

# Supporting Statement

## Notting Hill Housing Trust

Section 73 Minor Material Amendment  
Aylesbury Estate – Plot 18  
Land bounded by Albany Road,  
Thurlow Street, Dawes Street and Inville  
Road London SE17

October 2017 v2

## Prepared by

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## Quality Standards Control

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This document must only be treated as a draft unless it has been signed by the Originator and approved by a Business or Associate Director.

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26 October 2017

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### Limitations

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## 1 INTRODUCTION

1.1 This Supporting Statement has been prepared by GL Hearn in support of a Section 73 (S.73) Application on behalf of Notting Hill Housing Trust (“NHHT”), hereinafter referred to as ‘the Applicant’, in relation to the Aylesbury Estate, specifically ‘Plot 18’ – Land bounded by Thurlow Street to (to the east), Dawes Street (to the west), Inville Road (to the south) and Plot 9 a/b of the Aylesbury Regeneration Area (to the north), London SE17. Reserved Matters approval (ref: 16/AP/2800) was granted for Plot 18 in December 2016 in relation to:

*“Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at ‘Plot 18’ (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking.”*

1.2 This Reserved Matters application was made pursuant to Phase 2A (also referred to as ‘Plot 18’) of the outline planning permission that was submitted in respect of access; layout; scale; appearance; and landscaping in July 2016 and was approved on 21 December 2016 (ref: 16/AP/2800). Prior to this, the outline planning permission (ref: 14/AP/3844) for the wider Aylesbury Estate regeneration area (to which the Plot 18 Reserved Matters relates) was granted in August 2015 for the following development:

*“Demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.”*

1.3 This application in relation to the Plot 18 is made under S.73 of the Town & Country Planning Act 1990 to vary Condition 1 (approved plans) of the Reserved Matters approval 16/AP/2800 granted on 21<sup>st</sup> December 2016. All other elements of the approval remain unchanged. This approval established detailed development proposals and set out specific parameters as to the future quantum and form of development.

1.4 This S.73 application has been subject to extensive pre-application discussions with the LPA and a public exhibition.

### Environmental Impact Assessment

1.5 This S.73 application is accompanied by a Supporting Statement from WSP.

### **Associated Changes to First Development Site**

- 1.6 At the same time that the outline planning permission was granted, full planning permission was also granted for the first phase of the Aylesbury regeneration (known as the First Development Site 'FDS') – Land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London SE17. Both permissions are linked by a common Section 106 agreement and a separate S.73 application seeking amendments to the FDS planning permission has been prepared and submitted to the Local Planning Authority (LPA) for parallel consideration:

*“Variation of Condition 2 (Approved Drawings) of Planning Permission 14/AP3843 (dated 05/08/2015) for ‘Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m – 72.2Maod), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works’ to allow alterations to provide (1) a revised mix of residential units and tenures within subplot 01, 02, 05 and 06; (2) alternations to external elevations of subplot 01, 02, 05 and 06; (3) removal of the approved Gas Pressure Reduction System; (4) addition of 12no. residential units; (5) alterations to landscape layouts”.*

- 1.7 These ‘applications’ seek to refine tenure mix within the housing provision in both the FDS and Plot 18 development and add 12x residential units to the permitted 830 units permitted in FDS. Whilst technically these are separate submissions, the relationship between these two initial phases of the Aylesbury Estate Regeneration means that they are effectively linked should be considered in tandem by the LPA.

