

Planning Board	Agenda Item: 4
19 January 2021	Reference No: 20/2323/F

Applicant: Greenwich Builds

Agent: DP9 Ltd

Site Address: Land adjoining Halsbrook Road / Highbrook Road / Rochester Way, Kidbrooke, SE3	Ward: Kidbrooke with Hornfair Application Type: Full Planning Permission
--	--

Second Addendum

I. Introduction

- I.1 Application Ref. **20/2323/F** was considered by Members at the Planning Board meeting held on 15/12/2020. Officers had recommended the application for approval subject to conditions and completion of a Directors' Agreement.
- I.2 Members resolved to defer the planning application to allow for Members to undertake a site visit. However, since this time England has entered a state of National Lockdown and the Government advice is to only leave home for work purposes where it is unreasonable to work from home. Officers are satisfied that for the purposes of considering this planning application, through the provision of additional photographs within the officer presentation, a site visit to better understand the context of the site is not necessary to allow Members to determine this application.
- I.3 This second addendum report ("the second addendum") should be read in conjunction with the main report dated 15th December 2020 ("the main report"), the first addendum report dated 15th December 2020 ("the first addendum") and the following appendices published in conjunction with the main report:
- Appendix 1 – Drawing numbers
 - Appendix 2 – Conditions and Informatives
 - Appendix 3 – National, regional, and local planning policies and Supplementary Planning Guidance / Documents.

2. Amendments to the Main Report

- 2.1 Paragraph 9.39 is to be amended to read as follows-
- 2.2 On balance therefore it is acknowledged that residents would experience some loss in amenity due to the resultant loss of existing green spaces, however taking into account the overall loss of 6595sqm and enhancement of 4626sqm, access to wider green spaces and public benefit of providing 80 social rented units, this is considered to be acceptable and the principle of development would meet the exceptions tests as detailed in Policy OSI of the Core Strategy (2014), Policy 7.18 of the London Plan (2016) and Policy G4 of the Draft London Plan.

3. Publication London Plan

- 3.1 On 17 December 2019, the Mayor published the Intend to Publish version of the London Plan and issued this to the Secretary of State. The Intend to Publish Plan is the latest version of the plan.
- 3.2 On 13th March 2020, the Secretary of State wrote to the Mayor setting out his consideration of the Mayor's Intend to Publish London Plan and exercised his power to direct changes under Section 337 of the Greater London Authority Act 1999 (as amended).
- 3.3 Following the Planning Board of the 15th of December 2020, the Mayor formally approved the new London Plan – now known as the “Publication London Plan”. The notification on the 21st December 2020 was prepared in response to the Secretary of State's directions to the Intend to Publish plan.
- 3.4 It has been sent to the Secretary of State for his consideration. He has up to 6 weeks to decide whether he is content for the Mayor to formally publish the Publication London Plan or apply for a further extension of time.
- 3.5 Once the Mayor has formally received confirmation from the Secretary of State that he is content for the Publication London Plan to be published, it will replace the existing London Plan.
- 3.6 Given this, the “Publication London Plan” now replaces any reference to the “Intend to Publish London Plan” within the main report and the first addendum as a material consideration for this planning application. Notwithstanding this, the notification of the “Publication London Plan” has not had a material impact to any of the policies already considered relevant for this recommendation.

4. Conclusion

- 4.1 The proposal is considered acceptable and consideration on all other elements in the main report remain unchanged.
- 4.2 Accordingly, it is still recommended that permission is granted for application reference 20/2323/F in line with Section I of the Main Report.

Report Author: Hoa Vong
Senior Principal Planning Officer (Major Developments)
Tel No. 020 8942 2620
Email: hoa.vong@royalgreenwich.gov.uk

Reporting to: Victoria Geoghegan
Assistant Director Planning and Building Control
Directorate of Regeneration, Enterprise and Skills
Tel No. 020 8921 4296
Email: victoria.geoghegan@royalgreenwich.gov.uk