

PLANNING BOARD	Agenda Item: 6
9 July 2018	Reference No: I6/4008/F

Applicant: Leopard Guernsey Anchor Propco Ltd

Agent: GVA

Site Address: VIP Trading Estate and The VIP Industrial Estate, Anchor and Hope Lane, Charlton, SE7.	Ward: Woolwich Riverside Application Type: Full Planning Permission
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Addendum

I. Amendments to the main report

- I.1 Three additional responses were received from local residents. The following is added to the table at paragraph 6.5:

Local Residents and Businesses

Summary of Comments	Officers comments
Insufficient affordable housing	These issues have been raised in previous representations and are addressed in the published report.
Overdevelopment / diversion from the masterplan	
Impacts on infrastructure	
Impact upon residents' well-being and quality of life due to noise levels / impact on sleep associated with the proposed development	
Shortage of age appropriate accommodation	
Would welcome the opportunity to work with Rockwell to provide low rise, affordable, accessible housing	
Proposal does not conform to the Core Strategy or Charlton Riverside Masterplan relation to number of storeys, density, infrastructure-led development and affordable housing	

Section 14. Affordable Housing

- 1.2 It is clarified that all references to 'social rented' housing should read 'affordable rented' throughout the report and in the recommendation.
- 1.3 The applicant has submitted a revised affordable housing offer as follows:

Type of Affordable	Number of Homes	Tenure Split by Habitable Room (%)	Tenure Split by Unit (%)
London Affordable Rent	162	70.1%	64.8%
Shared Ownership	88	29.9%	35.2%
Total	250	35%	32.4%

- 1.4 Officers have reviewed the revised offer and welcome the overall increase in affordable housing provision and the commitment to providing the affordable rented units at London Affordable Rent levels. As the level of provision falls below 35% when calculated on the basis of units rather than habitable rooms it is still not fully policy compliant. As such a review mechanism will be required in order to ensure that the amount of affordable housing that can be provided is maximised.

Section 30 Planning Obligations

- 1.5 The first table in this section is updated as follows:

Clause / Contribution	Details / Amount
Number of affordable units / % of total units	250 (32.4% by unit or 35% by habitable room)
Number of social rented, affordable rent, intermediate units	162 affordable rented (70.1%) 88 shared ownership (29.9%)
Rent levels	London Affordable Rent
Early review mechanism if development not commenced within 2 years	
Late stage review upon sale of 75% of units	

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