### **Rationale**

- 1.8 The Applicant has taken the opportunity to review unit and tenure mix in light of the reprogramming of Compulsory Purchase Order (CPO) resolution matters pursuant to the FDS. Following a detailed review of the approved unit and tenure mix and delivery context, the Applicant has identified an opportunity to increase the provision of affordable housing tenures within the FDS, which will result in the accelerated delivery of critical affordable housing supply in the early phases of delivering the Aylesbury Regeneration and also facilitate the re-housing of existing residents in these early phases of development. Importantly, Notting Hill Housing remains committed to meeting the overall requirement for affordable housing provision and ensuring that the affordable options remain affordable and accessible to Southwark residents.
- 1.9 At the same time, there would be an increase the amount of private units within Plot 18 in order to ensure the proposals across Aylesbury Regeneration area continues to deliver a suitable balance of tenures and to address the Aylesbury Area Action Plan (2010) which sets the objective of achieving

a 50:50 split of affordable vs private tenures across the entire Estate. It should be noted that when considered together, these two proposals for the FDS/P18 would still deliver a net increase in affordable housing compared with the current permission.

- 1.10 Owing to unit mix and tenure requirements being secured within extant planning permissions and the supporting Section 106 Agreement (dated 5 August 2015) for the development, the Applicant seeks to advance these minor amendments to the approved schemes (ref: 14/AP/3843 and 16/AP/2800) by way of S.73 applications to regularise the amendments in planning. This approach has been subject to, and reflects, extensive pre-application discussions held with the LPA.

### Submission Documents

- 1.11 The following documentation, in addition to this Supporting Statement, supports this application:

- Completed application form;
- Location map;
- Amended drawings pack:
  - Site wide
    - NHH-P18 L 2900 Rev D Plot-18 Public Open Space Landscape Illustrative Masterplan
  - North Block
    - NHH-P18 L 12 Rev A - South-East & North West Site Elevations
    - NHH-P18 A 01 Rev D - Ground Plan
    - NHH-P18 A 02 Rev B - First Floor
    - NHH-P18 A 03 Rev B - Typical floor Plan (2nd-3rd Floor)
    - NHH-P18 A 04 Rev B - Fourth floor Plan
    - NHH-P18 A 05 Rev B - Fifth floor Plan
    - NHH-P18 A 06 Rev B - Sixth floor Plan
    - NHH-P18 A 21 Rev A - South East Elevation
    - NHH-P18 A 22 Rev A - South West Elevation (Block 3)
    - NHH-P18 A 23 Rev A - North West Elevation
    - NHH-P18 A 41 Rev A – Long Section
    - NHH-P18 A 202 Rev A - 2B 4P Wheelchair Unit- Block 3
- 'Section 73' Design brochure;
- Schedule of accommodation ;
- WSP's supporting statement ;
- Supporting Statement (Planning) ; and
- £195 Application Fee (cheque no. 700052).

## Context

- 1.12 There is no statutory definition of a ‘minor material amendment’ to an existing permission although the Government supports the following definition:

*“A minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved”.*

- 1.13 Minor Material Amendments can be carried out on a planning permission which has a planning condition that can be varied to achieve the aim of the minor material amendment.

## Summary

- 1.14 This S.73 application seeks to amend Condition 1 of the Reserved Matters approval by replacing those plans with the new plans listed at Para 1.11 of this Statement.
- 1.15 It will be demonstrated in the following sections that, within the context of the existing consent and the wider Aylesbury Estate regeneration area as a whole, the proposals are considered “minor material amendments” in nature and the proposals will remain consistent with both national and local planning policies.

