

Committee	PLANNING COMMITTEE A
Report Title	ADDENDUM
Contributors	Holly Lucas; James Hughes
Date	3 rd October 2019

ADDENDUM

- 1 This is an addendum to the committee agenda published on 24th September 2019 in respect of Planning Committee A on 3rd October 2019.
- 2 This addendum outlines additional representations received following publication of the committee report for Item 4 (Bampton Estate). Additional clarifications are also set out. This addendum also acknowledges the receipt of correspondence in relation to Item 3 (OLSPN School).

ITEM 3 – OLSPN SCHOOL, 208 SYDENHAM ROAD, SE26 5SE

- 3 Following the publication of the committee agenda, Lewisham received correspondence from Dr Simon Hughes on 2nd October 2019. This was followed by legal submission received 3rd October 2019. These submissions set out a view that Councillor Copley's previous public comments on Item 3 are evidence he does not have an open mind and should not vote on Item 3.
- 4 The correspondence also asserts that Councillor Copley has prejudiced and unduly influenced other committee members given his views concerning faith schools, and this has consequently undermined public confidence in Planning Committee A. Dr Hughes further asserts that Item 3 should not be heard by Committee A. The submissions suggest Item 3 should proceed to another committee where Councillor Copley is not a member.
- 5 Officers confirm these submissions have been received by Lewisham. Councillor Copley has confirmed to the Chair that he has recused himself from voting on Item 3, and will not be present at the portion of the meeting when Item 3 is being considered. The Legal Officer will update Members at the meeting as to why the correspondence received is not material to the planning decisions, however the Legal Officer confirms there is no legal reason why Item 3 may not proceed to Committee A as programmed.

ITEM 4 – BAMPTON ESTATE, BAMPTON ROAD, LONDON SE23

Additional representations

PETITION

- 6 As outlined in para 40 of the Committee Report, the petition received for the 2019 application is an exact duplicate of the one received by the planning department for the 2018 withdrawn application. It has been registered and acknowledged under both 2018 (Council Ref: DC/18/106504) and 2019 (Council Ref: DC/19/112918) applications.

SIGNIFICANT AMOUNT OF OPEN SPACE

- 7 As outlined in para 7 of the Committee Report, the Bampton Estate supports a significant amount of open space.
- 8 As outlined in para 93 of the Committee Report, the existing estate comprises a total area of 1.85ha and currently provides one-hundred and forty-four (144) dwellings. With an additional thirty-nine (39) dwellings on the estate, the existing density of 78 dwellings per hectare would therefore be increased to 99 dwellings per hectare, which is considered to be in line with the London Plan density range of 70-170 dwellings per hectare for sites in an urban location with a moderate PTAL.
- 9 Representations received, confirm there are in fact one-hundred and twenty (120) properties on the estate, which would reduce the calculated density of 99 dwellings per hectare, as outlined in the Committee Report to 89 dwellings per hectare, which is still in line with the London Plan density range of 70-170 dwellings per hectare for sites in an urban location with a moderate PTAL.

CONSULTEE RESPONSES AND PRE-COMMENCEMENT CONDITIONS

- 10 Extensive consultation has been carried out and the outstanding responses are not statutory consultees. The planning department therefore makes a balanced judgement based on policy framework.
- 11 It is not an uncommon approach for outstanding Consultee requests to be secured by Condition. The attached Conditions would have to be submitted to and approved in writing by the Local Planning Authority prior to development, above ground works or occupation (as relevant) before development started, or continued.

TREE PROTECTION ORDER

- 12 The Council received an email in 2018 relating to the Bampton Estate, requesting all trees on the site to be covered by a Tree Protection Order (TPO). Whilst we endeavour to answer as many enquiries from the public as possible, due to the sheer number of emails received and the need to prioritise the Council's statutory duties relating to tree applications and development management functions it is not possible to respond to individual requests.
- 13 Where trees are under imminent danger of being felled and are considered highly significant to public realm amenity, the Council may consider, within available resources, to place a TPO on individual trees. A balanced judgement of any proposed loss of trees and their value is appropriate through the Development Management process.

ASSET OF COMMUNITY VALUE

- 14 As outlined in para 343 to para 349, it is considered that the community asset would not be unnecessarily lost as a shared, community space owing to the fact that the proposal would provide high quality shared facilities and enhancements to the existing residential environment. Officers therefore consider that subject to high quality planting re-provision, the loss of thirty-four (34) trees, on balance, is acceptable to allow the provision of thirty-nine (39), 100% affordable social dwellings.

NATIONAL PLANNING POLICY

- 15 Representations consider the application to be contrary to Para 11 and Chapter 11 and 12 of the NPPF (2019).
- 16 As outlined in para 384 of the Committee Report, the application has been considered in the light of policies set out in the development plan and other material considerations, which includes the NPPF.
- 17 As outlined in para 210 of the Committee Report, Officers are satisfied that the proposal would deliver a scheme of high quality design and landscaping strategy that would enhance the site while providing much needed affordable housing. The applicant has engaged with officers at pre-application stage consistently and responded to formal feedback in addition to presenting the scheme to the Council's Design Review Panel to ensure the proposal is considered to be of an appropriate design and scale.

HOUSING NEED AND CONTRIBUTION

- 18 As outlined in para 100 of the Committee Report, throughout consultation (of the Bampton Estate Application (Council Ref: DC/19/112918), concern was raised regarding the cost of the application and build, which is acknowledged as a material planning consideration. Lewisham Council is experiencing a significant increase in the number of households facing homelessness and requiring housing assistance. Since 2010 the Council has witnessed a significant increase in the number of households in Temporary Accommodation (TA), whilst the number of available social housing lets has almost halved.
- 19 This reduction in available Council Housing stock is placing a significant strain across Council housing services, including the provision of suitable, high quality and well-designed TA. It is also forcing the Council to utilise expensive private B&B/Nightly Paid emergency accommodation, which can often be of a poor quality, operating basic shared facilities and located in areas outside of an individual's local support network. Over 2200 people currently live in TA in Lewisham, of which approximately 630 people occupy expensive nightly paid/B&B accommodation. In 2018/2019 the Council spent £3.6m on temporary accommodation, which is a significant expenditure for the Council and therefore supports the urgent need for permanent, high quality social housing.
- 20 Representations consider the Committee Report misleading relating to affordable housing contribution. As outlined in Section 7.2 of the Committee Report, the scheme would contribute thirty-nine (39) social rented dwellings which would make a valuable contribution to housing targets set by the Mayor of London, equating to 2.8% of the 1385 dwelling existing target and to be 1.84% of the 2117 dwelling target. Furthermore, as outlined in para 5, the three (3) existing tower blocks and Northmoor remain unchanged by the proposal and will therefore continue to provide much needed housing.
- 21 The rents at Bampton will be set at a social rent, in this case London Affordable Rent (LAR), which is formulated and produced by the Mayor of London to provide accommodation for those in London who need it most. These will be Council built and owned homes. As this is a scheme targeted at over 55s, residents in receipt of a state pension (and fulfilling other criteria set by Govt) are usually eligible for full Housing Benefit to supplement their incomes.

