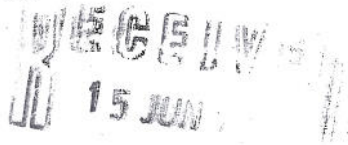


# Appendix 1



Amanda Reid  
 London Thames Gateway Development  
 Corporation  
 9th Floor  
 South Quay Plaza 3  
 189 Marsh Wall  
 London  
 E14 9SH



**Bernadette Marjoram MSc. F.C.I.M. F.R.S.A.**  
 Executive Director of Regeneration, Planning & Property  
**PHYSICAL REGENERATION &  
 DEVELOPMENT**

Development Control  
 1<sup>st</sup> Floor, West Wing  
 Newham Dockside  
 1000 Dockside Road  
 London  
 E16 2QU

Tel No: 020 3373 3580  
 Email: [chris.gascoigne@newham.gov.uk](mailto:chris.gascoigne@newham.gov.uk)  
 Ask for: Chris Gascoigne  
 Our ref: 08/01953/LTGDC

Date: 11/06/2009

Dear Amanda,

**RE: 08/01953/LTGDC**  
**Site: 2 Broadway, Stratford, London, E15**

This letter represents the Council's formal consultation response regarding the above mentioned application for planning permission.

The application was presented to the Council's Development Control Committee on the 10<sup>th</sup> June 2009. Please find attached the Council's Committee Report and Committee Update. The Development Control Committee endorsed the recommendation as detailed in the Update.

In summary, the Council considers that many of our previous concerns have been resolved. The development is considered to be acceptable in terms of the key issues regarding design, height, massing, layout, impacts on amenity, impacts on the conservation area and listed buildings, transportation, density and the quality of residential accommodation proposed.

However, as explained in the Committee Update and summarised below, the Council's outstanding concerns regarding affordable housing the S106 offer have not been satisfactorily resolved:

1. The current affordable housing offer of 10% on-site, with no social rent units (all units are intermediate tenure) and no family sized (3-bed+) affordable units is significantly below policy expectations.
2. The Council's Property Advisor is unconvinced regarding a number of the assumptions in the financial appraisal.
3. Although the principle of increasing the S106 financial contributions to £6,000 per unit represents an improved offer, the Council is concerned that the applicant has not proposed, nor has the LTGDC sought, an increase in the level of affordable housing.

The Council considers that increasing the provision for affordable housing should take priority over increasing the level of other S106 financial contributions in this instance.

4. Given the current economic climate whereby levels of affordable housing are more likely to be below policy expectations, the Council considers that a S106 overage clause is essential to ensure that increased provision of affordable housing is delivered in the event that market conditions improve. At the time of writing it is understood that the applicant has not agreed to a S106 overage clause. In addition, the LTGDC's Committee Report does not address the Council's suggested S106 overage clause and instead accepts the level of affordable housing. This is not considered to be acceptable.

On balance the planning merits of the proposal are not considered to outweigh the significant shortcomings in affordable housing.

As a consequence the Council objects to the application on the basis of the unacceptable level of affordable housing and recommends that the LTGDC should refuse planning permission for the reason set out below, unless there is an appropriate increase in provision for affordable housing and an affordable housing focussed overage clause in the S106.

**Reason for Refusal:**

1. The proposed development would provide an inadequate amount of affordable housing that fails to meet housing needs and achieve a mixed and balanced community, contrary to Policy S20 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State), Policies 3A.9 and 3A.10 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004) and the London Plan Housing SPG (Nov 2005).

The Council requests that the Members of the LTGDC Planning Committee are updated regarding the Council's representations, as set out in this letter and detailed in the Council's Committee Report and Committee Update

It is understood that discussions between the applicant and LTGDC regarding the S106 heads of terms / financial contributions is on-going. The Council requests to be consulted regarding this key issue.

Yours sincerely,

Chris Gascoigne

TEAM LEADER  
DEVELOPMENT CONTROL  
MAJOR APPLICATIONS: LTGDC & ODA AREA TEAM  
**For PHYSICAL REGENERATION & DEVELOPMENT**

cc Lorraine Hughes – GVA Grimley  
David Watkinson – GLA