## **2 SITE AND SURROUNDINGS**

- 2.1 The Aylesbury Estate, which measures 22.1ha, is located in the Walworth area of the London Borough of Southwark (LBS). It is situated to the east of Walworth Road, west of Old Kent Road and extends along the northern boundary of Burgess Park, within the northern part of LBS. The Aylesbury Estate is home to over 7,000 people and includes residential units, offices, community buildings and retail units.
- 2.2 The Aylesbury Estate is centrally located between London travel Zones 1 and 2, with Elephant and Castle station to the north-west and Camberwell directly south. The area is well connected to existing public transport routes and cycle networks. There are three designated cycle routes which pass through the Aylesbury Estate via Burgess Park and numerous local bus services, including three routes which run through the Estate along Thurlow Street and Albany Road, two of which run through the night.
- 2.3 There are three underground stations in close proximity including Elephant and Castle (1.1 miles), Kennington (1.1 miles) and Oval (1.3 miles). All three underground stations are served by the Northern Line. Elephant and Castle is also served by the Bakerloo Line. Elephant and Castle also has a Train Station (1.1 miles) which provides direct rail links to Sevenoaks, Sutton, Luton and St Albans.
- 2.4 This S.73 application relates to Phase 2a, Plot 18 of wider Aylesbury Estate regeneration area. Plot 18 measures approximately 1.02 ha in size and is situated at the heart of the Aylesbury Estate regeneration area and comprises Development Parcel 18, which is further divided into two Development Parcel subplots; 18a and 18b commonly referred to as the 'North Block' and 'South Block' respectively.
- 2.5 The immediate areas surrounding Plot 18 are largely residential in character. The Liverpool Grove Conservation Area is situated immediately to the west of the application site.



### 3 THE PROPOSED AMENDMENTS

- 3.1 A Minor Material Amendment application to vary Condition 1 (Approved Drawings/Documents) of Planning Permission (16/AP/2800 dated 21/12/2016) is proposed for:

*Minor material amendment to vary Condition 1 (Approved Drawings/Documents) of Planning Permission (16/AP/2800 dated 21/12/2016) for 'Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking' to allow alterations to provide (1) a revised mix of residential tenures within Block 1 and Block 3; and (2) consequential alterations to the siting and façade of Block 3 of the North Block.*

#### Condition 1

- 3.2 Condition 1 is currently drafted as:

*The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:*

*Application Documents: Arboricultural Impact Assessment; BREEAM Pre-Assessment; Community Facility Travel Plan; Daylight, Sunlight and Overshadowing Assessment; Design and Access Statement November 2016; Drainage Strategy Report; Early Years Facility Travel Plan; Energy Statement; Ground Investigation Report; Health Centre Travel Plan; Pedestrian Wind Comfort Analysis Report; Planning and Reconciliation Statement November 2016; Remediation Method Statement; Statement of Community Involvement; Transport Statement November 2016; Ventilation Statement.*

*Proposed Drawings - North Block: A01 REV C; A02 REV A; A03 REV A; A04 REV A; A05 REV A; A06 REV A; A07 REV A; A08; A09; A20; A21; A22; A23; A24; A40; A41; A60; A61; A200; A201; A202.*

*Proposed Drawings - South Block: B01 REV A; B02 REV B; B03 REV A; B04 REV A; B05 REV A; B06 REV A; B20 REV B; B21 REV B; B22 REV B; B23 REV B; B40 REV A; B41 REV A; B42 REV A; B43 REV A.*

*Proposed Drawings - Site Wide: L02 REV A; L03; L04 REV C; L08; L11; L12; L-2900 REV C; L-2901.*

*Proposed Drawings - Technical: 9682-D-001 REV E; 9682-GA-001 REV G; 9682-GA-002 REV F; 9682-GA-003 REV D; 9682-RP-001 REV B; 9682-RP-002 REV A; 9682-1300-001-D REV D; SK-161116 REV A*

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## Amendment to the Condition 1 sought

### 3.3 Condition 1 to be amended to facilitate the following revised approved plans:

*The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:*

*The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:*

*Application Documents: Arboricultural Impact Assessment; BREEAM Pre-Assessment; Community Facility Travel Plan; Daylight, Sunlight and Overshadowing Assessment; Design and Access Statement November 2016; Drainage Strategy Report; Early Years Facility Travel Plan; Energy Statement; Ground Investigation Report; Health Centre Travel Plan; Pedestrian Wind Comfort Analysis Report; Planning and Reconciliation Statement November 2016; Remediation Method Statement; Statement of Community Involvement; Transport Statement November 2016; Ventilation Statement; **Section 73 Design Prepared (prepared by HTA Architects).***

