

Planning Committee

Monday 1 June 2020

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.

Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Supplemental Agenda No. 1

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Webpage: <http://www.southwark.gov.uk>

Date: 1 June 2020

| | | | |
|------------------------------------|--------------------------------|---|--|
| Item No: 7.1 & 7.2 | Classification: Open | Date: 1 June 2020 | Meeting Name: Planning Committee |
| Report title: | | Addendum report Late observations and further information | |
| Ward(s) or groups affected: | | Old Kent Road | |
| From: | | Director of Planning | |

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

Item 7.1 – 19/AP/1239 for: HYBRID PLANNING PERMISSION - Address: 747-759 & 765-775 OLD KENT ROAD, LONDON, SE15 1NZ & LAND AT DEVONSHIRE GROVE SE15

Decision notice

3. The following corrections and amendments are proposed to the draft decision notice.
4. Under “Other Plans”, the Phasing Plan drawing number is amended to: 16139_01_07_080 P2
5. Phasing Plan 16139_01_07_080 P2 and Development Highway Arrangement (For Approval) Drawing ref. 3390 006 Rev B listed under “Other Plans” is included with the approved drawings listed under Condition 5.
6. Condition 33 - B1(c) fit out: The following updated wording to the condition: *Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the B1(c) fit out for each phase shall be implemented by no later than six months of the practical completion of the residential component from the same phase.*

Phasing

7. Following further negotiations with officers the S106 clauses at paragraph 291 limiting the occupation of the private units until affordable housing is delivered and occupied

have been updated. The text underlined and in bold highlights the changes. The following table sets out the revised clauses.

Clause 1. Not to occupy more than 50% of the private in Building A until Building B has been delivered.

This would allow occupation of 132 market housing units in Building A - an estimated 361 habitable rooms. Building B, all affordable social rent units, contains 62 units / 176 hr.

*Clause 2. Not to occupy more than **80%** of the market housing comprised within Phase 1 (i.e. Building A) **until the contract has been let and entered into to secure the delivery of the Phase 2 affordable housing in Building C and Building D,** and until the Phase 2 affordable housing units in Building C has been substantially commenced by the construction of the core up to the second floor level (so Barkwest will be financially committed to building Blocks C and D).*

80% of the market units in Building A is 211 units (broadly 577 hr), which is 65% of the total private habitable rooms. Building B would have been completed and occupied by this point and the applicant would be contractually committed to providing all 100%) the remainder of the affordable housing (i.e. the remaining 443 of 619 affordable habitable rooms).

Clause 3. Not to occupy more than 50% of the Market Housing Units comprised within Phase 2 (i.e. Building D) until all of the Affordable Housing Units have been provided

– I.e. the affordable in Building C and D would be completed alongside the market housing in Building D

8. The following table illustrates how the above clauses would function in relation to the delivery of the indicative scheme, limiting occupation of private homes until affordable homes are delivered or contractually committed to.

| Occupation Phase | Habitable Rooms for the 560 unit indicative scheme0 1510 habitable rooms | |
|--------------------|--|--|
| | Private | Affordable housing |
| Occupation Phase 1 | 361 hab rooms = 50% of Building A being occupied | 176 hab rooms = Building B being delivered. This equates to circa 28% of total affordable homes; or 33% of total hab rooms in this phase of occupation. |
| Occupation Phase 2 | +216 hab rooms. A further 30% of Building A is occupied (50% to 80% occupation) | Contract to construct and deliver Building C and D has been let, which provides all remaining affordable housing: 443 hab rooms/72% of the total affordable hab rooms. |

| | | |
|--------------------------------------|--|---|
| | | + Building C constructed to second floor level |
| Total hab rooms at this stage | 65% of total private hab rooms | 100 % of total affordable hab rooms is contractually committed |
| Occupational Phase 3 | +144 hab rooms. A further 20% Building A is occupied (80% to 100%) +85 hab rooms / 50% of private hab rooms in Building D is occupied | +443 affordable hab rooms delivered in Building C and D. |
| Total hab rooms at this stage | 90% of total private hab rooms is delivered | 100 % of total affordable hab rooms is delivered (619) |
| Occupation Phase 4 | +85 hab rooms / 50% of private hab rooms in Building D is occupied | |
| Total hab rooms at this stage | 100% of total private hab rooms delivered (891 hab rooms) | |

Dual aspect

9. For clarity, the overall the number of dual aspect units in the 560 unit *indicative* scheme is 67% of the total number of units. This equates to a percentage of dual aspect units within private tenure of 76%, with the percentage of dual aspect units within affordable tenure at 54%.

The following table sets out of the calculations for these figures.

| Devonshire Square - Indicative Scheme - Dual Aspect Calculation | | | | |
|--|----------------------|------------------------|------------|--------------------|
| Building (Tenure) | Single Aspect | Dual Aspect (%) | | Total Units |
| Detailed A (Private) | 48 | 216 | 82% | 264 |
| Outline B (Social Rent) | 26 | 36 | 58% | 62 |
| Outline C (Social Rent) | 35 | 41 | 54% | 76 |
| Outline D (Social / Intermediate) | 42 | 44 | 51% | 86 |
| Outline D (Private) | 33 | 39 | 54% | 72 |
| | | | | |
| Overall Detailed | 48 | 216 | 82% | 264 |
| Overall Outline | 136 | 160 | 54% | 296 |
| | | | | |
| Overall Private | 81 | 255 | 76% | 336 |
| Overall Affordable | 103 | 121 | 54% | 224 |
| | | | | |
| Overall Indicative Scheme | 184 | 376 | 67% | 560 |

Committee Report

10. The following corrections and amendments are proposed to the committee report.
11. Paragraph 21 – Correction in table: Building E. Zero retail (A1-A5) floorspace is proposed.
12. Paragraphs 282, 283, 284 and 285 now calculate the required affordable tenures for the indicative scheme split using the 71.5% social rent and 28.5% Intermediate split, and not 71% and 29% as previously calculated. This slight change increases the number of social rented habitable rooms by four units and decreases the total of Intermediate by four units. The total number of affordable habitable rooms stays the same.
13. Paragraph 281 - Of the developable land within the application site, total public land ownership is 40.5% and private is 59.5%. In the indicative 1510 unit scheme this calculation would equate to private land providing 898 habitable rooms and public land providing 612 habitable rooms. The following tables have been updated to reflect this.

14. Table at Paragraph 283 is updated. Public Land

| Tenure | Number of Habitable rooms | Percentages |
|--|---|---|
| Affordable tenure, equating to: | 306 | 50% of habitable rooms |
| Social rent | 219 | 71.5% of the affordable habitable rooms |
| Intermediate | 86 | 28.5% of affordable habitable rooms |
| Private tenure | 306 | 50% of habitable rooms |
| Total | 612 (40.5% of total habitable rooms) | |

15. Table at Paragraph 284 is updated. Private land.

| Tenure | Number of Habitable rooms | Percentages |
|--|---|-------------------------------------|
| Affordable tenure, equating to: | 314 | 35% of habitable rooms |
| Social rent | 224 | 71.5% of affordable habitable rooms |
| Intermediate | 89 | 28.5% of affordable habitable rooms |
| Private tenure | 584 | 65% of habitable rooms |
| Total | 898 (59.5% of total habitable rooms) | |

16. Table at Paragraph 285 is updated. Blended approach

| Tenure | Number of Habitable rooms | Percentages |
|---------------|----------------------------------|--------------------|
|---------------|----------------------------------|--------------------|

| | | |
|---------------------------------|------------|---|
| Private | 890 | 59% of total habitable rooms |
| Affordable, equating to: | 620 | 41% of total habitable rooms |
| Social rent | 443 | 71.5% of total affordable habitable rooms |
| Intermediate | 177 | 28.5% of total affordable habitable rooms |
| Total | 1510 | |

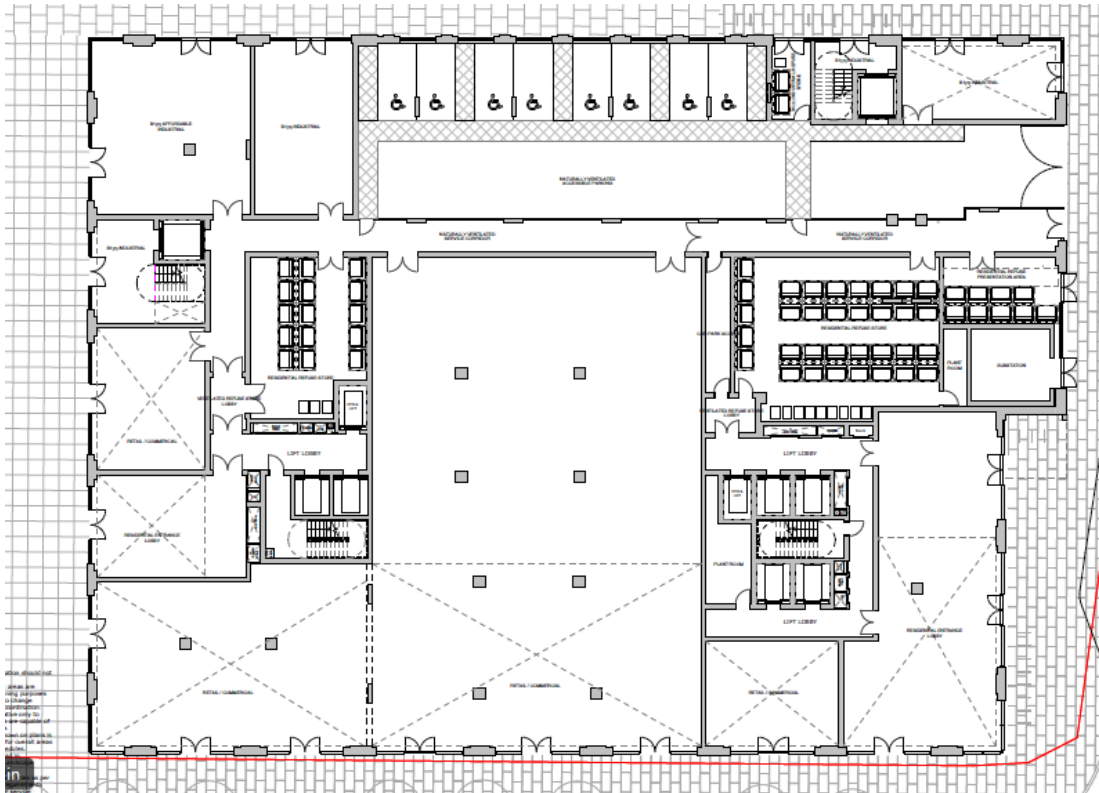
Item 7.2 – 19/AP/1710

Corrections to case officer report

The scheme has been amended to provide an additional retail unit on the ground floor fronting Old Kent Road, adjacent to the residential lobby. The retail unit would provide 54sqm of additional retail floorspace giving a total of 1,144sqm of A class retail floorspace. It would have a full double height frontage and continues its shopfront design.

This is a welcomed amendment which increases the retail offer on this site and increases the active frontage along this part of Old Kent Road. The residential lobby on this corner of the site would be reduced, but still maintains a generous space for residents and visitors. The overall non-residential floorspace is therefore 2,150sqm GIA (2,320sqm GEA). All references to floor areas in the main report and the list of plans would therefore be amended and updated accordingly. There will also be a slight uplift in CIL payment.

Image of amended ground floor



In the Executive Summary section of the report the children's play provision has been noted at 1,377sqm, but this should be corrected to **1,177sqm**. This still meets the playspace requirement as explained in the rest of the report.

Paragraph 167 had noted that the affordable housing would be owned and managed by A2 Dominion Housing Association, but the applicant has highlighted this is yet to be confirmed. As such, in advance of the revised SPD and in advance of confirmation as to who the RP will be in this scheme the assumed default MIP clause will be the standard LBS one. This will be reviewed once new supplementary guidance been produced and adopted and once confirmation of the RP has been provided by the developer.

Paragraph 254 of the main report provides commentary of daylight impacts and this should be highlighted for the property 14 Ruby Street (which should have its own sub-heading).

In paragraph 421, the report states that not more than 25% of the private apartments would be occupied until 50% of the affordable units are complete. This should be corrected to say *"not more than **50%** of the private apartments would be occupied until 50% of the affordable units are complete"*.

The recommendations refer to 1 October 2020 as the deadline for signing the S106, but paragraph 425 refers to 1 July 2020. Paragraph 425 should therefore be corrected to say **1 October 2020** to be consistent.

Paragraph 460 relates to air quality and should be amended to say:

*“This identified that there is a medium risk of both dust soiling impacts and increases in particulate matter concentrations due to construction activities. However, through good site practice and the implementation of suitable mitigation measures, the effect of dust and particulate matter releases would be significantly **reduced**. These will be secured through the CEMP required by the s106 Agreement”.*

Welcome to Southwark Planning Committee

01 June 2020

MAIN ITEMS OF BUSINESS

Item 7.1: 19/AP/1239 – 747-759 & 775 Old Kent Road, SE15 1NZ and Land at Devonshire Grove, SE15

Item 7.2: 19/AP/1710 -651-657 Old Kent Road, London SE15 1JU.

