

Addendum

Development Control Committee 30th November 2023

Item 5; 2-4 Ringers Road and 5 Ethelbert Road, BR1 1HT (21/05585/FULL1).

Officers would like to advise Members that the following additional information was provided by the Applicant following the publication of the agenda:

- An email from PA Housing expressing their interest in the site (Appendix 1).
- A letter from Water Environment Ltd confirming the revised SuDS strategy for the site would incorporate an area of crated storage in the courtyard area. The strategy proposes a stormwater drainage discharge rate of 2 l/s from site, connecting to the existing Thames Water stormwater sewer in Ringer's Road (Appendix 2).
- Revised Accommodation Schedule (Appendix 3).

Officers would like to offer the following updates to the report published:

Summary Tables:

Residential Use					
	Number of bedrooms per unit				
	1	2	3	4 Plus	Total / Payment in lieu
Market	35	26	0	0	61
Affordable (shared ownership)	6	7	0	0	13
Affordable (social rent)	12	8	0	0	20
Total	53	41	0	0	94

Section 106 Heads of Term	Amount	Agreed in Principle
Carbon offset payment (total)	£77,493	Yes
Children Playspace	£19,130.88	Yes

Affordable housing: 35% (20 SLR and 13 SO)	NA	Yes
Early-stage affordable housing viability review	NA	Yes
Value of the tree to be lost using 'i-tree' or 'CAVAT'	TBC	Yes
Removal of rights for resident's permit	NA	Yes
Legible London	£22,000	Yes
Healthy Streets	TBC	Yes
Obligation monitoring fee	£500 per head of term	Yes
Total	TBC	Yes

- Remove the 8th bullet point from the **SUMMARY OF KEY REASONS FOR RECOMMENDATION**
- 6.1.29 Under Part C (4) the applicant is required to demonstrate that they have sought grant to increase the level of affordable housing above this 35%. The Planning Statement advises that the Mayor's strategic 50% target has been considered in the context of the proposal, but "*given the significant costs involved in carrying out the development, an affordable housing contribution in excess of the 35% target would render the scheme unviable and undeliverable*". In order to try and address H5C4 the applicant submitted further supporting email on 28th November from PA Housing. This demonstrates that grant has been sought.
- 6.1.30 Notwithstanding the above, the proposal does not satisfy all other policy requirements and obligations 'to the satisfaction of the borough and the Mayor where relevant' - as prescribed by Part C (3). This is further discussed in the subsequent sections of this report and demonstrates that the proposal fails to meet Part C(4) of Policy H5 and does not qualify for the Fast-Track Route.
- 6.1.34 Amend to read: 'The affordable rent units would comprise 12 x 1 bedroom and 8 x 2 bedroom units'.
- 6.12.15 Replace 'As no additional information has been received from the applicant, the proposed drainage strategy is considered contrary to London Plan Policies SI12 and SI13 and BLP Policy 116, and a reason for refusal is recommended on this ground'.
with
'In response to the Lead Local Flood Authority's (LLFA) comments, the Applicant submitted a letter from Water Environment Ltd dated 27th November 2023 which confirms that the revised SuDS strategy for the site would incorporate an area of crated storage in the courtyard area and that a stormwater drainage discharge rate of 2 l/s from site would be achieved, in line with London Plan Policies SI12 and SI13 and BLP Policy 116. No objections

are raised in this regard subject to the imposition of appropriate conditions in any consent.'

- 7.19 Playspace contribution to be amended to £19,130.88 and Loss of Income (P&D parking bays) contribution of £190,240 to be removed.
- 7.21 (Numbered incorrectly as 7.16) Amend to read: The applicant has agreed the above Heads of Term, in principle. However, as no draft legal agreement was submitted, a reason for refusal relating to the lack of acceptable planning obligations is recommended.
- 8.4 Add: *'The proposed drainage strategy and' to 'environmental matters such as air quality, contamination and light pollution would be subject to appropriate conditions if the application was deemed acceptable overall.'*
- 8.10 Remove Paragraph
- 8.14 Remove *'confirmed the required planning obligations, as stated within paragraph 7.19 nor'*.
- Amend Reason for Refusal 1 to read:

The application does not comply with all the criteria listed in London Plan Policy H5C. The application therefore fails to meet the criteria necessary to qualify for the Fast Track Route and in the absence of a Financial Viability Assessment the application fails to demonstrate that the proposal would maximise the delivery of affordable housing, thereby contrary to Policy H4 and H5 of the London Plan and Local Policy 2.
- Remove Reason for Refusal 6.