*Proposed Drawings - North Block: **A01 REV D; A02 REV B; A03 REV B; A04 REV B; A05 REV B; A06 REV B; A07 REV A; A08; A09; A20; A21 REV A; A22 REV A; A23 REV A; A24; A40; A41 REV A; A60; A61; A200; A201; A202 REV A.***

*Proposed Drawings - South Block: B01 REV A; B02 REV B; B03 REV A; B04 REV A; B05 REV A; B06 REV A; B20 REV B; B21 REV B; B22 REV B; B23 REV B; B40 REV A; B41 REV A; B42 REV A; B43 REV A.*

*Proposed Drawings - Site Wide: L02 REV A; L03; L04 REV C; L08; L11; **L12 Rev A; L-2900 REV D; L-2901.***

*Proposed Drawings - Technical: 9682-D-001 REV E; 9682-GA-001 REV G; 9682-GA-002 REV F; 9682-GA-003 REV D; 9682-RP-001 REV B; 9682-RP-002 REV A; 9682-1300-001-D REV D; SK-161116 REV A*

*Reason:*

*For the avoidance of doubt and in the interests of proper planning.*

#### **4 MATERIAL PLANNING CIRCUMSTANCES**

- 4.1 Since the grant of the existing planning permission, there have been no material changes to national planning policy as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 4.2 At regional level, the Greater London Authority (GLA) published the *Housing Standards Minor Alterations to the London Plan* and the *Parking Standards Minor Alterations to the London Plan* in March 2016. These were minor alterations to the London Plan and no other material changes have been made to the London Plan since the grant of existing consent. The London Plan was updated in March 2016 to consolidate the minor alterations.
- 4.3 At local level, the LPA adopted its Core Strategy in 2011, the Southwark Plan in 2007 and the Aylesbury Area Action Plan in 2010. The LPA is currently preparing the New Southwark Plan which, once finalised and adopted, will replace the Core Strategy and the Southwark Plan. At present, there are no new adopted policies contained within the local level Development Plan that materially change the policy circumstances associated with this proposal.

## 5 PLANNING ASSESSMENT

5.1 This S.73 application to amend Condition 1 of 16/AP/2800 is considered entirely appropriate in planning terms. The amendments should be considered alongside the amendments proposed at the FDS of the wider Aylesbury Estate regeneration area.

### Summary of amendments

5.2 The amendments proposed to Plot 18 can be summarised as follows:

- A revised mix of residential units and tenures within Block 1 and Block 3 (of the North Block); and
- Alterations to the siting and external façade of Block 3 (of the North Block).

5.3 The amendments proposed to the FDS by way of separate S.73 application for parallel consideration can be summarised as follows:

- A revised mix of residential units and tenures within subplot 01, 02, 05 and 06;
- Alterations to external elevations of subplot 01, 02, 05 and 06;
- Removal of the approved Gas Pressure Reduction System;
- Provision of 12x additional dwellings through 3x townhouses and 9x apartments; and
- Minor alterations to landscape layouts.

### Additional Residential Units

5.4 The permitted number of residential units (122) within Plot 18 would remain as approved.

5.5 Where relevant the following sections set out information in relation to (i) FDS, (ii) Plot 18 and (iii) combined FDS & Plot 18. This Statement is primarily concerned with Plot 18 but the delivery of affordable housing must be understood as phase specific but also in the context of the wider delivery of the Aylesbury Regeneration.

### Affordable housing – Amount

5.6 Policy BH3 of the Aylesbury Area Action Plan (2010) states that 50% of new homes in the action area core will be affordable and 50% will be private. The policy introduces differential splits in Phases 1 and 4 in order to assist in the rehousing programme and deliverability. The policy indicates that Phase 1 should deliver 59% affordable and 41% private, and Phase 4 should deliver

42% affordable and 58% private. In other words, the policy requires the regeneration programme to deliver more affordable housing early in the programme.