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Margy Newens



Councillor Barrie Hargrove



Councillor Adele Morris



Councillor Catherine Rose



Councillor Damian O'Brien

19/AP/1239: Devonshire Square, 747-759 Devonshire Grove, London SE15 1NZ

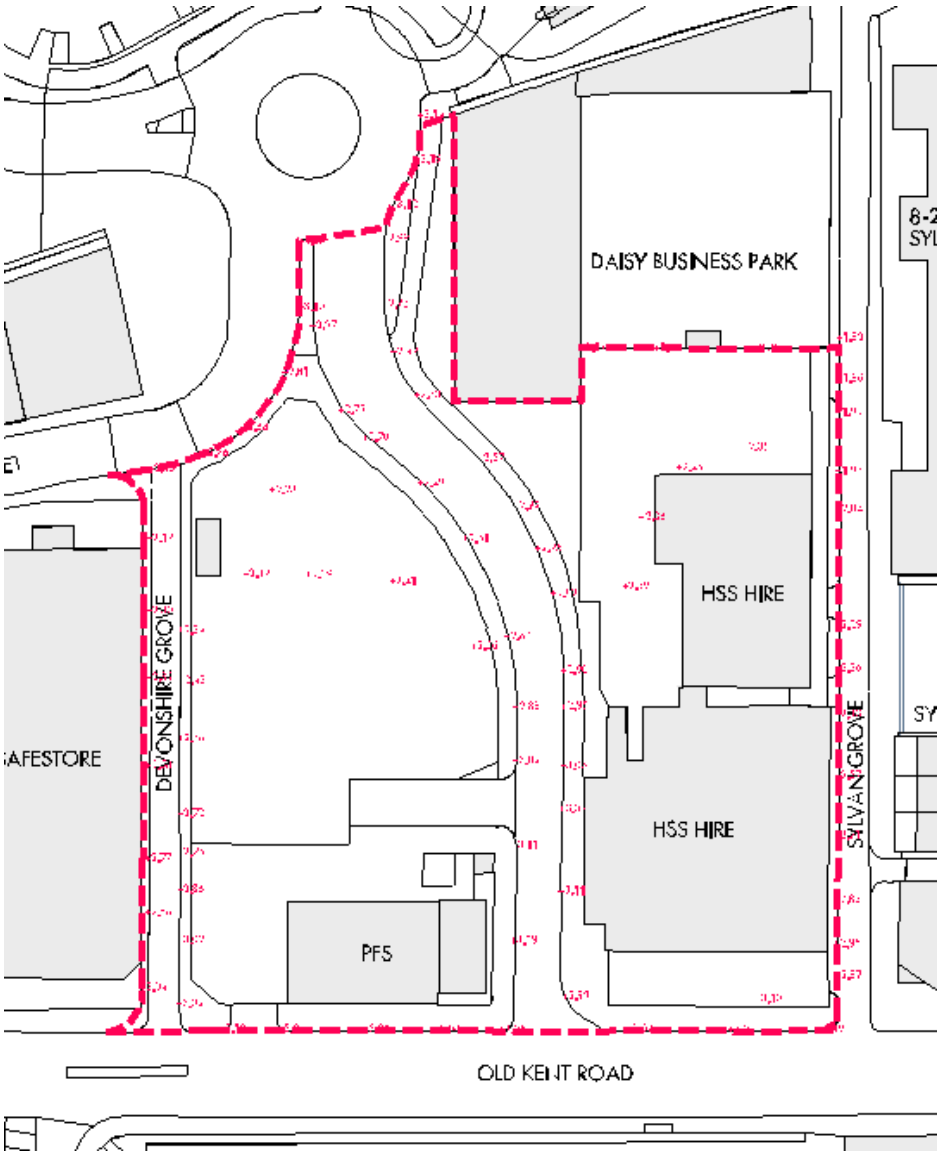
Full planning permission for the demolition of all existing structures on site, the stopping up of the existing Devonshire Grove major arm (IWMF egress road) and redevelopment to include formation of a new road reconfiguration and widening of Devonshire Grove, widening of the foot ways on Sylvan Grove and Old Kent Road, construction of Building A at ground plus 38 storeys to provide 264 residential units (Class C3), flexible retail/employment floorspace (Class A1/A2/A3/A4/B1a-c), creation of a new public realm including new public squares and spaces ,associated landscaping and highways works and a new substation and all associated works.

Outline planning permission (all matters reserved) for comprehensive mixed-use development for the following uses in four Buildings (B, C, D and E) and a basement level shared with Building A: Up to a maximum of 301 residential units (Class C3); employment workspace floorspace (Class B1a-c); flexible retail, financial and professional services, food and drink uses (Class A1/A2/A3/A4/A5), flexible non-residential institutions (Class D1) and Assembly and leisure uses (Class D2); Storage, car and cycle parking; Energy centre; Substations; Formation of new pedestrian and vehicular access and means of access and circulation within the site together; and new private and communal open space.

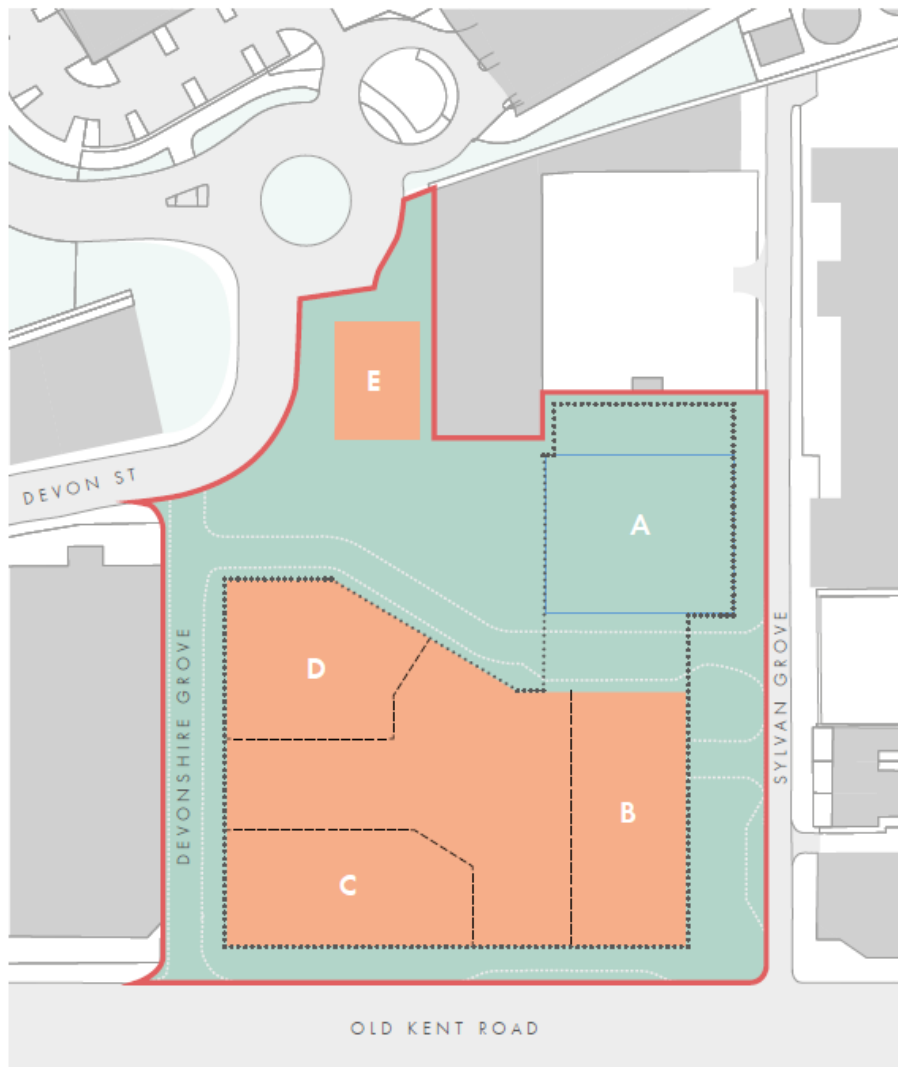
This Application is for a Phased Development for CIL purposes with details of the phasing to be secured by Condition.

This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a Preferred Industrial Location.

Site Plan



Hybrid: Detailed and Outline



Key

- Land within Detail Planning Application boundary
- Land within Outline Planning Application boundary
- Hybrid Planning Application boundary
- Development Parcel Division Lines
- Extent of Basement
- Proposed Building A site base

Proposed site layout





New Homes

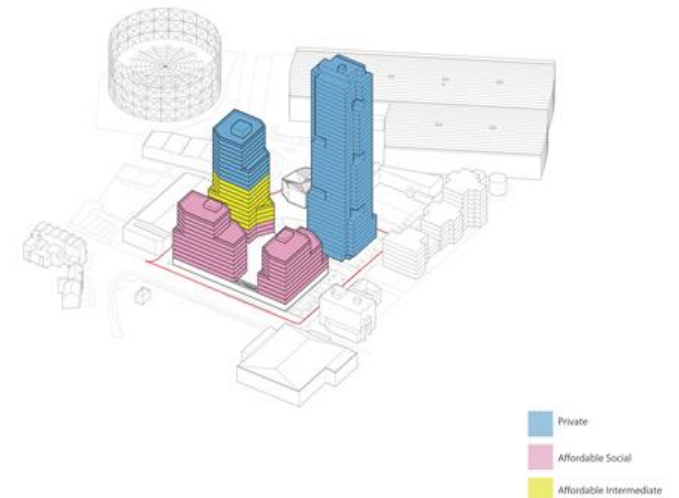
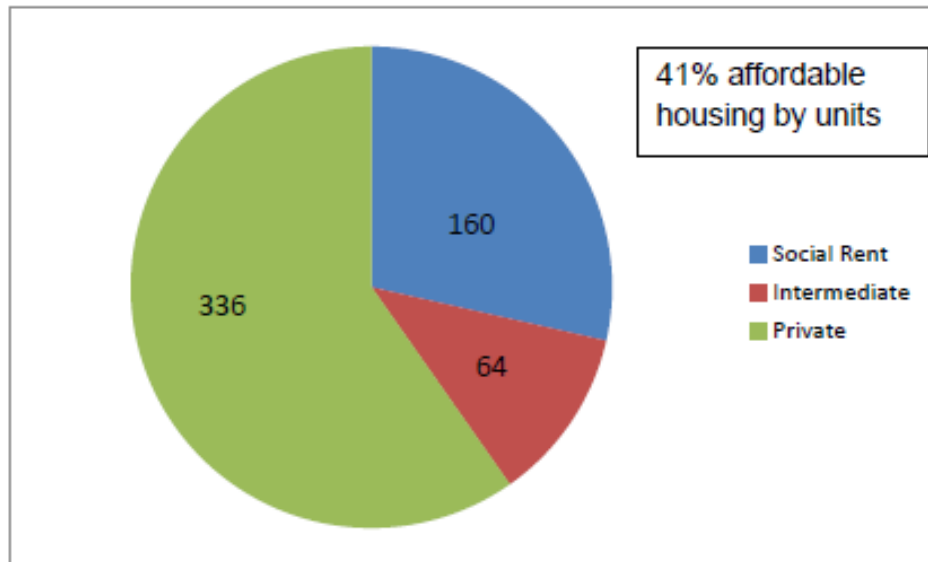
- Total of up to 565 new homes
- Detailed planning permission: 264 homes
- Outline: Up to 301 homes
- Overall, 41% affordable housing by habitable room
 - 29% Social rent
 - 12% Intermediate
- Overall, scheme meets Exemplary Southwark Design Standards
- 10% wheelchair units

Affordable Homes

Table: Tenure split for indicative 560 unit scheme:

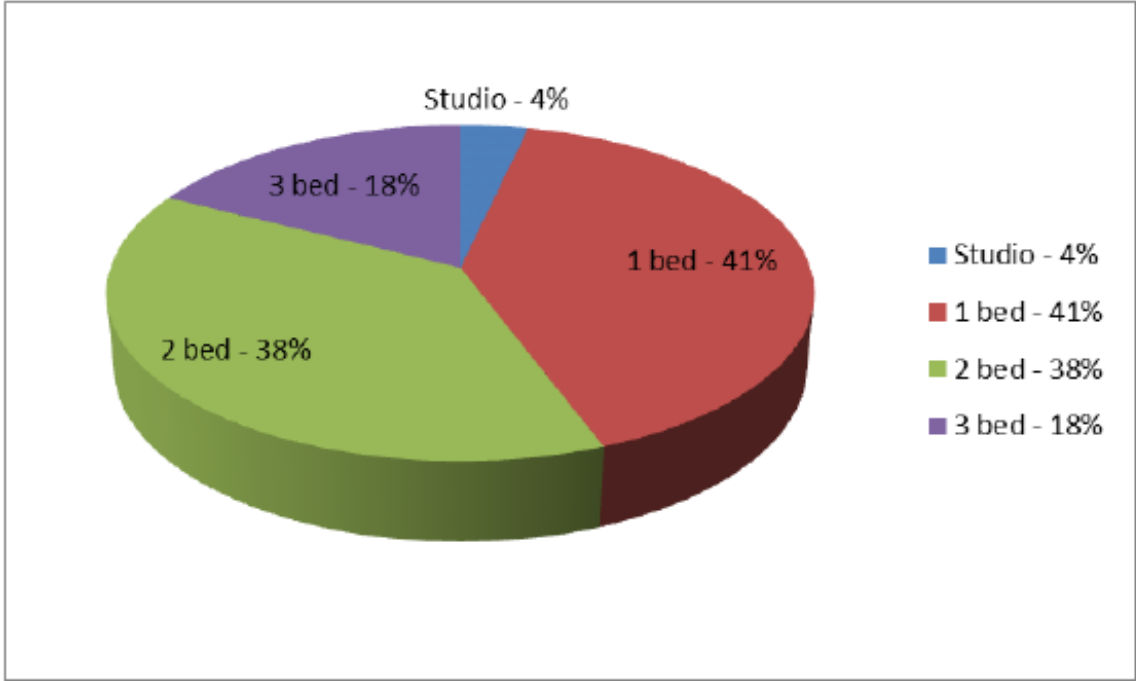
| Tenure | Units | Percentage |
|--------------------|-------|------------|
| Social Rent units | 160 | 29% |
| Intermediate units | 64 | 12% |
| Private units | 336 | 59% |
| Total | 560 | 100 |

Tenure split for indicative 560 unit scheme:



Unit Mix

The unit mix of the 560 unit indicative scheme:



| Unit type | Percentage | Total Hab Rooms |
|-----------|------------|-----------------|
| Studio | 4% | 20 |
| 1 bed | 41% | 456 |
| 2 bed | 38% | 642 |
| 3 bed | 18% | 392 |

Public and Private Land ownership

Calculating Required landowner affordable housing threshold:

| Landowner | Percentage owned by land owner | Required affordable housing threshold |
|-----------|--------------------------------|---------------------------------------|
| LBS | 40% | 50% affordable housing |
| Applicant | 60% | Minimum 35% affordable housing |

Indicative map of current public land ownership within the application site.



