

Email Between Council and Greater London authority

We have received the attached letter from Fairview Homes. Please see below a response to this letter, which should be considered by the LPA and/or the Inspector in relation to this appeal.

Affordable Housing

Paragraph 32 of the Stage 1 report sets out GLA's position that '35% affordable housing offer at an acceptable tenure split is **strongly supported and meets the 35% threshold for Fast Track Route**, but the applicant should investigate potential for additional grant funding with a view to maximise affordable housing'. The applicant's confirmation that no further grant funding is available is noted.

Pedestrian Footbridge

Officers welcome the additional visual information and Section 106 Schedule dated 15th July 2020 to demonstrate the integration of the new pedestrian route with the railway footbridge.

Fire Safety

An Outline Fire Strategy is updated setting out that fire evacuation lifts should be provided. Detailed Fire Strategy should be secured with any planning permission to fully address the requirements of London Plan Policy D12 and D5.

Cycle Parking

Information regarding 5% of cycle parking for larger and adaptable bikes is noted.

Energy

Please find attached the latest response. Please secure appropriate carbon offset payment and Be Seen energy monitoring. Please see attached Be Seen monitoring wording for the section 106 clauses.

Whole Life Carbon Assessment

Please find attached the latest response. Additional information was requested at Stage 1, which has not been received to date.

Circular Economy

Please find attached the latest response.

Biodiversity

Please see below GLA's latest response in response to further information received after Stage 1 response was issued:

- The GLA Stage 1 response (dated 07/09/2021) states that the applicant should provide further information regarding quantitative evidence that the proposed development secures biodiversity net gain (BNG). The applicant has provided a Technical Briefing Note (dated June 2022) named Biodiversity Net Gain Assessment Using Defra Biodiversity Metric 3.1 Calculator Tool. This report concludes that the BNG is calculated to be 80.88%. No further information is required.
- The scheme is considered compliant with GI policy

Sustainable drainage and flood risk

Please see below GLA's latest response in response to further information received after Stage 1 response was issued:

- In response to the Stage 1 water comments (dated 10/09/2021) the applicant provided an updated Drainage Strategy Report (iD LTD, dated 11/10/2021) and a response email (from Fairview, dated 12/01/2022). The drainage strategy has been updated to restrict surface water with a variable discharge to the corresponding greenfield runoff rate. Rainwater harvesting has also been incorporated and the proposed SuDS are identified on the drainage plan. This is supported.
- No further information has been provided regarding the proposed water efficiency strategy for the non-residential uses on site. The requirement to meet The London Plan 2021 Policy SI.5 requirements relating to water efficiency should be secured by condition.
- No further information has been provided regarding the proposed flood warning and evacuation strategy for basement users in the event of a flood from the culverted watercourse crossing the site. This should be secured by condition.

Whilst there are some outstanding matters in relation to the Whole Life Carbon Assessment and Circular Economy Statement, the LPA and Inspector should review these and satisfy themselves that the proposal meets the relevant development plan policies.

Kind regards,