5.7 The current S.73 application proposes to deliver more affordable units in the FDS (more than approved in the existing consent 14/AP/3843) to expedite the wider delivery of the Aylesbury Regeneration including the rehousing programme. Some of the private units in the originally approved scheme for the FDS will be replaced with affordable units and the private units will be rebalanced in subsequent delivery phases, including Plot 18 where 33 previously affordable units are proposed to be converted to private units. The affordable units within Plot 18 to be converted to private units comprise 4 no. Shared Ownership units (within Block 1) and 29 no. Social Rent units within Block 3.

5.8 The tenure swap between the FDS and P18 would allow the affordable units to be delivered early on in the programme, and would not result in a reduction of affordable housing as a whole. In fact, the FDS will deliver over and above the tenure swaps between the FDS and P18, and the combined affordable housing provision at FDS/P18 would increase from 51% to 60% (habitable rooms) as a result of the proposed amendments at the two sites.

5.9 The proposed amendments therefore not only lead to early delivery of more affordable housing in line with the vision of Policy BH3 of the Aylesbury Area Action Plan (2010) but also deliver more affordable housing than the previously approved schemes. This is consistent with the aims and provisions of Policies 3.8, 3.9 and 3.11 of the London Plan (2016); Strategic Policy 6 of the Core Strategy (2011); and Policy 4.4 of the Southwark Plan (2007) to maximise affordable housing provision. Furthermore, the proposed amendments are consistent with the existing planning permission 14/AP/3843 in maximising the affordable housing delivery.

**Table 1: Affordable housing and private housing at FDS and P18**

	Affordable			Private	
	Habitable Rooms	Habitable Rooms	%	Habitable Rooms	%
FDS (Approved)	2721	1394	51%	1327	49%
FDS (Proposed)	2764	1780	64%	984	36%
Difference +/-	43	386		-343	

	Affordable			Private	
	Habitable Rooms	Habitable Rooms	%	Habitable Rooms	%
P18 (Approved)	351	180	51%	171	49%
P18 (Proposed)	351	82	23%	269	77%
Difference +/-	0	-98		98	

	Affordable			Private	
	Habitable Rooms	Habitable Rooms	%	Habitable Rooms	%
<b>FDS &amp; P18 (Approved)</b>	3072	1574	51%	1498	49%
<b>FDS &amp; P18 (Proposed)</b>	3115	1862	60%	1253	40%
<b>Difference +/-</b>	43	288		-245	

## Tenure

- 5.10 Policy BH3 of the Aylesbury Area Action Plan (2010) notes that, of the affordable housing provided, 75% should be social rented and 25% should be intermediate.
- 5.11 The existing consent 16/AP/2800 for Plot 18 has a tenure split of 86% social rent and 14% intermediate in habitable rooms. The proposal would change this tenure split to 83% social rent and 17% shared ownership in habitable rooms for Plot 18.
- 5.12 As the early/additional delivery of affordable housing in the FDS will largely be in the form of intermediate housing. The overall provision of affordable housing at FDS/P18 would achieve a combined tenure split of 68% social rent and 32% shared ownership in habitable rooms.
- 5.13 It is acknowledged that this is a departure from the originally envisaged tenure mix of the Aylesbury Area Action Plan. However, we justify this change on the basis we would be exceeding the AAAP's other target of a minimum 50% affordable units. The proposed amendments at FDS/P18 would actually deliver 36 additional habitable rooms in social rent and 252 additional habitable rooms in intermediate, when compared to the previously approved schemes.
- 5.14 Given the increased amount of overall affordable housing proposed, it is noteworthy that the proposed amendments at FDS will deliver more affordable housing both in social rent and shared ownership tenures than a fully policy compliant (50% affordable, of which 75% is social rent and 25% is intermediate) proposal. It is also noted that Paragraph 1.2.10 of Schedule 3 of the signed S106 agreement for 14/AP/3843 allows the Applicant to adjust affordable housing provision in a subsequent stage of Aylesbury Regeneration to reflect any over-provision in an earlier stage.
- 5.15 The significant public benefit of increased affordable housing provision in early phases outweighs the limited harm caused by the departure from the 75-25 tenure split. The proposed amendments will in fact deliver a greater number of both Social Rent habitable rooms and shared ownership habitable rooms.