Step 4: Calculating the combined total affordable housing offer for the Proposed development – 'Blended approach' (Indicative 560 unit scheme)

| Tenure | Number of Habitable rooms | Percentages |
|--------------------------|---------------------------|---------------------------------------|
| Private | 891 | 59% of habitable rooms |
| Affordable, equating to: | 619 | 41% of habitable rooms |
| Social rent | 439 | 71% of 41% affordable habitable rooms |
| Intermediate | 180 | 29% of 41% affordable habitable rooms |
| Total | 1510 | |

Reprovision of Highways / New public open space

Existing carriageway to be removed

| Existing Carriageway to be removed from | Proposed Carriageway within the scheme | Difference |
|---|--|------------|
| 1976sqm | 2019sqm | +43sqm |



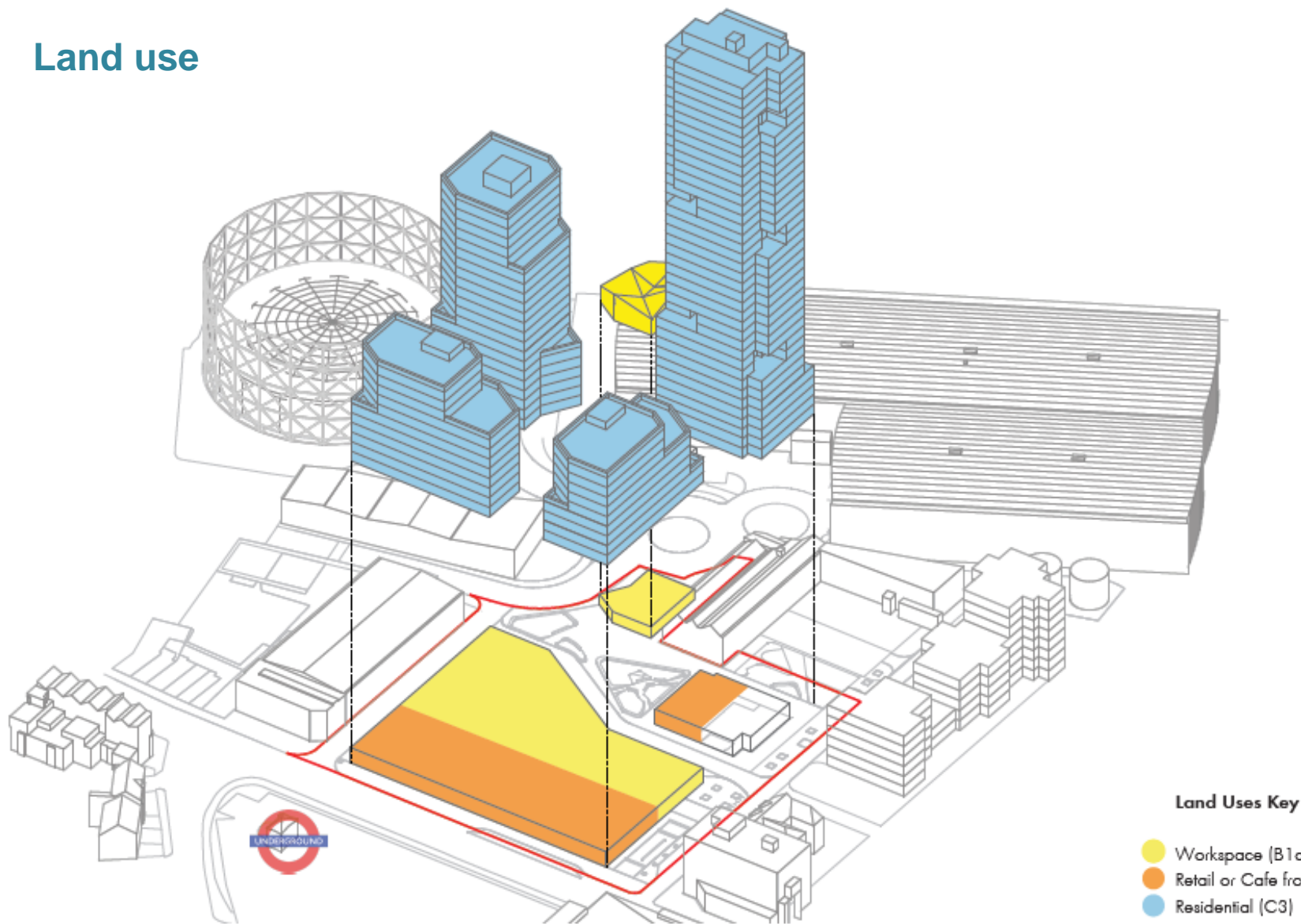
Proposed highways (carriage way and footway)



Proposed Public Open Space



Land use



Land use overview

- Allocated in emerging District Town Centre for a range of workspace, retail uses and public open space
- New shops including bringing the high street back to Old Kent Road
- Up to 4,770 sqm total floorspace for a range of employment, retail, leisure and community uses, including flexible workspace and 'maker space'.
- 1015sqm of dedicated B1c workspace
- 1200sqm commercial floorspace fitted out to B1c spec
- Up to 980 sqm for D1 or D2 use classes: new leisure or Health s, and for existing local residents to use and meet
- 210 full time equivalent vs. 15 existing employees

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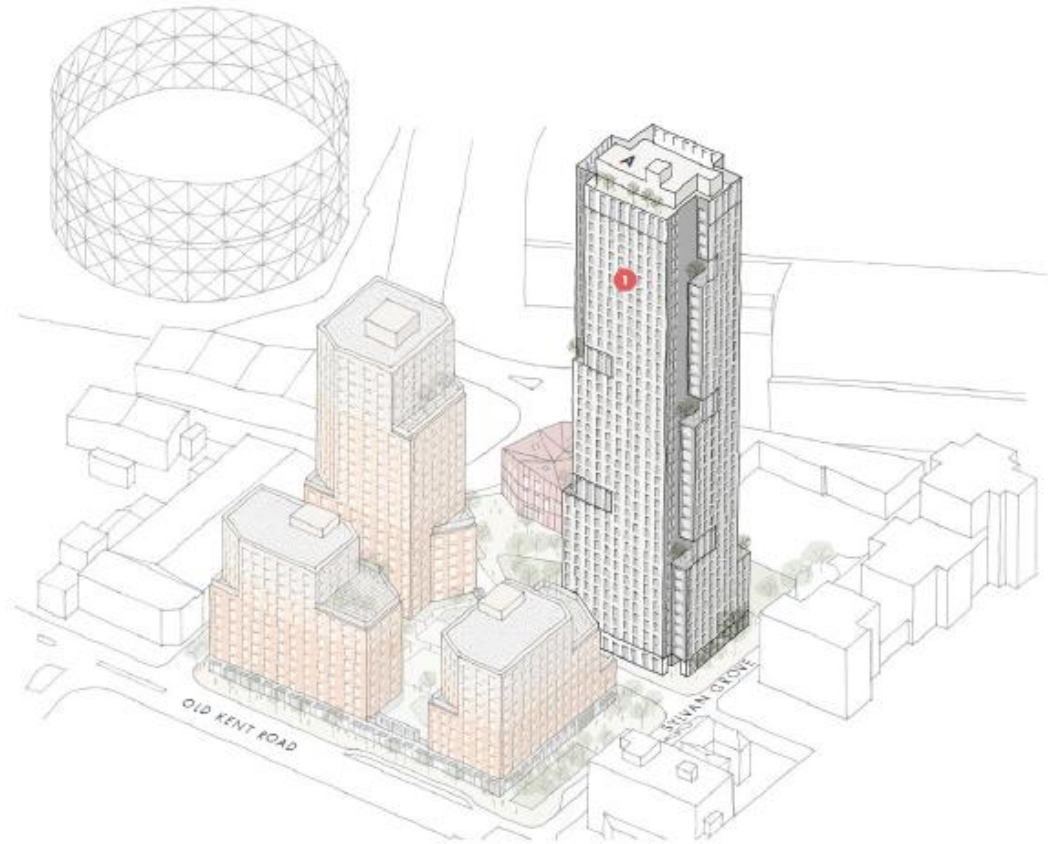
Public open space, playspace and communal amenity space overview

- Total of 2,873 sq. m public open space
- Devonshire Square. A new 1,951 sq. m public square providing flexible public space for local community including play space
- Two new public green spaces on Sylvan Grove including formal and informal child play and gardening club / growing space
- New public spaces connect to a series of green links including the new Gasholder Park
- Over 2,000 sq. m child play space for all ages, exceeding Southwark and Mayoral policy
- Communal podium, terraces and private amenity space exceeding policy
- No segregation – affordable homes have access to the same open spaces as private homes
- Widened footways and new safe routes



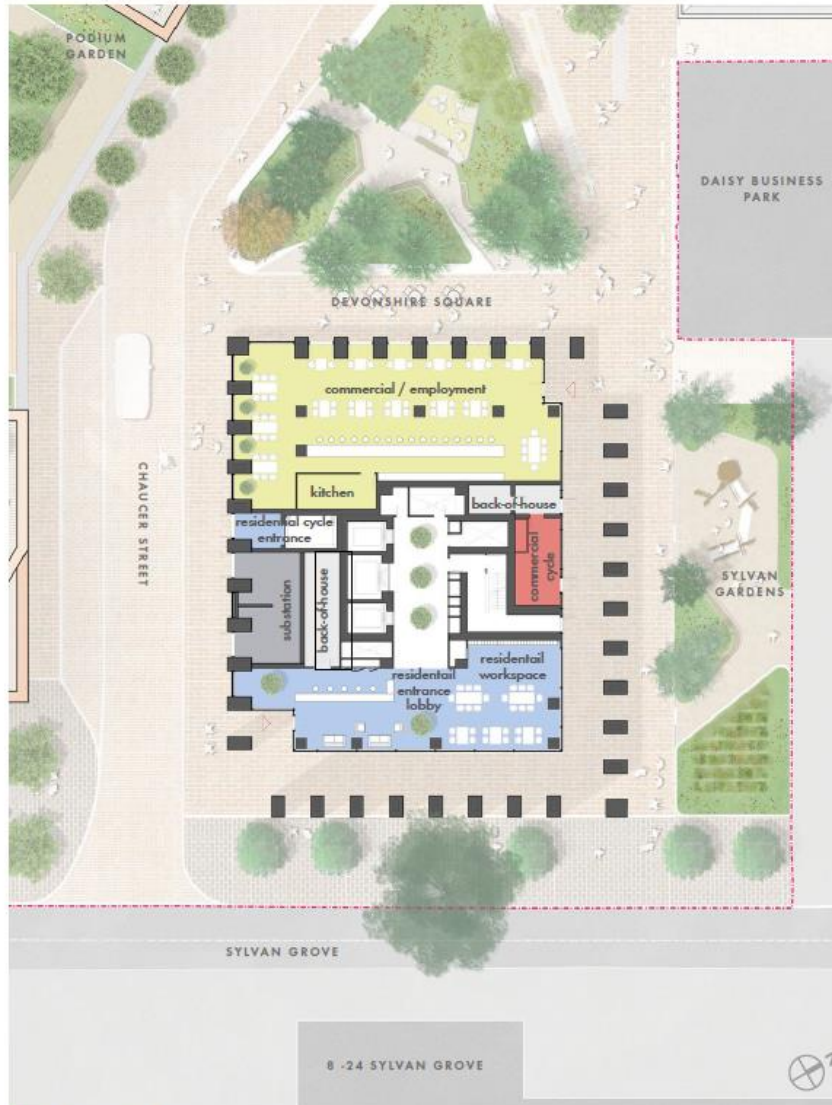
Building A

- Detailed Design
- Tall building with 39 storeys
- Residential tower with active ground floor
- 264 Units
 - Studio = 20 units
 - 1-Bed = 89 units
 - 2-Bed = 97 units
 - 3-Bed = 58 units
- Private and shared amenity spaces and communal terrace at 39 floor.



