

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
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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	

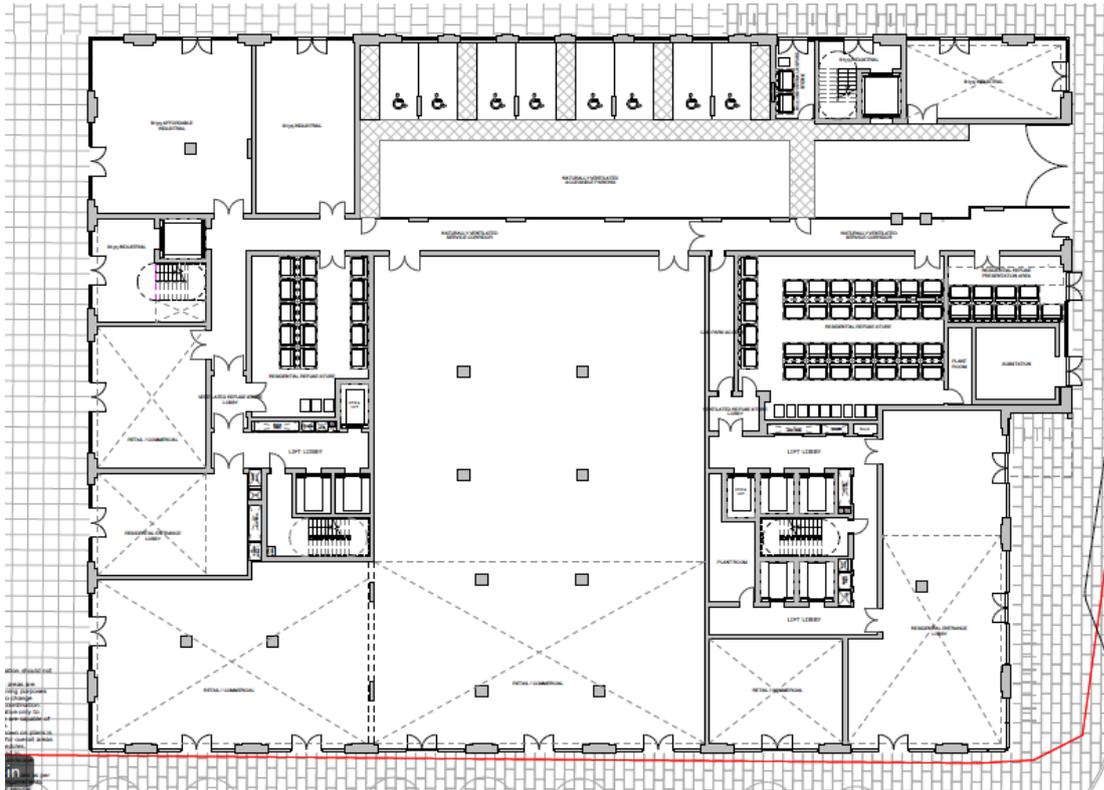
Item 7.2 – 19/AP/1710

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”.*