**Table 2: Affordable housing tenure mix at FDS and P18**

	Social Rent		Shared Ownership	
	Habitable Rooms	%	Habitable Rooms	%
FDS (Approved)	1068	77%	326	23%
FDS (Proposed)	1191	67%	589	33%
Difference +/-	123		263	

	Social Rent		Shared Ownership	
	Habitable Rooms	%	Habitable Rooms	%
P18 (Approved)	155	86%	25	14%
P18 (Proposed)	68	83%	14	17%
Difference +/-	-87		-11	

	Social Rent		Shared Ownership	
	Habitable Rooms	%	Habitable Rooms	%
FDS & P18 (Approved)	1223	78%	351	22%
FDS & P18 (Proposed)	1259	68%	603	32%
Difference +/-	36		252	

- 5.16 A strict application of the AAAP targets of 50% affordable housing with 75-25 tenure split would deliver 1,037 social rent habitable rooms and 346 intermediate habitable rooms in FDS.
- 5.17 This S.73 application proposal with 64% affordable housing and a 67-33 split will deliver 1,191 social rent habitable rooms and 589 intermediate habitable rooms in FDS. A clear increase in supply of all affordable tenures.
- 5.18 Similarly, the combined FDS/P18, set in the context of a strict application of the AAAP targets with 50% affordable housing with 75-25 tenure split would deliver 1,168 social rent habitable rooms and 389 intermediate habitable rooms in FDS/P18, whereas the current S.73 application proposals with 60% affordable housing with 68-32 split will deliver 1,259 social rent habitable rooms and 603 intermediate habitable rooms in FDS/P18.
- 5.19 Therefore, the combined amendments to FDS/P18 will deliver more affordable housing than applying the AAAP targets.
- 5.20 In this context, the proposed tenure split for the affordable housing element is considered acceptable in ensuring that local residents benefit from sufficient provision of genuinely affordable homes which is consistent with the vision of the existing planning permission 14/AP/3843.

## Unit mix

- 5.21 Policy BH4 of the Aylesbury Area Action Plan (2010) seeks to achieve a range of housing unit mix to contribute to a genuine choice in size of homes. This proposal for Plot 18 does not alter the mix of the residential accommodation.

## Affordable housing – Tenure/Unit mix

- 5.22 As mentioned previously, the tenure swap between FDS and P18 means that more affordable housing will be delivered upfront in FDS, and moreover there will be additional affordable homes than originally approved for FDS/P18 as a whole.
- 5.23 The proposed amendments will deliver 101x additional 1-bed affordable units, 62x additional 2-bed affordable units, 8x fewer 3-bed affordable units and 2x fewer 4-bed affordable units than the existing consent 14/AP/3843 in FDS.
- 5.24 P18 will deliver 18x fewer 1-bed affordable units, 13x fewer 2-bed and 2x fewer 3-bed affordable units than the existing consent 16/AP/2800.
- 5.25 Taken together, the amendments on FDS/P18 will deliver 83x additional 1-bed affordable units, 49x additional 2-bed affordable units, 10x fewer 3-bed affordable units and 2x fewer 4-bed affordable units. In other words, the amendments will significantly increase 1-bed and 2-bed affordable units at FDS/P18 but will slightly decrease 3-bed and 4-bed affordable units.
- 5.26 Although the proposed amendments will slightly reduce the provision of 3-bed and 4-bed affordable units within the FDS, it should be noted that these losses will be in the form of Shared Ownership units and not social rent units.
- 5.27 Whilst the proposed amendments will lose 15x 3-bed Shared Ownership units and 2x 4-bed Shared Ownership units within the FDS, there will actually be a gain of 7x 3-bed social rent units to provide more family-sized affordable units at genuinely affordable prices.
- 5.28 Furthermore, the approved 15x 3-bed Shared Ownership units and 2x 4-bed Shared Ownership units would not be genuinely affordable units in any event as their values would most likely exceed £600,000 in this location. Indeed, the Mayor's Affordable Housing and Viability SPD (2017) advises that generally Shared Ownership is not appropriate where unrestricted market values of a home exceed £600,000 and should not be considered genuinely affordable.