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Building A



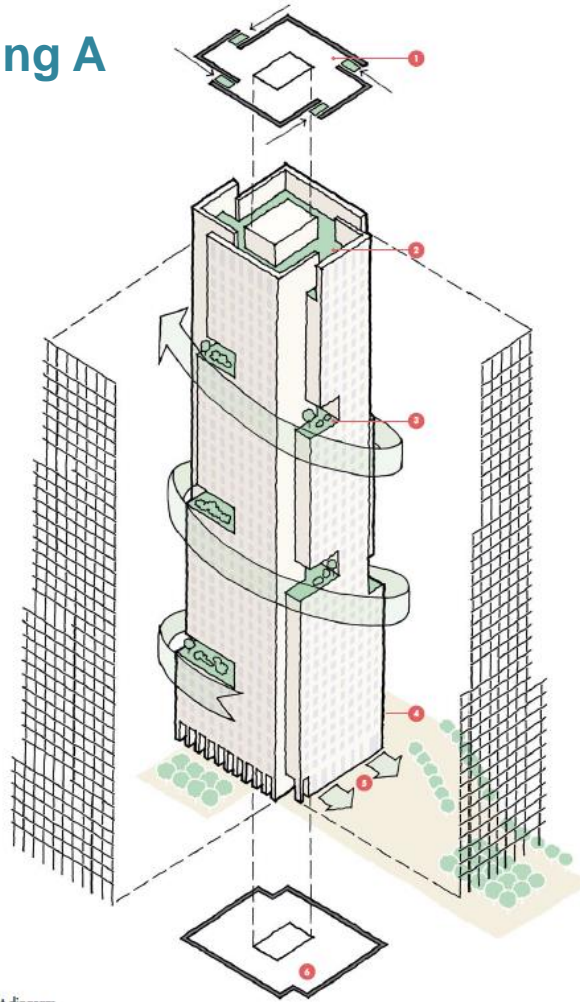
Building A Ground floor



Ground floor view of colonnade from Chaucer Street

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Building A



Concept diagram

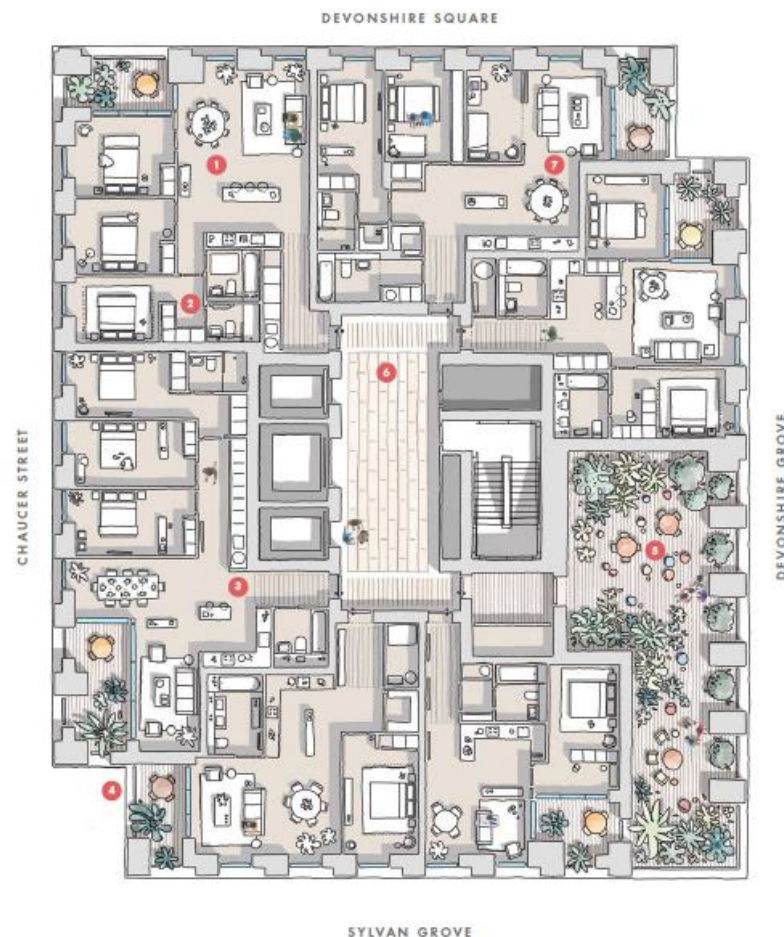


Section

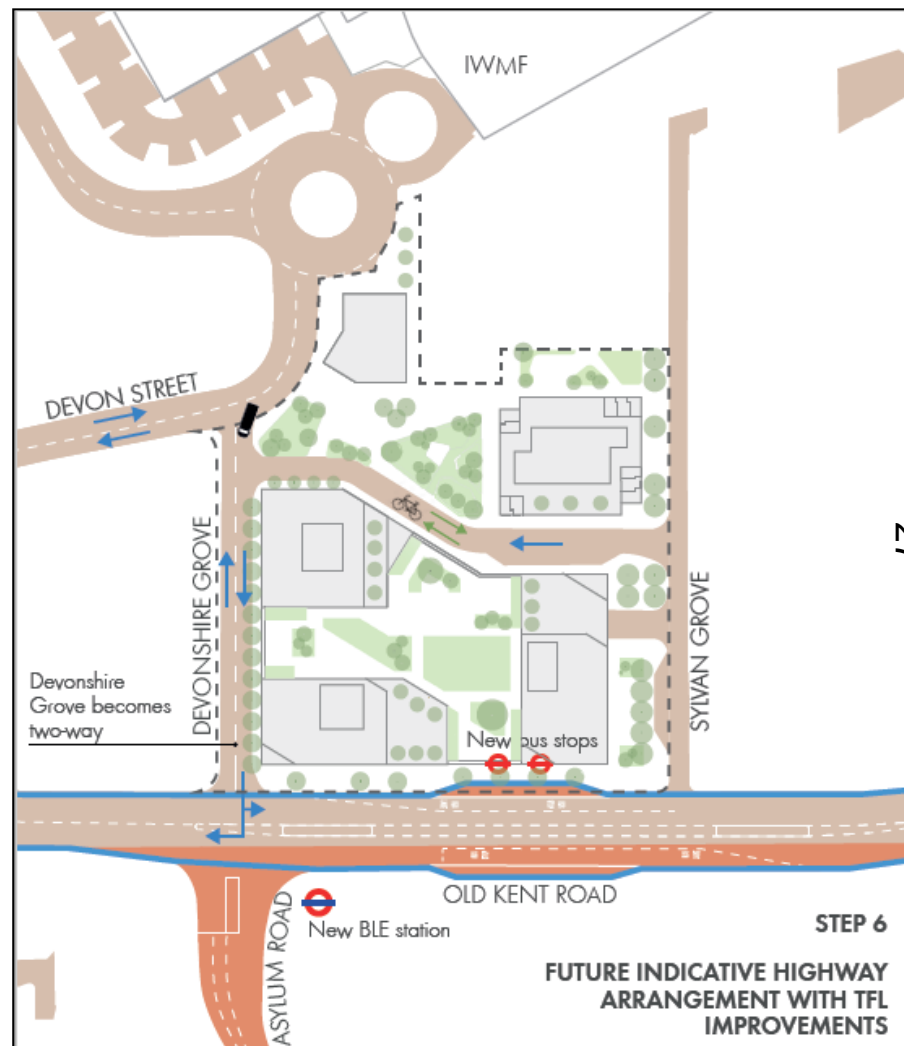
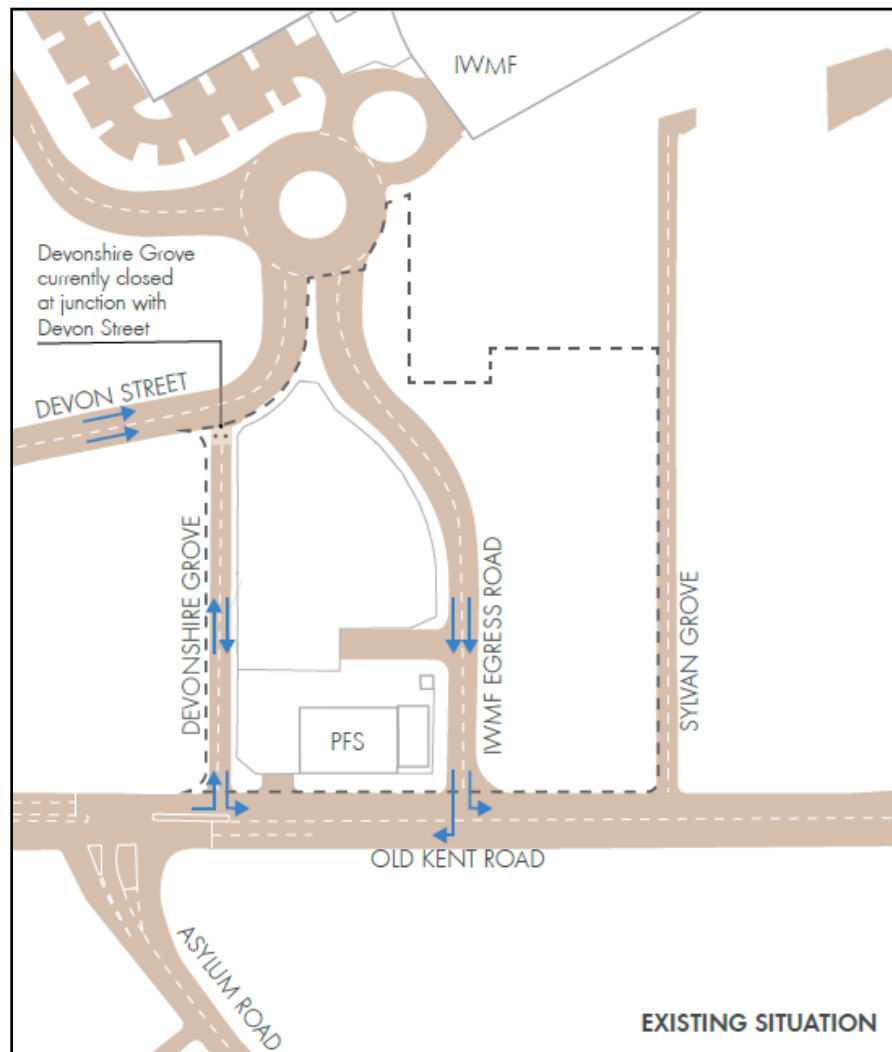
Building A

Key layout design principals

- 1 **Open plan kitchen/living/ dining**
All layouts provide open plan living/kitchen/ dining with access to the setback private terrace.
- 2 **Master bedroom**
Master bedrooms are provided with their own ensuite bathroom or shower room.
- 3 **Entry Hall**
Entry halls are designed to have good views.
- 4 **Setback massing**
Corner terraces benefit from the setback massing to prevent overlooking and increase privacy.
- 5 **Dual aspect communal terrace**
The shared residential terraces create an external space with planting and seating encouraging social interaction with neighbours; they occur every three floor in each corner of Devonshire Square Building maximising views across the city.
- 6 **Generous lobby**
Every level provides a generous lobby hall with natural light to the external terraces every three floors.
- 7 **100% Dual aspect homes**
All homes have corner terraces providing dual aspect layout throughout.



Highways layouts: Existing and Final

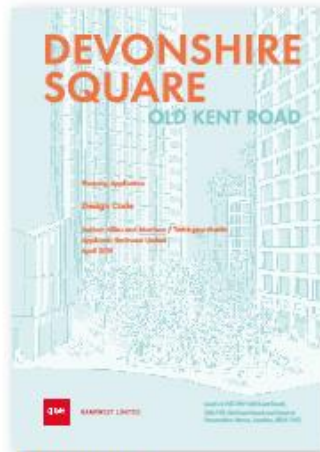


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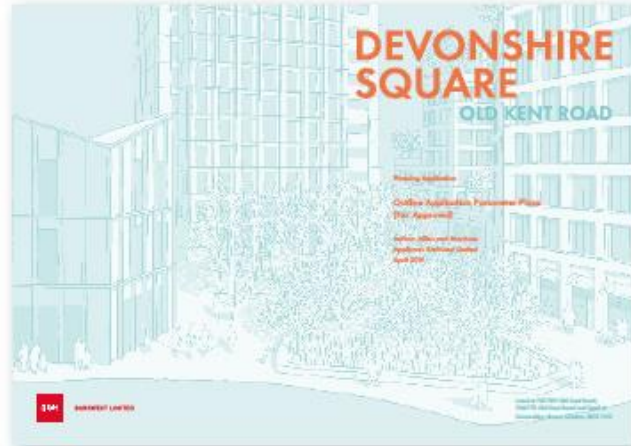
Outline documents



Development Specification



Design Code



Parameter Plans

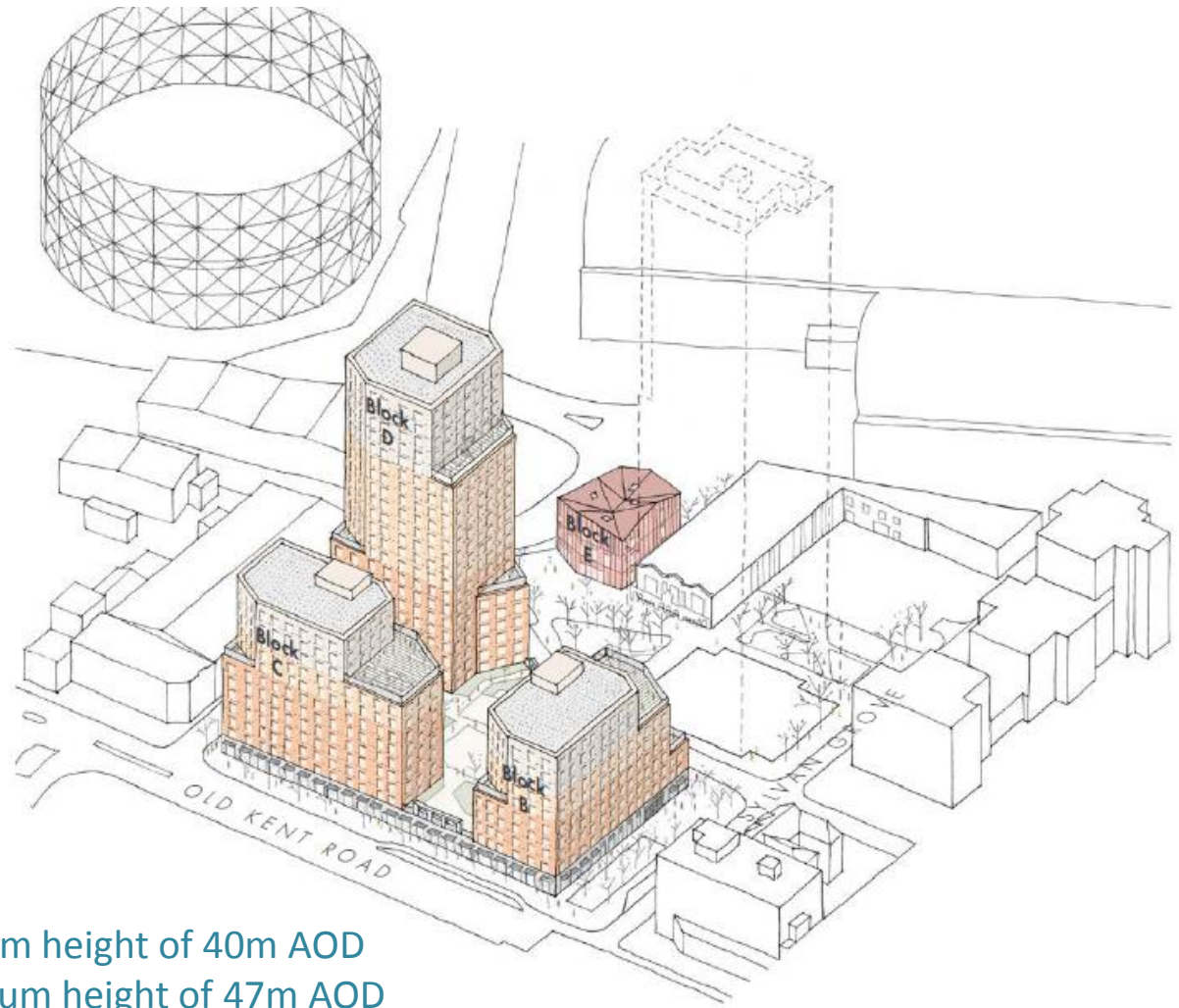
The **Development Specification** defines the role of application documents, gives a written account of the parameter plans and details the allowable uses and quantum of development.

The **Parameter Plans** define the development parcels and extent of development, access arrangements and outdoor amenity spaces through a series of maximums along with limits of deviation.

The **Design Code** supports the application of the parameter plans, and defines the regulatory components of design principles that the Outline Proposals must achieve at Reserved Matters stage. Codes govern aspects of use, layout, access, scale, character, landscape and appearance.

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Buildings B, C and D

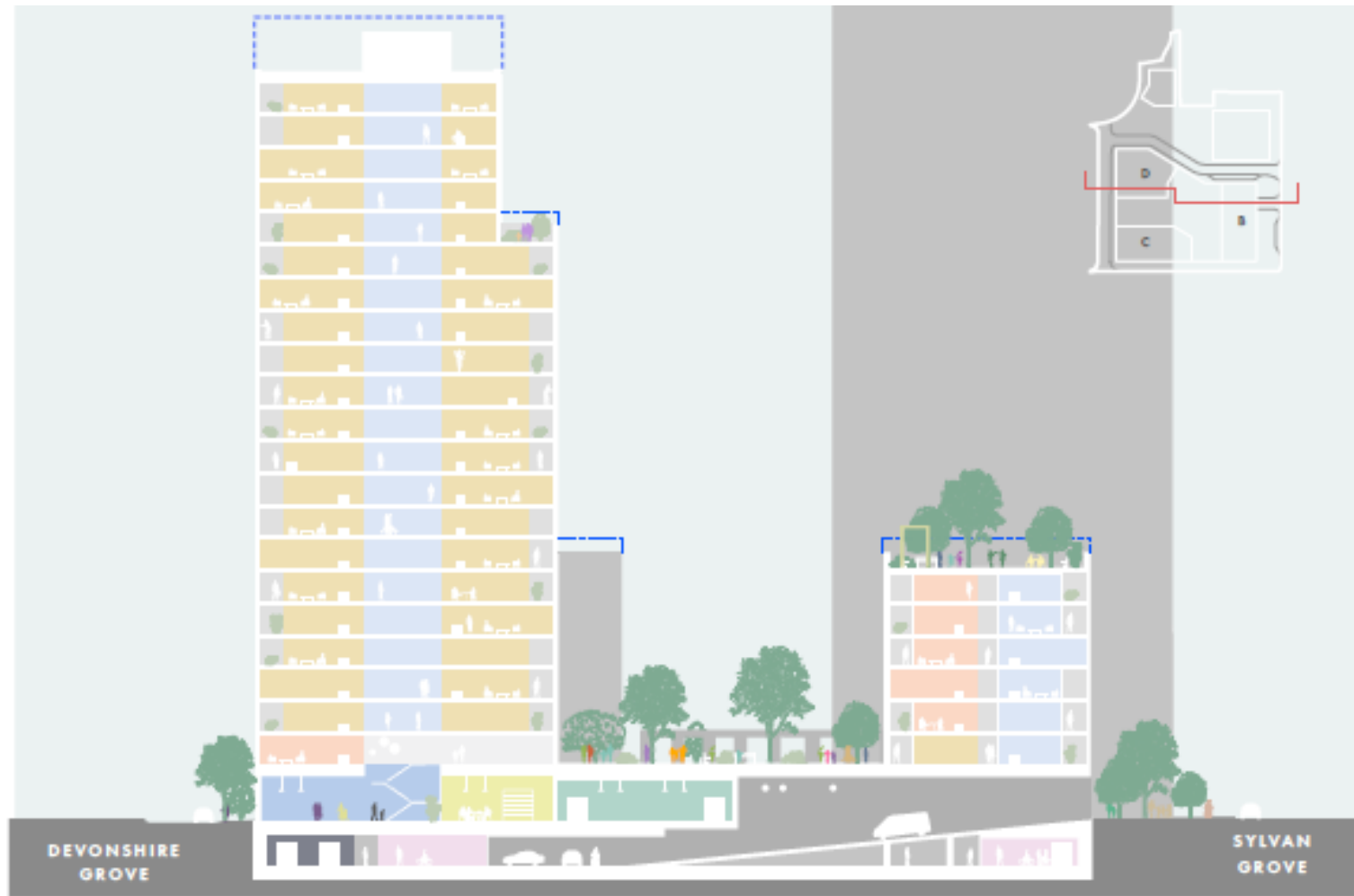


Outline

- Block B** - 8 storeys with a maximum height of 40m AOD
- Block C** - 12 storeys with a maximum height of 47m AOD
- Block D** - 22 storeys with a maximum height of 81m AOD

Circa 301 units. Outline to be confirmed.

