Further changes to the design and layout should be explored to respond to the street context and delineate public and private open space. The amount of play space should be confirmed. No strategic heritage concerns raised.
- **Inclusive design:** The applicant should identify the location of wheelchair units on the plans and they should be provided across tenures and unit sizes.
- **Climate change:** Overheating analysis needs to be provided; and individual boilers are not appropriate, a site wide system should be implemented, with potential to connect to district heating. CHP would not be supported.
- **Flood risk, drainage, and water:** Further details on how blue roofs can be included in the development should be provided. Revised attenuation storage volume calculations and attenuation tank dimensions should be provided to account for 40% climate change. Consider more detailed water harvesting and reuse to reduce consumption of wholesome water across the entire development site.
- **Transport:** Trip generation forecasts need revisiting; bus contribution required through s106; Revisions to the safety assessment are required; and a Healthy Streets assessment should be carried out; Construction Logistics Plan, Delivery and Servicing Plan and Travel Plan required.

for further information, contact GLA Planning Unit (Development & Projects Team):

Juliemma McLoughlin, Chief Planner

0207 983 4271 email juliemma.mcloughlin@london.gov.uk

John Finlayson, Head of Development Management

0207 084 2632 email john.finlayson@london.gov.uk

Allison Flight, Deputy Head of Development Management

020 7084 2020 email alison.flight@london.gov.uk

Katherine Wood, Team Leader

020 7983 5743 email katherine.wood@london.gov.uk

Luke Butler, Senior Strategic Planner, case officer

020 7084 2562 email luke.butler@london.gov.uk
