

# SECOND SUPPLEMENTARY AGENDA

## STRATEGIC PLANNING COMMITTEE

Date of Meeting: **TUESDAY, 22 OCTOBER 2024 TIME 7.00 PM**

PLACE: **CIVIC SUITE, LEWISHAM TOWN HALL,  
CATFORD, SE6 4RU**

Members of the Committee are summoned to attend this meeting:

**Membership  
Councillors:**

**Peter Bernards (Chair)  
Jack Lavery (Vice-Chair)  
Suzannah Clarke  
Liam Curran  
Edison Huynh  
John Muldoon  
John Paschoud  
Kim Powell**

The public are welcome to attend our committee meetings, however, occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.



**Jeremy Chambers  
Monitoring Officer  
Laurence House  
London SE6 4RU**

**Date: 22 October 2024**

**For further information please contact:  
Jasmine Kassim, Senior Committee Manager  
5<sup>th</sup> Floor Laurence House  
Catford Road SE6 4RU**

**Telephone No: 020 8314 5577  
Email: [committee@lewisham.gov.uk](mailto:committee@lewisham.gov.uk)**



	<b>Order Of Business</b>		
<b>Item No</b>	<b>Title of Report</b>	<b>Ward</b>	<b>Page No.</b>
3.	<p>LAND AT THE FORMER BELL GREEN GAS WORKS, BELL GREEN, LONDON, SE26 - Application Ref: DC/23/133854:</p> <ul style="list-style-type: none"> <li>• Minor updates to the Main Report with regard to additional representations, and minor corrections.</li> </ul>	Bellingham; Perry Vale; Sydenham	1 - 6



**Strategic Planning Committee**

**Report title: Addendum Report: Bell Green Gasworks, SE26.**

**Date: 22 October 2024**

**Key decision: No.**

**Class: Part 1**

**Ward(s) affected: Bellingham**

**Contributors: Dean Gibson**

**Outline and recommendations**

This report sets out Officer's recommendation for the above planning application. The report has been brought before Strategic Planning Committee for a decision as there are 69 valid planning objections and the application pertains to a site of strategic importance.

The application is recommended for approval subject to planning conditions, completion of a s106 agreement, and Stage 2 approval by the GLA.

### Application details

<b>Application reference number:</b>	DC/23/133854
<b>Application Date:</b>	14 November 2023
<b>Applicant:</b>	Barratt London (BDW Trading Ltd)
<b>Proposal:</b>	Development comprising the phased construction of three building plots (comprising 6no blocks) ranging in height between 6 and 14 storeys, accommodating 780.8sqm (GIA) of flexible retail and workspace floorspace (Use Class E) at ground floor level, together with 262 residential units (Use Class C3), with associated public realm, landscaping, amenity space, cycle parking, car parking, plant and associated works at Land at the Former Bell Green Gas Works, London, SE26. This application is accompanied by an Environmental Statement.
<b>Background Papers:</b>	<ol style="list-style-type: none"><li>(1) Case File DC/23/133854</li><li>(2) National Planning Policy Framework</li><li>(3) The London Plan</li><li>(4) Local Development Framework Documents</li><li>(5) Submission Drawings</li><li>(6) Submission technical reports and documents</li><li>(7) Internal consultee responses</li><li>(8) Statutory consultee responses</li><li>(9) Design review panel responses</li></ol>
<b>Designation:</b>	Archaeological Priority Area. Local Open Space Deficiency. Air Quality Management Area. Flood Zone 1. Site Allocation – SA26.
<b>Screening:</b>	Issued 14 December 2022 – EIA Not Required.

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## **BELL GREEN GASWORKS ADDENDUM REPORT**

### **1.0 INTRODUCTION**

1.1 This report has been prepared to provide minor updates to the Main Report with regard to additional representations, and minor corrections.

### **2.0 APPLICATION PUBLICITY**

2.1 Paragraph 59 is updated to read:

2.2 Individual responses - In total **73** individual responses were received, comprising **69** objections, 2 support and 2 comments as summarised in Figures 12 and 13 below. Subsequent to the publication of the SPC agenda 3 further objections were received and largely expanded on issues already raised.

### **3.0 FURTHER OBJECTIONS**

3.1 The additional issues raised by the objectors can be summarised as:

- Inadequate consultation
- Poor accommodation standards.
- Inadequate amenity space.
- Accessibility.
- Noise from nearby sites.
- Too tall. Lower rise buildings preferred.
- Inadequate affordable housing provision.
- Access for fire vehicles.
- Fire safety.
- Support new housing but not sufficient infrastructure and transportation.

#### *Discussion*

3.2 Consideration of consultation is provided in paragraphs 41 – 62 of the Committee report.

3.3 Consideration of accommodation standards is provided in paragraphs 412 - 558 of the Committee report.

3.4 Consideration of amenity space is provided in paragraphs 412 – 558 and 650 - 651, and 692.

3.5 Consideration of Accessibility is provided in paragraphs 536 – 538 of the Committee report.

3.6 Consideration of noise is provided in paragraphs 525 – 534 of the Committee report.

3.7 Consideration of height is provided in paragraphs 600 - 637 of the Committee report.

3.8 Consideration of affordable housing is provided in paragraphs 439 – 474 of the Committee report.

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- 3.9 Consideration of fire safety is provided in paragraph 1029 of the Committee report and Condition 25 and 26 also address the matter.
- 3.10 Consideration of infrastructure is provided in paragraphs 706 – 721, and 1031 - 1034 of the Committee report.
- 3.11 Consideration of transport is provided in paragraphs 722 – 803 of the Committee report.