Buildings B, C and D

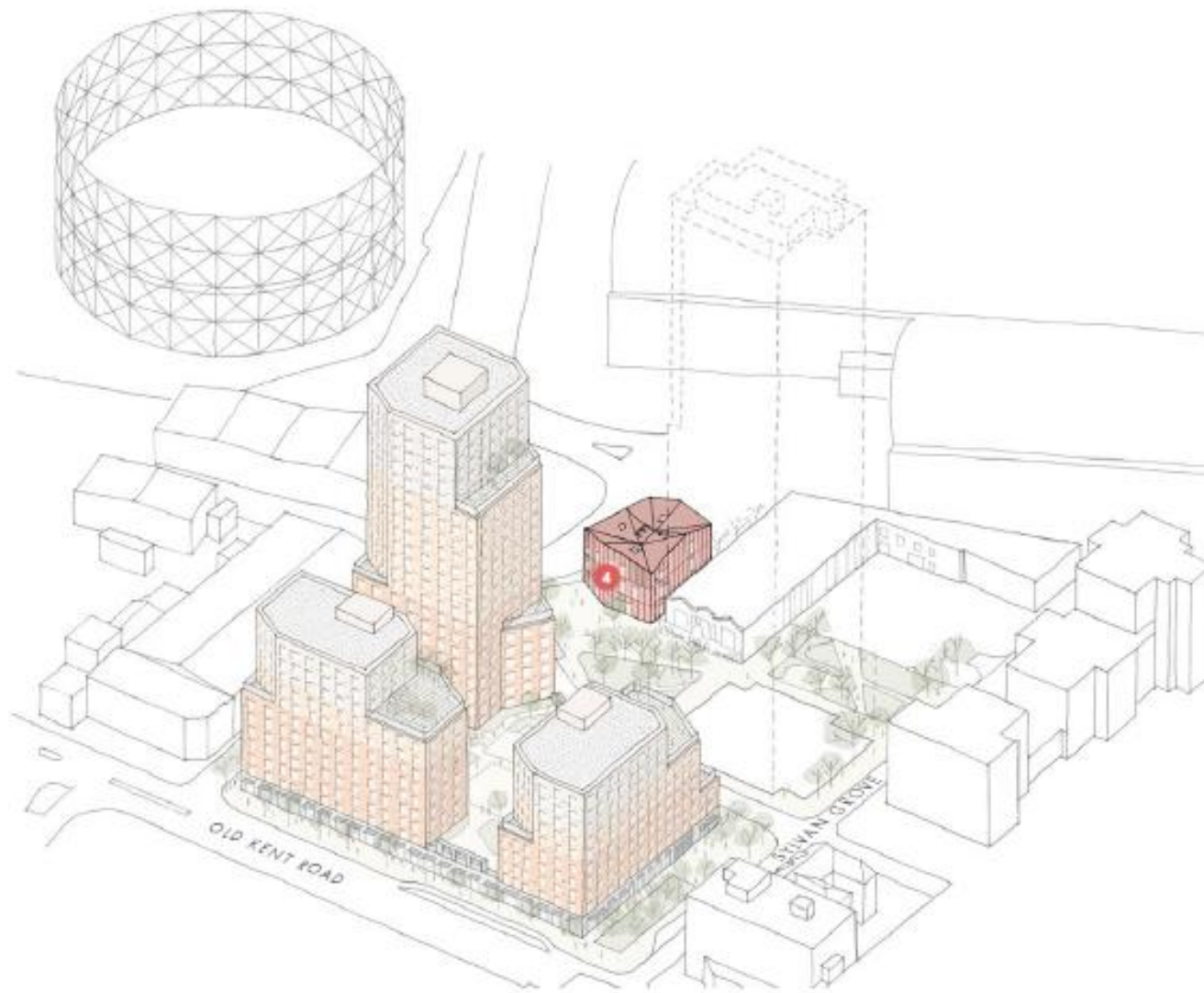


Section through Building D and Building B

Basement design: Ramp, parking and servicing for A, B, C and D



Building E



Key

- 1 Deonshire Grove Workspace Building (building E)

Building E

Illustrative Appearance

The illustrative scheme demonstrates how the codes relating to appearance could be applied to Building E:



1. Devonshire Square



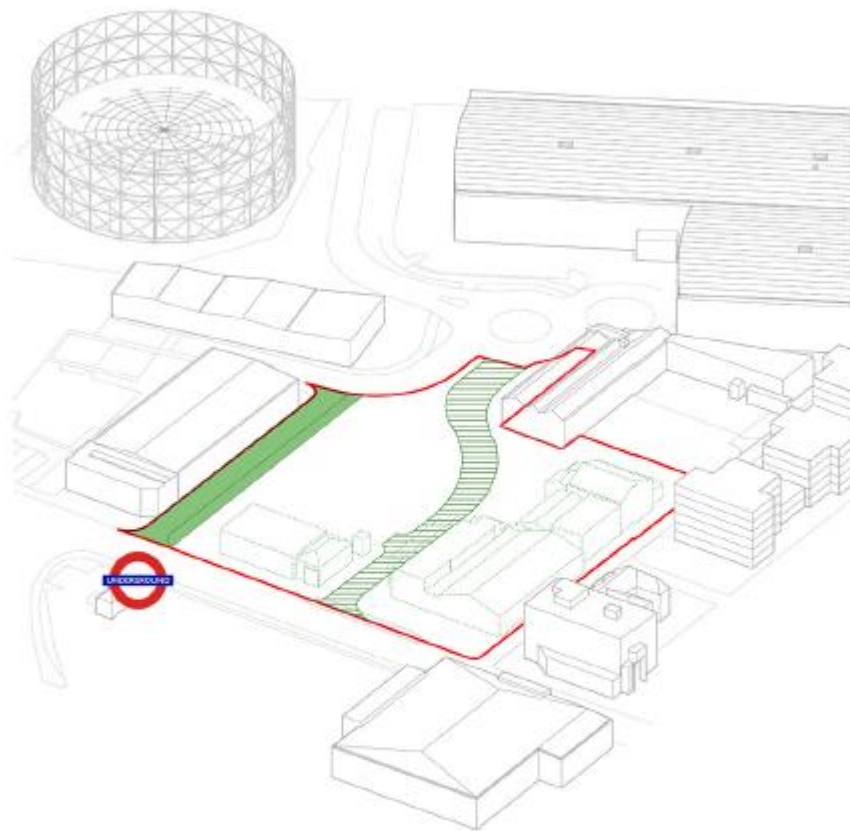
2. Daisy Business Park



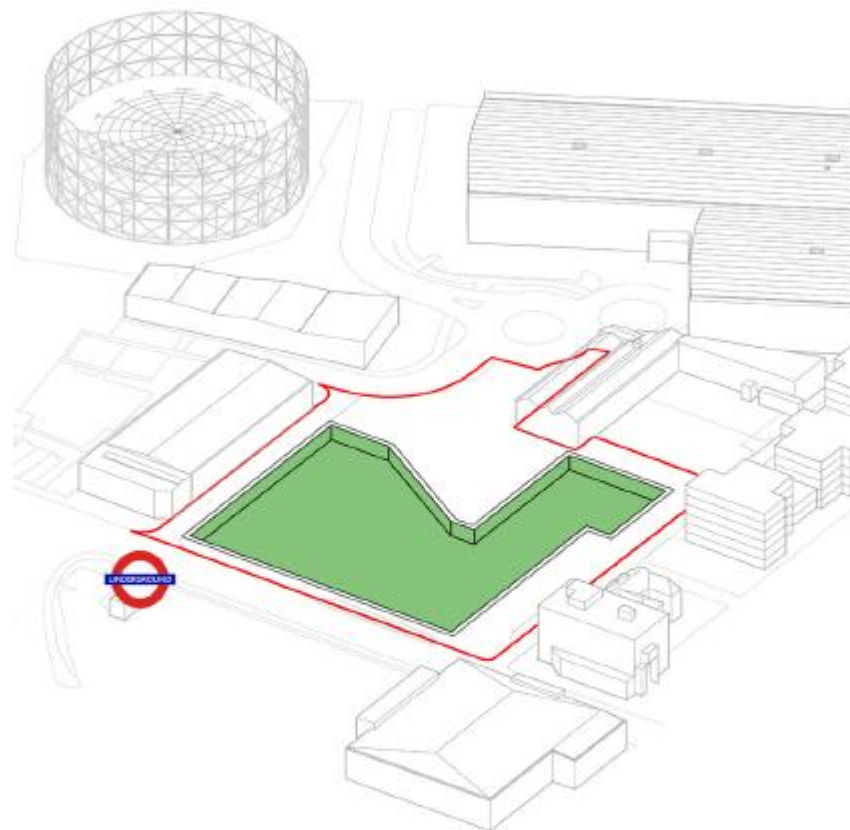
3. IWMF



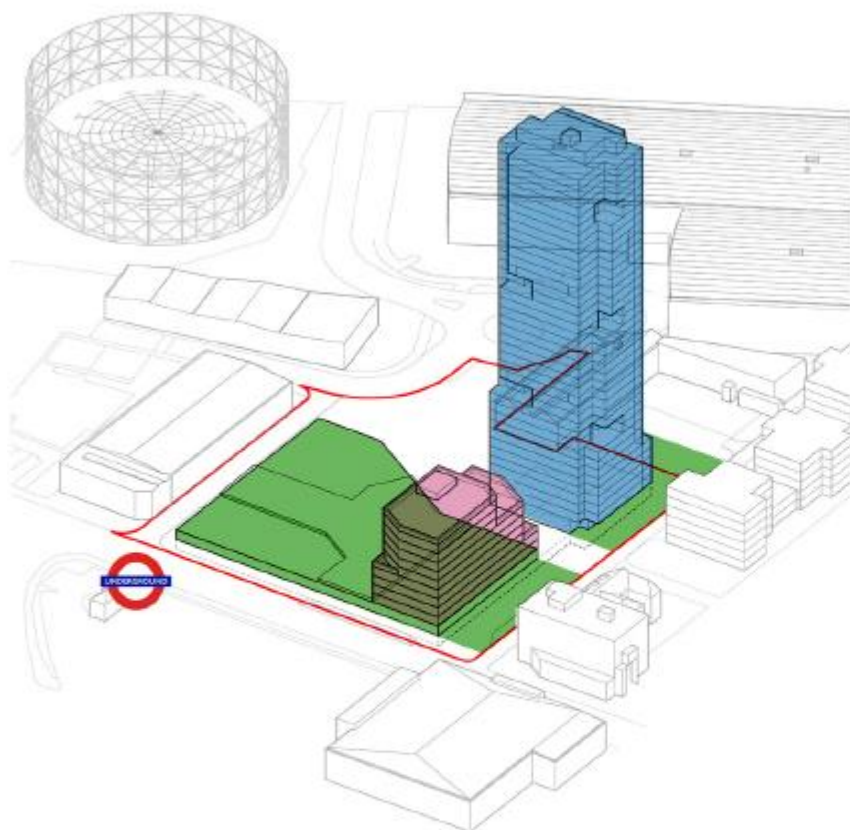
4. Devonshire Grove



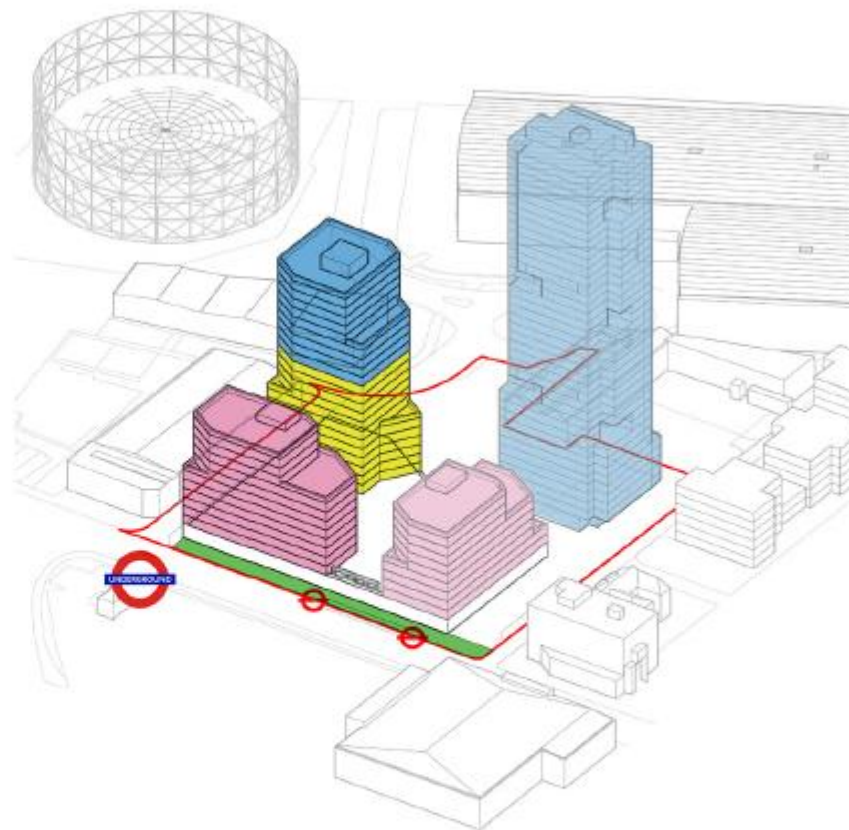
PHASE 1 - Widen Devonshire Grove and stop up existing egress road