5.29 In this context, the loss of 15x 3-bed Shared Ownership units and 2x 4-bed Shared Ownership units within the FDS will not result in a material loss of affordable housing provision in real terms, and will be comfortably compensated by the significant increase in the genuinely affordable 1-bed and 2-bed affordable units.

**Table 3: Housing tenure and unit mix at FDS and P18**

	Tenure (Units)																			
	1-Bed			2-Bed			3-Bed			4-Bed			5-Bed			Total				
	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	TOTAL	
FDS (Approved)	135	37	199	68	48	183	63	15	30	20	2	10	18	0	2	304	102	424	830	
FDS (Proposed)	161	112	103	79	99	122	70	0	40	20	0	16	18	0	2	348	211	283	842	
Difference +/-	26	75	-96	11	51	-61	7	-15	10	0	-2	6	0	0	0	44	109	-141	12	

	Tenure (Units)																			
	1-Bed			2-Bed			3-Bed			4-Bed			5-Bed			Total				
	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	TOTAL	
P18 (Approved)	15	8	45	29	2	21	2	0	0	0	0	0	0	0	0	46	10	66	122	
P18 (Proposed)	0	5	63	17	1	34	0	0	2	0	0	0	0	0	0	17	6	99	122	
Difference +/-	-15	-3	18	-12	-1	13	-2	0	2	0	0	0	0	0	0	-29	-4	33	0	

	Tenure (Units)																			
	1-Bed			2-Bed			3-Bed			4-Bed			5-Bed			Total				
	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	SR	S/O	Private	TOTAL	
FDS & P18 (Approved)	150	45	244	97	50	204	65	15	30	20	2	10	18	0	2	350	112	490	952	
FDS & P18 (Proposed)	161	117	166	96	100	156	70	0	42	20	0	16	18	0	2	365	217	382	964	
Difference +/-	11	72	-78	-1	50	-48	5	-15	12	0	-2	6	0	0	0	15	105	-108	12	

## Housing type

5.30 Policy BH5 of the Aylesbury Area Action Plan (2010) seeks to achieve a range of dwelling types across flats, maisonettes/duplexes and houses.

5.31 The existing consent 16/AP/2800 would deliver all of the approval housing as flats and this would continue to be the case for the revised proposal.

## Unit size

5.32 Table A6.1 of the Aylesbury Area Action Plan (2010) and Table 1 of the Residential Design Standards SPD set out the internal space standards. The expectation is that the higher unit size will always be the minimum requirement regardless of which policy document it comes from.

5.33 The internal size of the some of the residential has altered as a result of the proposed changes to the tenure (noting the requirements for private units are not as onerous and social rent units).As

such the size of some of the units has marginally decreased, however, all of the accommodation would continue to meet the prescribed standards and as such, the proposed accommodation will be acceptable and provide generous flat sizes.

### Dual aspect

- 5.34 Paragraph A6.7.8 of the Aylesbury Area Action Plan (2010) notes that at least 75% of apartments should have dual aspect.
- 5.35 The current S.73 application proposal will provide approximately 66.4% of the flats as dual aspect which is the same as previously approved.