#### 4.0 **CORRECTIONS TO COMMITTEE REPORT**

- 4.1 Figure 7 is corrected with regard to affordable housing total no. of habitable rooms – 3 bed (5person) is 72 (not 64) and Total is 218 (not 210).

**Figure 7. Total Number of Units**

Type	Studio (1 person)	1 Bed (2 person)		2 Bed (3 person and 4 person)		3 Bed (5 person)	Total
Number	16 (6%)	75 (29%)		134 (51%)		37 (14%)	262 (100%)
		Wheelchair Units	20	Wheelchair Units	7		
<b>Affordable Housing</b>							
<b>Total No. of Units</b>	<b>0</b>	<b>19 (7%)</b>		<b>36 (14%)</b>		<b>16 (6%)</b>	<b>71 (27%)</b>
London Affordable Rent	0	0		21 (8%)		16 (6%)	37 (14%)
Shared Ownership	0	19 (7%)		15 (6%)		0	34 (13%)
<b>Total No. of Habitable Rooms</b>	<b>0</b>	<b>38 (5%)</b>		<b>108 (15%)</b>		<b>72 (10%)</b>	<b>218 (30%)</b>
<b>Market Housing</b>							
Total No. of Units	16 (6%)	56 (21.5%)		98 (37.5%)		21 (8%)	191 (73%)
Total No. of Habitable Rooms	16 (2%)	112 (15%)		294 (41%)		84 (12%)	506 (70%)

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4.2 **Paragraph 20** (second bullet point) should read:

- Affordable Housing – Offer increased from previous 4% affordable housing provision to 30% affordable housing provision and this would provide a tenure mix of **62%** affordable rent and **38%** shared ownership.

4.3 **Paragraph 24** should read:

A total of 71 (27%) affordable housing units are proposed and this equates to 30% out of the total of 724 habitable rooms. A total of 37 units are London Affordable Rent and 34 units are Shared Ownership, which equates to 127 habitable rooms for London Affordable Rent (**62%** of the affordable total) and 83 habitable rooms for Shared Ownership (**38%** of the affordable total). The London Affordable Rent flats are proposed within Block “F” and the Shared Ownership flats are proposed within Block “B” and Block “E”.

4.4 **Paragraph 444** should read:

The proposed development makes use of underutilised brownfield land and benefits from a Site Allocation for its redevelopment for housing, employment and town centre uses. The proposed development is considered to represent a positive mix that provides for a good range of dwelling sizes and would contribute towards the creation of a balanced community and the affordable housing tenure split of **62%** London Affordable Rent to **38%** Shared Ownership. This would not meet the tenure requirements of CSP 1 which sets out that the affordable housing component be provided as 70% social rented and 30% intermediate housing, however, during the application, and subsequent to the outcome of the independent FVA review, the applicant voluntarily increased the overall amount of affordable housing from 59 to 71 units, through provision of an additional 12 “shared ownership” units. The overall number of affordable rent units, 37 units in total, has remained unchanged. Consequently, it is the increased number of shared ownership affordable housing units which has directly impacted on the tenure split percentage between affordable rent and shared ownership and in that circumstance the scheme is considered to provide an acceptable split between affordable rent and shared ownership units.

4.5 **Paragraph 460** should read:

A total of 71 affordable housing units are proposed and the tenure would be split between London Affordable Rent and Intermediate (Shared Ownership). The London Affordable Rent would comprise 37 units – equating to **62%** of habitable rooms, and the Intermediate would comprise 34 units – equating to **38%** of habitable rooms. The high percentage of low-cost rent units is strongly supported given the level of need for this type of tenure across London. The intermediate product proposed will be confirmed as part of the S106 legal agreement to ensure that the units meet the definition of genuinely affordable housing with London Living Rent and London Shared Ownership being preferred products.

4.6 **Paragraph 558** should read:

Notably the proposed development would deliver 71 affordable homes as London Affordable Rent and Intermediate Shared Ownership tenure. This represents 30% affordable housing provision by habitable rooms and would meet an identified need for this form of housing. Furthermore, the affordable housing accommodation with a

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split of **62%** London Affordable Rent and **38%** shared ownership. Therefore, it would be comprised of genuinely affordable housing in the form of London Affordable Rent, and Intermediate housing. As such, the proposed development would make a substantive contribution to Lewisham's affordable housing needs, and officers attach significant weight to this in planning terms.

## 5.0 **CONCLUSION**

5.1 The additional representations that have been reviewed and together with the corrections to the Committee report these matters are not considered to change the assessment undertaken or the conclusion and recommendation of the officer report to Committee.

## 6.0 **REPORT AUTHOR AND CONTACT**

6.1 Dean Gibson – [Dean.Gibson@lewisham.gov.uk](mailto:Dean.Gibson@lewisham.gov.uk)

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