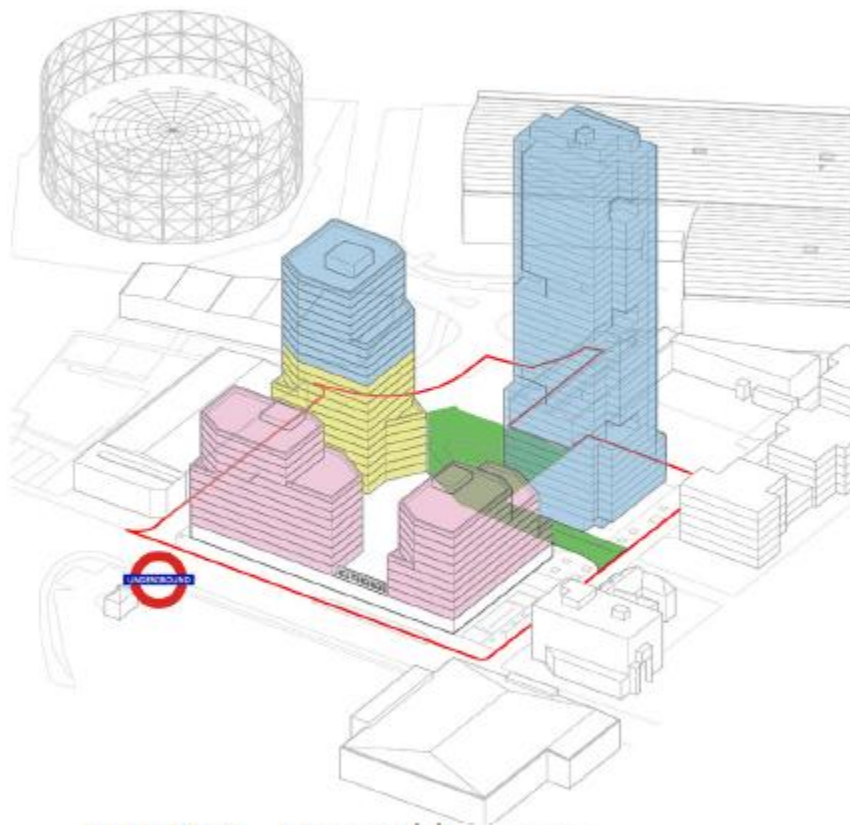
PHASE 2 - Excavate basement



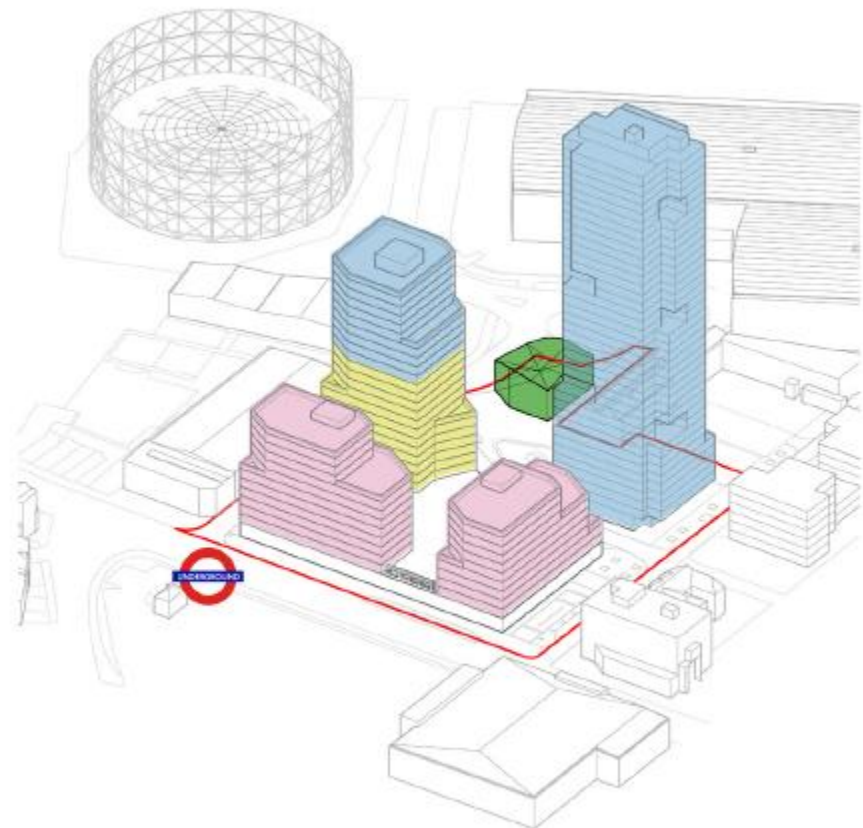
PHASE 3 - Buildings A (private) and B (social rent), new Sylvan Grove public and play spaces and ground floor town centre uses



PHASE 4 - Buildings C (social rent) and D (private and intermediate) and OKR footway improvements



PHASE 5 - New public square

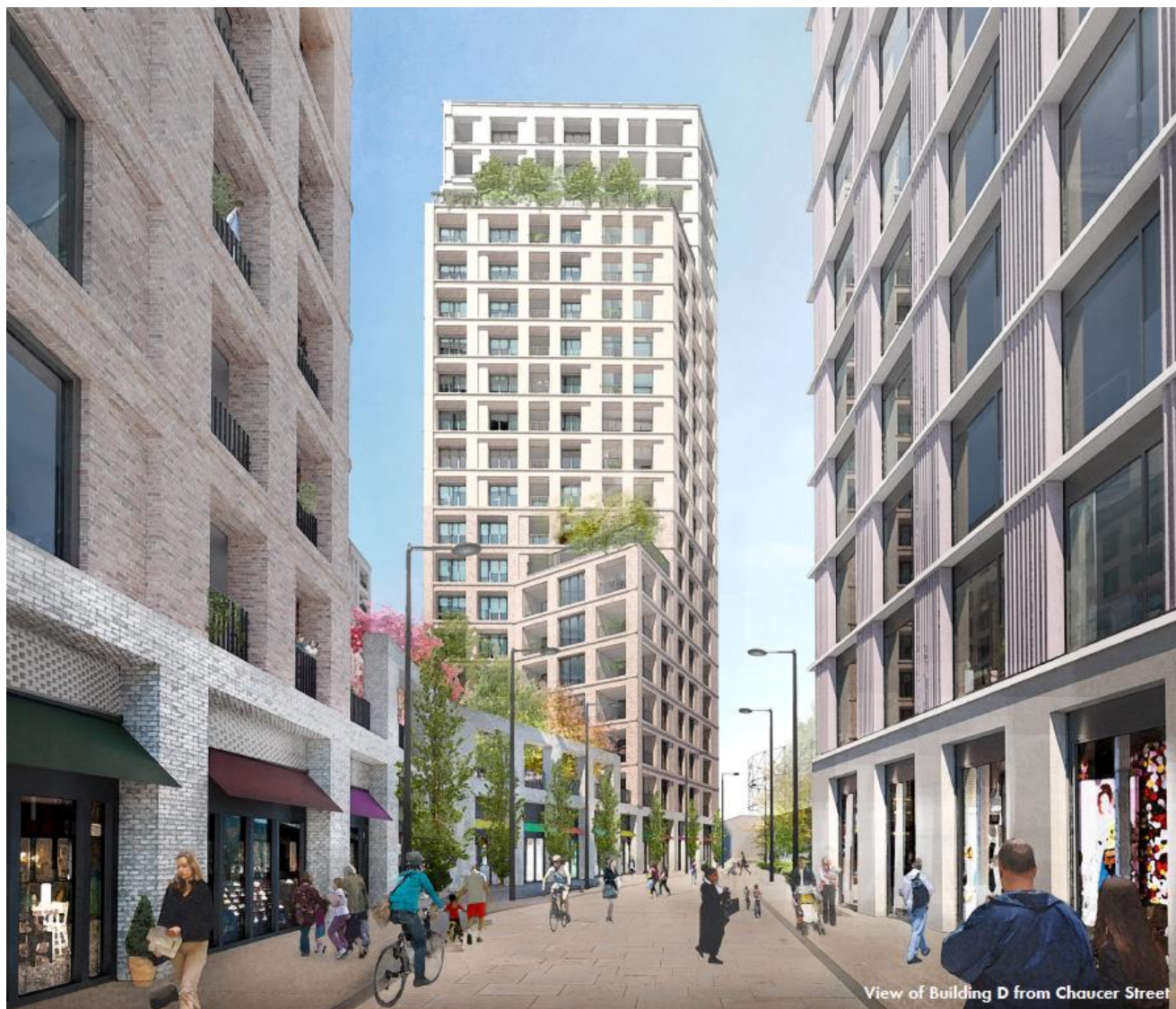


PHASE 6 - Building E (workspace building)

Transport

- Car free except for 17 blue badge spaces and service van provision in accordance with policy
- 957 Cycle parking spaces (885 Long-stay and 72 Short-stay) in accordance with adopted London Plan
- Provision of space for new bus stops and cycle lane on Old Kent Road as agreed with TfL
- Widened Devonshire Grove, facilitating improved straight over junction with Asylum Road and improved access into the Opportunity Area. Widened Sylvan Grove
- New safe and secure pedestrian and cycle route through the site
- Off street servicing – no servicing from Old Kent Road
- On site electric charging for disabled and service vehicles
- Continued access to IWMMF for Veolia vehicles

Chaucer Street: New route through the site



Sustainability

- Achieving greenfield runoff rate
- Planned connection to local District Heating Network achieving over [60%] carbon reduction. Financial contribution to achieve zero carbon: Building A : £146,074, Outline Blocks B to E: £185,965 (Estimate)
- Commercial floorspace targeting BREEAM Excellent
- Over 90 new trees planted

CIL / S106

- Estimated £10m CIL to London Borough of Southwark (plus £2.5m to Mayor of London)
- Estimated £2.5m Section 106 financial contributions, plus commitments including local job procurement, skills and training



View of the scheme from Old Kent Road

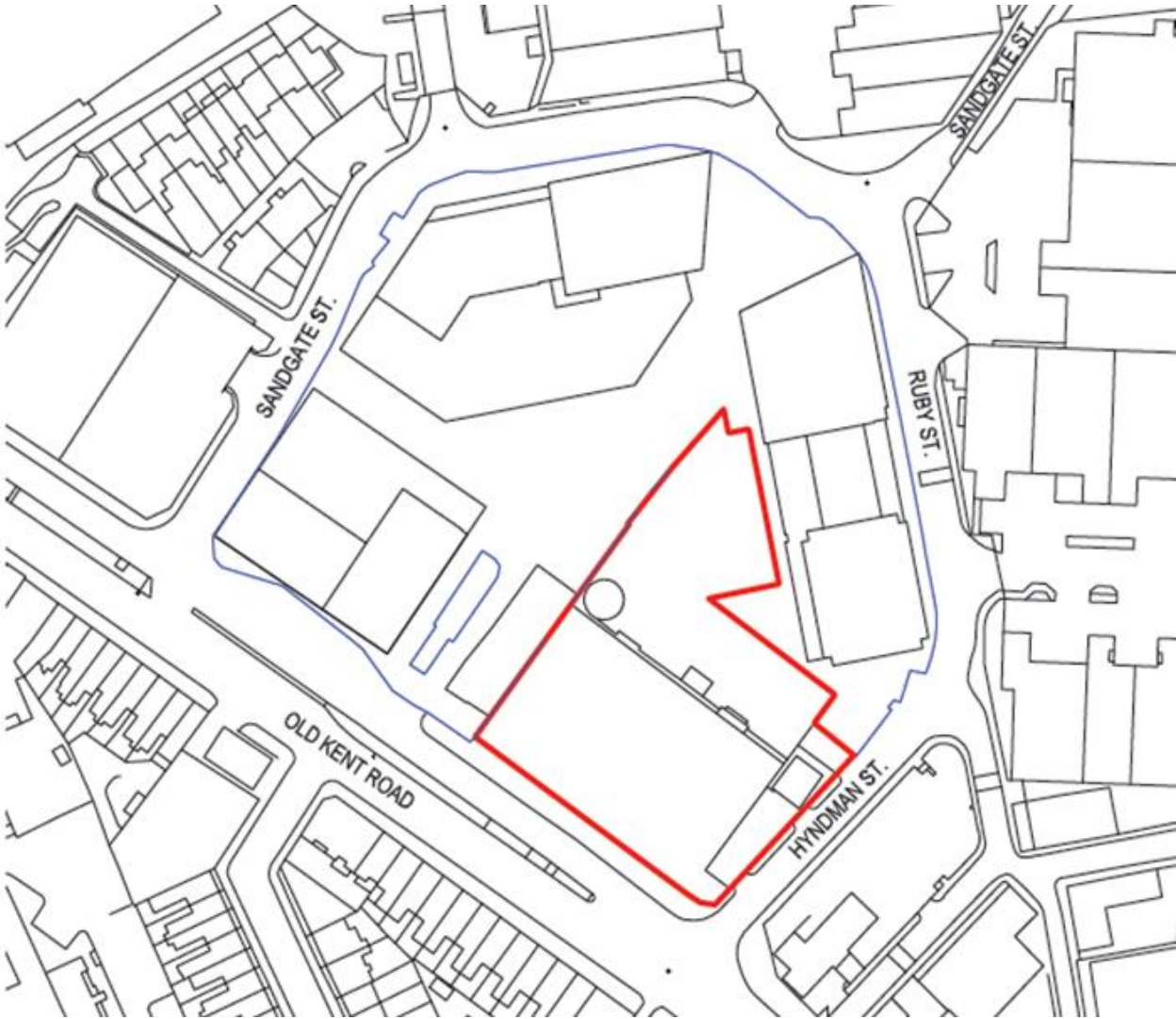
19/AP/1710 – 651-657 OLD KENT ROAD, LONDON, SE15 1JU

Full planning permission is sought for the demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings of 10-storeys plus mezzanine (up to 38.900m AOD) and 19-storeys plus mezzanine (up to 71.500m AOD), comprising 262 residential units (Use Class C3 use), 2,150sqm GIA of flexible retail and commercial floorspace (Class A1/A2/A3/A4/B1 uses) at ground and mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works.

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This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential and retail accommodation in a preferred industrial location.