### Wheelchair access

- 5.36 Policy 3.8 of the London Plan (2016) and Policy 4.3 of the Southwark Plan (2007) seek to ensure that 10% of new housing is wheelchair accessible units.
- 5.37 A total of 12 units suitable for wheelchair users will be provided in Plot 18 which equates to 9.8% of all units. The proposed amendments would result in the net loss of one wheelchair unit, but the proposal would continue to provide a mix of sizes similar to before of 6 no. 1 bed and 6 no. 2 bed units. Thus overall, the proposal would meet the aims of Policy 3.8 of the London Plan (2016) and Policy 4.3 of the Southwark Plan (2007) to deliver 10% wheelchair accessible units.

### Design and landscape

- 5.38 Chapter 7 of the London Plan (2016); Strategic Policy 12 of the Core Strategy (2011); Policies 3.12 and 3.13 of the Southwark Plan (2007); and the Aylesbury Area Action Plan (2010) seek to ensure that new development is well designed to create an attractive neighbourhood and high quality built environment. The proposed amendments include minor alterations to the siting of Block 3 (a minor reduction in width) and external changes to the position of the fenestration and projecting balconies.
- 5.39 As detailed in the Design and Access Statement, the proposed changes are well thought-through and relatively minor in scale and nature. The proposed changes are of a consequence of the internal alterations to reduce the size of the flats to suit the revised tenure mix (for which different internal space standards apply). They are of only minor material impact upon the overall scheme design. As such, the changes do not raise any planning or design issues.

- 5.40 The various design alterations are consistent with the aims and provisions of Chapter 7 of the London Plan (2016); Strategic Policy 12 of the Core Strategy (2011); Policies 3.12 and 3.13 of the Southwark Plan (2007); and the Aylesbury Area Action Plan (2010) to seek well designed new development, and also consistent with the overall scheme design benefiting from Reserved Matters approval 16/AP/2800.

### Other considerations

- 5.41 The proposed minor amendments to Plot 18 do not impact on daylight/sunlight, overlooking, amenity, open space, children's play, car parking or cycle parking which remain unchanged from the planning permission (ref: 16/AP/2800).

## 6 CONCLUSION

- 6.1 This application is made under S.73 of the Town & Country Planning Act 1990 to vary Condition 1 (approved plans) of the Reserved Matters approval for Plot 18 (16/AP/2800) granted on 21<sup>st</sup> December 2016.
- 6.2 A separate S.73 application is submitted to vary Condition 2 (approved plans) of the original planning permission for the FDS (14/AP/3843) granted on 5th August 2015.
- 6.3 Whilst technically these are separate submissions, the relationship between these two initial phases of the Aylesbury Estate regeneration area means that they are effectively linked, particularly in regard to affordable housing context and the Applicant considers that there is merit in their being considered in tandem by the LPA.
- 6.4 The amendments proposed to the Plot 18 can be summarised as follows:
- A revised mix of residential units and tenures within Block 1 and Block 3 (of the North Block); and
  - Alterations to external façade of Block 3 (of the North Block).
- 6.5 The amendments proposed to the FDS by way of the separate S.73 application for parallel consideration can be summarised as follows:
- A revised mix of residential units and tenures within subplot 01, 02, 05 and 06;
  - Alterations to external elevations of subplot 01, 02, 05 and 06;
  - Removal of the approved Gas Pressure Reduction System;
  - Provision of 12x additional dwellings through 3x townhouses and 9x apartments; and
  - Minor alterations to landscape layouts
- 6.6 The relevant Development Plan framework has not materially changed since Reserved Matters approval was granted for Plot 18 in December 2016. For the reasons discussed in Section 5 of this statement, it has been demonstrated that, within the context of the existing consent and the wider Aylesbury Estate regeneration area as a whole, the proposed amendments are considered “minor material amendments” in nature and the proposals will remain consistent with both national and local planning policies since the original grant of the existing consent.
- 6.7 For all practical purposes the Reserved Matters approval remains essentially intact and in any event it has been demonstrated that the extent of the proposed amendments are entirely consistent with the national framework and the LPA’s Development Plan.
- 6.8 The application is commended for approval on this basis.