

Planning Committee Agenda Item 3C

Updated comments from LB of Newham

We are slightly disappointed that you have decided on a different recommendation to the one made at our Committee.

The main consideration was obviously the principle of the use. We did consider the policy aspects of the proposal and whilst it does represent a departure, it was considered against previous decisions and the LLV OAPF, that the scheme was, on balance, considered acceptable by our Members.

In your report you have cited various reasons why, despite these previous decisions, the principle is still unacceptable. Namely that the introduction of residential into a more interior part of the employment area would impact on the existing and established industrial uses. Whilst this viewpoint is understood, when we assessed the application here at Newham, we gave consideration to the fact that there are other existing residential users close to this site in any case, and the change in overall character and impact would not be significant.

Apart from the principle, which in fairness, you had always made known was a concern, it was surprising that other issues were brought up, which weren't previously raised as a concern; such as the design, affordable housing and amenity space provision.

The scheme was considered by us to have quite good architectural merit, and to also help up-lift a part of the borough that has been sluggish in terms of our regeneration aspirations. The report suggests that the affordable housing offer isn't acceptable, even though Newham's Housing was supportive.

The issues surrounding lack of amenity space and internal space standards seem to be very harsh as well, given that comparative schemes have been allowed in the past. You also make reference to Newham's emerging core strategy to reject the internal floor space provision for some of the units, yet don't appear to give the same document similar weight in assessing the principle.

The emerging LDF, of course, recognises that the employment area is suitable for some 40-60% industrial land release.

Hopefully, you can give these comments some consideration.