SITE PLAN

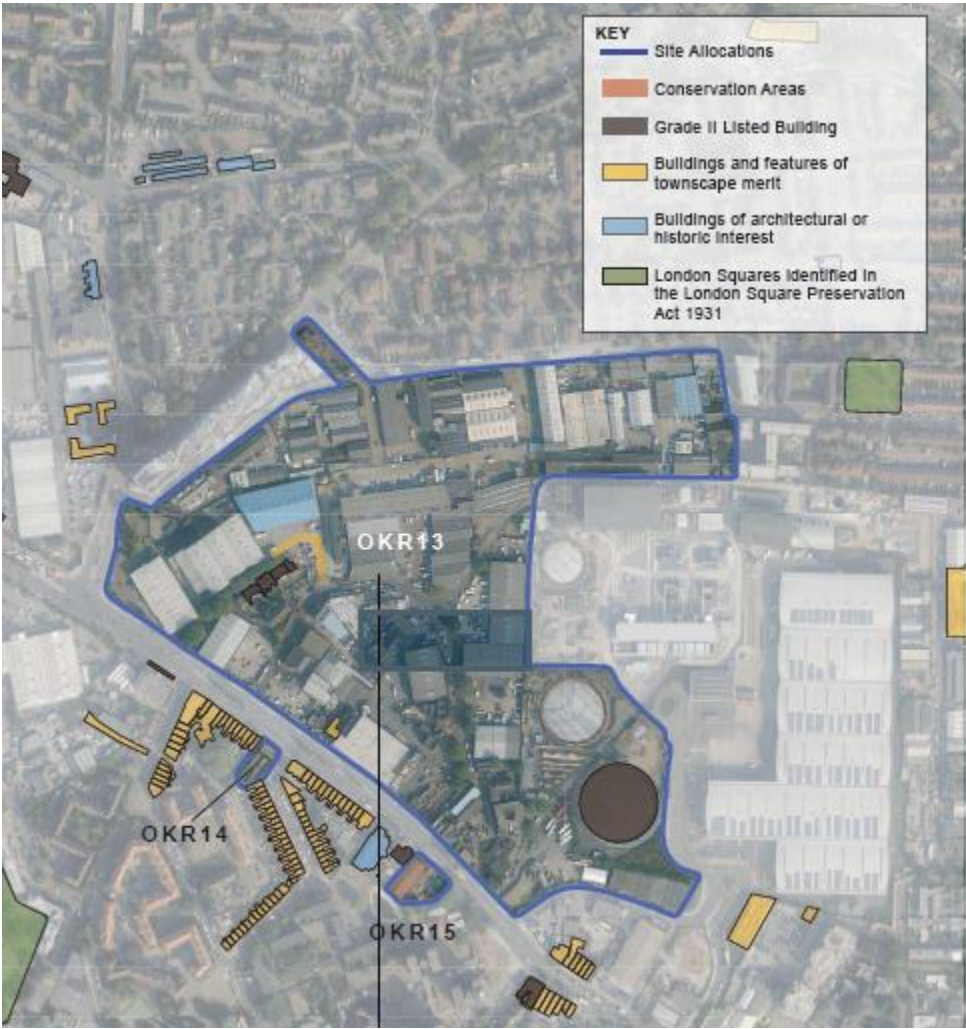


CURRENT SITE

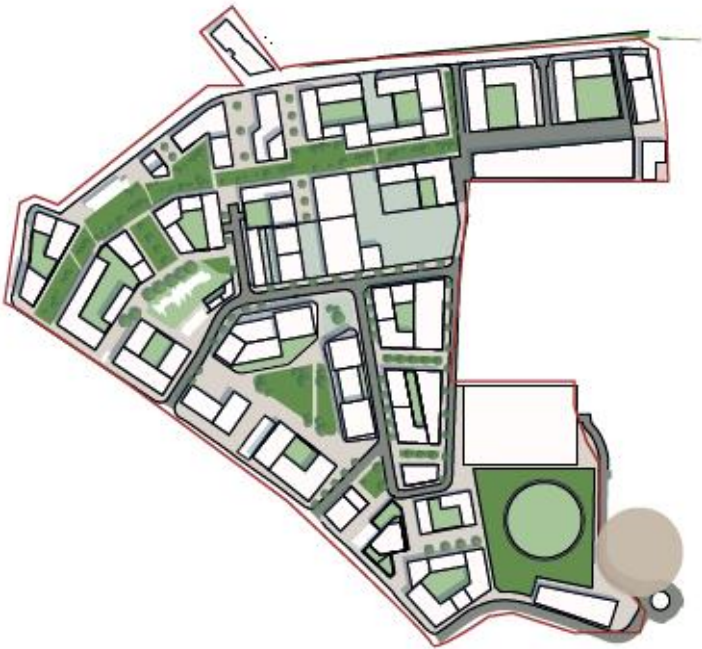


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Extract from
OKR AAP
masterplan



OKR 13



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PROPOSED SCHEME

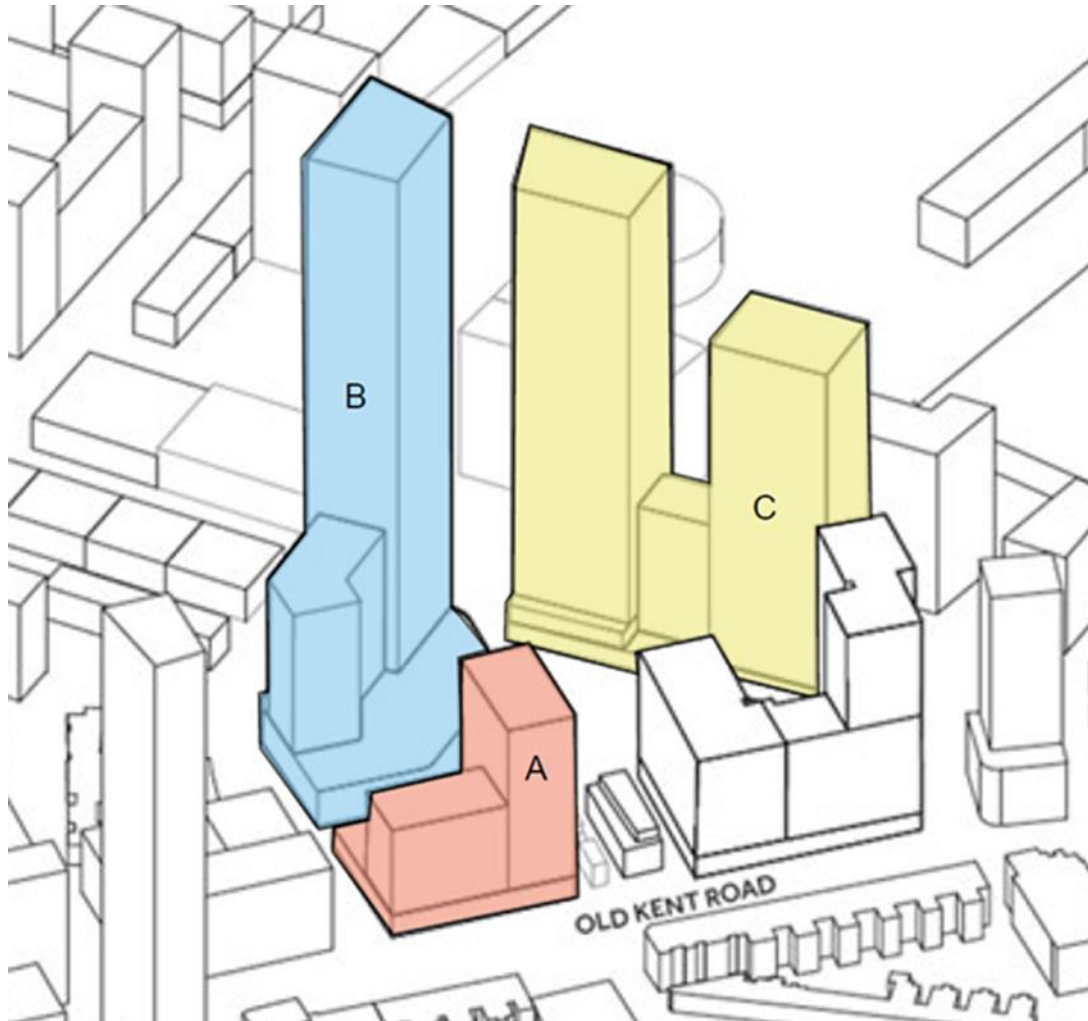


PROPOSED SCHEME

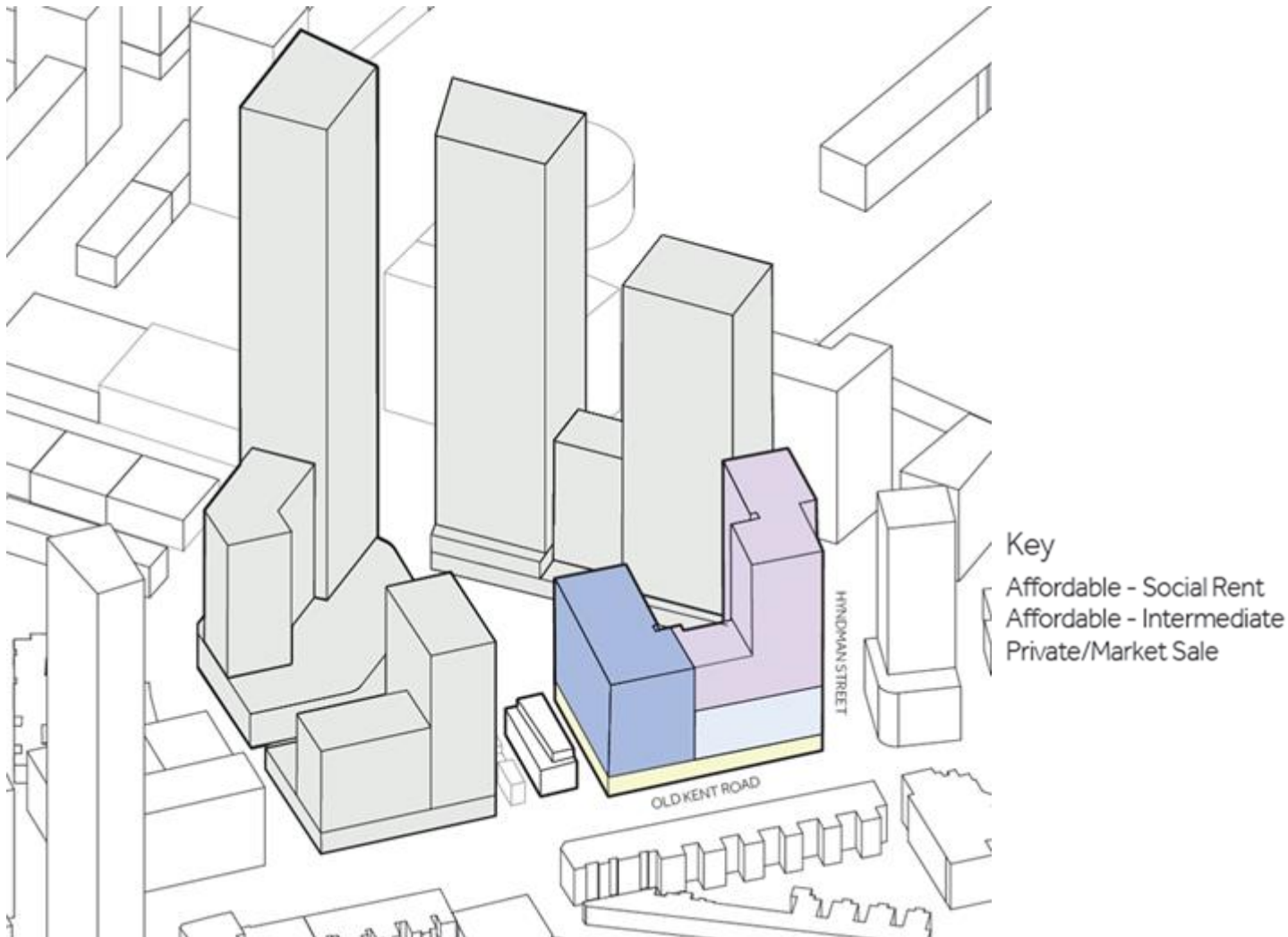
| | Social | Intermediate | Private | Total |
|--------|--------|--------------|---------|-------|
| Studio | 0 | 0 | 2 | 2 |
| 1 Bed | 12 | 5 | 65 | 82 |
| 2 Bed | 30 | 23 | 103 | 156 |
| 3 Bed | 16 | 0 | 0 | 16 |
| 4 Bed | 6 | 0 | 0 | 6 |
| Totals | 64 | 28 | 170 | 262 |
| | 24% | 11% | 65% | |

- 262 Residential Units
- 39.8% Affordable housing provision based on habitable rooms.
- 92 Residential units are designed as Affordable housing, 64 Social rented and 28 Intermediate rent
- The 39.8 % Affordable housing is split into 28.6% for Social Rented and 11.2% for Intermediate.
- 51.5% total residential units are designed as dual aspect units (135 of 262 units in total).

PROPOSED BUILDING WITH CONSENTED RUBY TRIANGLE BLOCKS



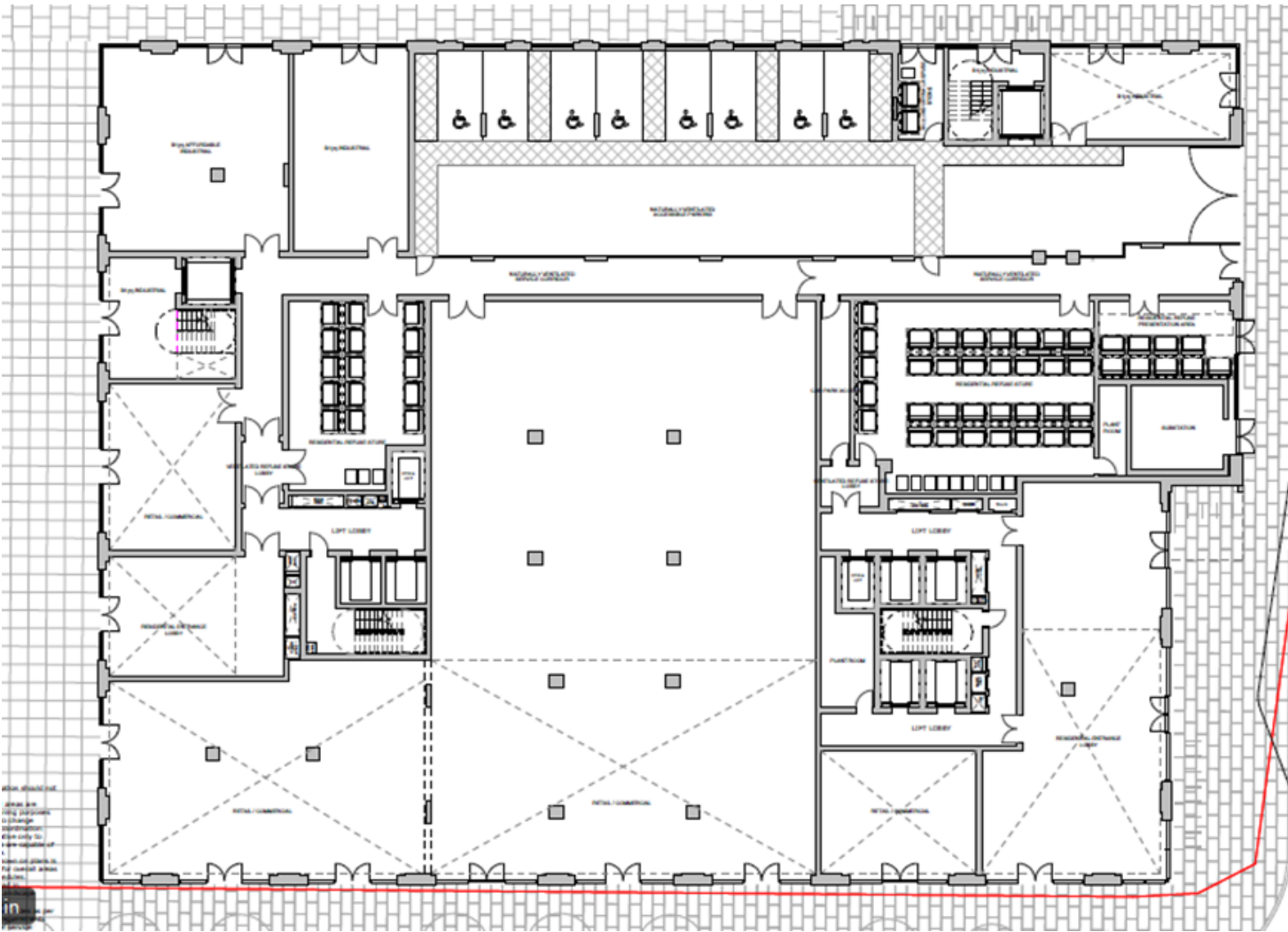
TENURE DISTRIBUTION



SITE LAYOUT PLAN



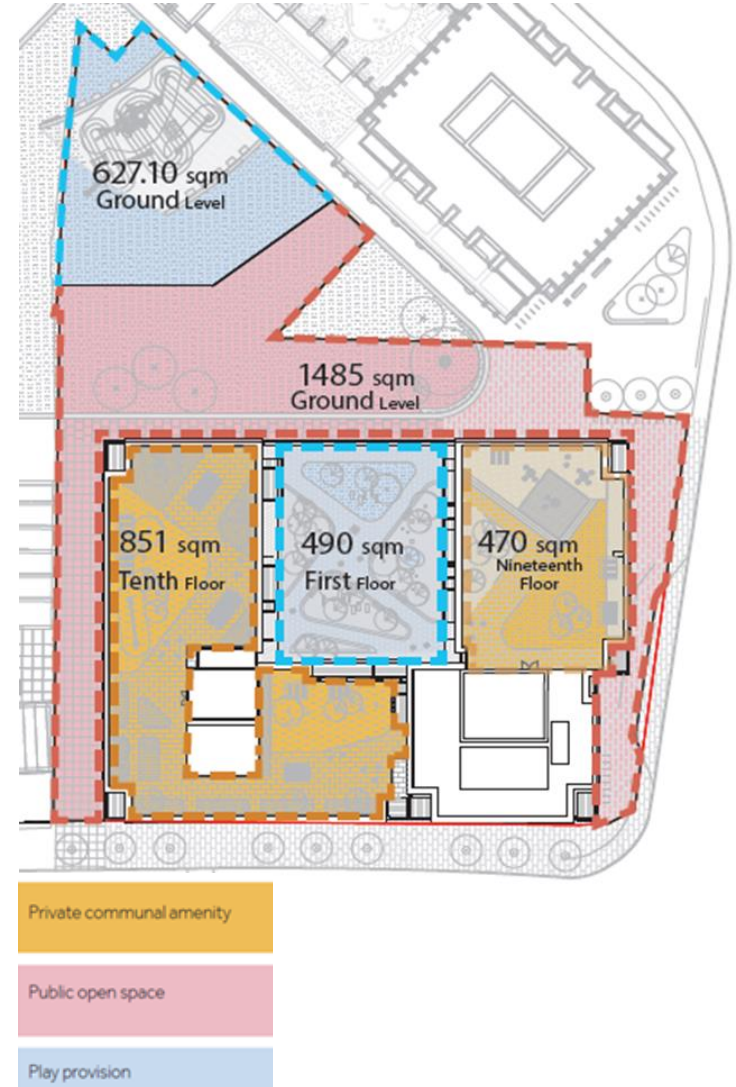
GROUND FLOOR PLAN



TYPICAL UPPER FLOOR



OPEN SPACE ACROSS THE SITE



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GROUND AND PODIUM PLAYABLE SPACE

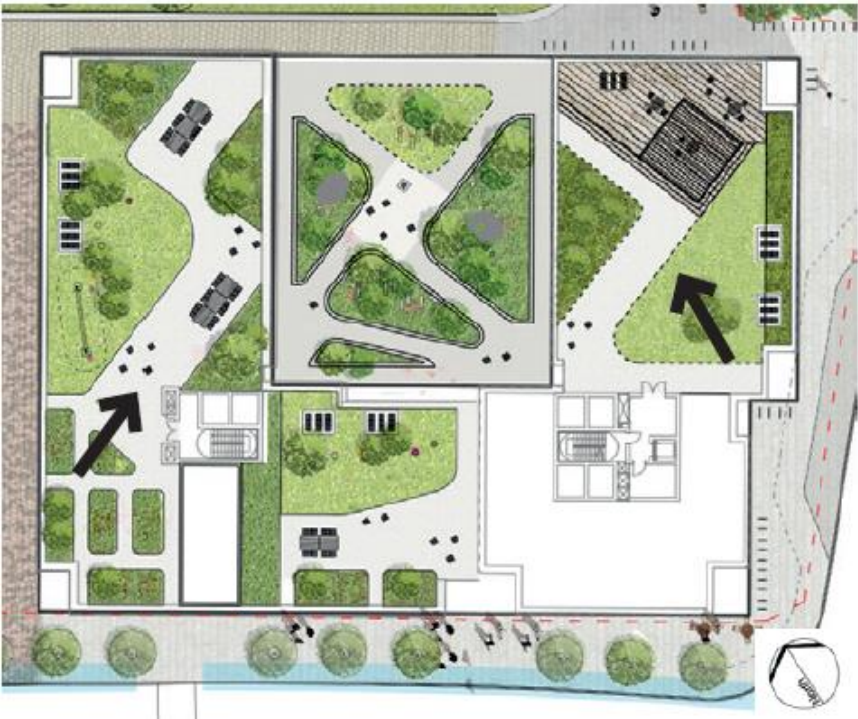


GROUND FLOOR OPEN SPACE AND PLAY SPACE



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OPEN SPACE- Communal amenity space



Levels 10 and 19



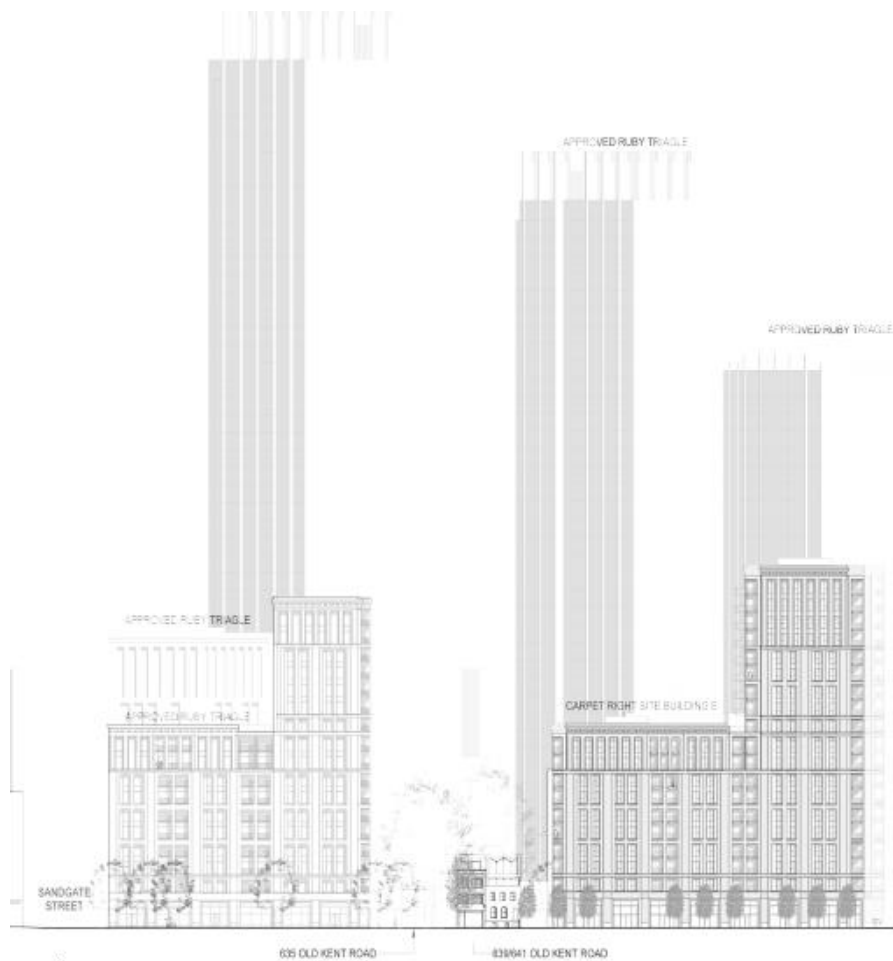
PUBLIC OPEN SPACE

| | Policy requirement | Proposal | Difference |
|--|---|----------|------------|
| Communal | 50sqm + shortfall of 651sqm | 1,321sqm | +620sqm |
| Private | 2,620sqm | 2,046sqm | -547sqm |
| Dedicated children's play space | 1,117sqm required by the June 2019 GLA calculator | 1,117sqm | 0sqm |
| Public open space | 1,310sqm | 1,485sqm | +175sqm |

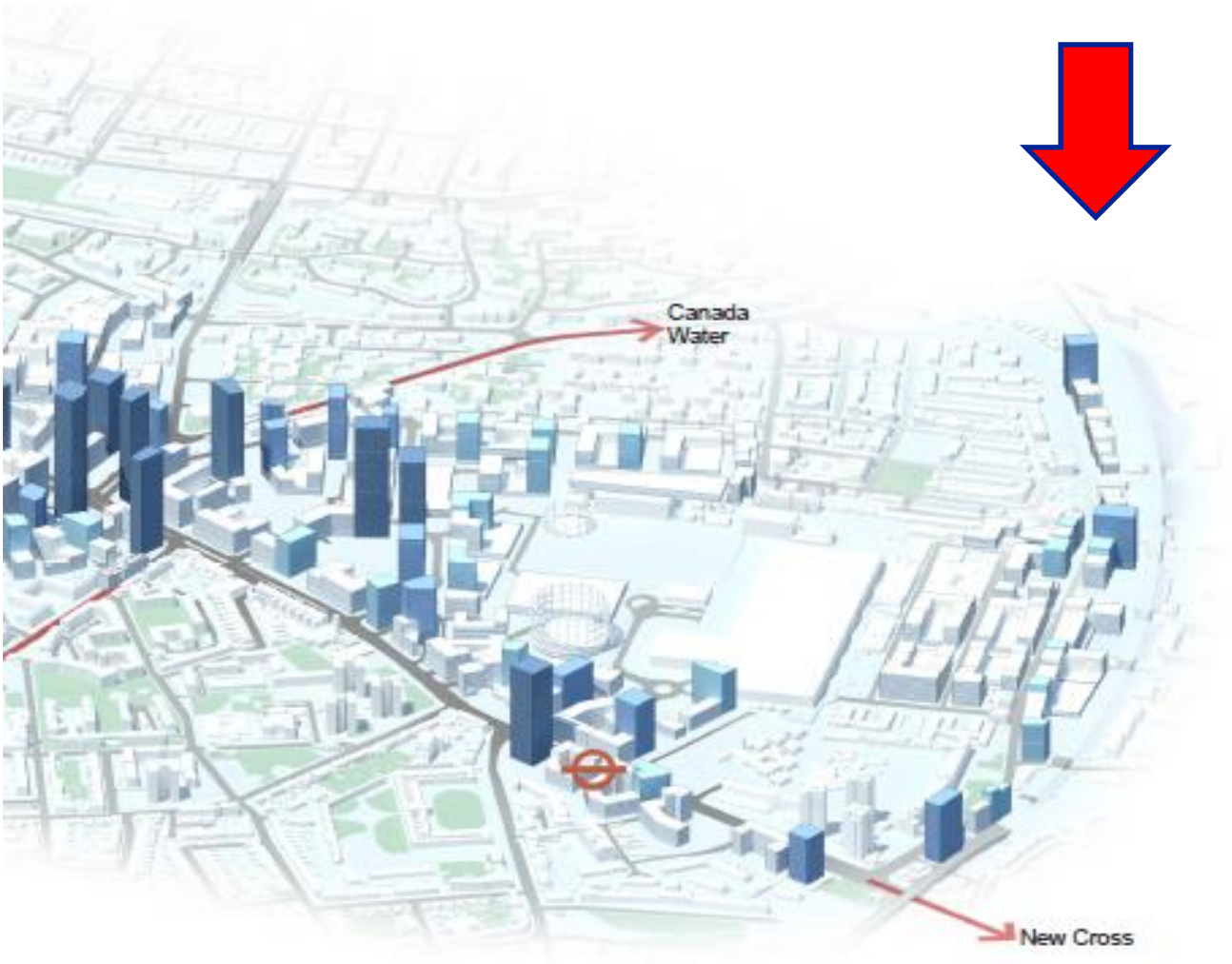
BUILDING HEIGHTS



BUILDING HEIGHTS WITH CONSENTED RUBY TRIANGLE



DRAFT OKR AAP HEIGHT STRATEGY



3D IMAGE WITH CONSENTED RUBY TRIANGLE



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CUMULATIVE DEVELOPMENTS



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IMAGE FROM OLD KENT ROAD LOOKING SOUTH



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SUMMARY

262 new homes to the borough's housing stock;

39.8% affordable housing overall;

The re-provision and increase of existing employment floorspace;

The provision of 2,150sqm mixed retail and B1 commercial floorspace;

10% affordable workspace;

Completes the rest of Ruby Triangle publicly accessible open space and children's play space; and

One objection.

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