

Planning Board 28 July 2021	Agenda Item: 7 Reference No: 19/2733/O, 20/2000/NM, 20/2331/I106, 20/2172/I106
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Applicant: Knight Dragon Developments Limited and L&Q Group
Agent: Lichfields

Site Address: Greenwich Peninsula Masterplan and Plots 18.02 and 18.03, Greenwich. SE10	Ward: Peninsula Application Type: Hybrid Application Outline Planning Application and Full Planning Application, S96A and s106A
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Third Addendum Report

1. Drafting Corrections to the Main Report

- 1.1 The following paragraphs set out drafting corrections made to the main report. Text that is underlined denotes additional text whereas text with a ~~strikethrough~~ denotes the removal of the text.

2. Corrections to the 2nd Addendum Report:

2.1 Pg. 3, Para 2.7 should read:

The main changes to the rolling minimum since the November 2020 Planning Board are as follows:

- The rolling minimum will be set at 28% across the whole of the Peninsula Masterplan.
- The 6 Affordable Free Plots (namely Plots 1.01, 1.02, 1.03, 2.01, 2.02 and 2.03) will not have any affordable housing occupation restrictions.
- If any of the 6 affordable free Meridian Quays plots are practically completed and the rolling minimum drops below 28%, twenty-eight percent (28%) is applied to the number of units practically completed within the 6 affordable free plots and this number is then added to the rolling minimum for the remainder of the scheme, causing the rolling minimum to increase proportionately and ensure that 28% affordable housing for the scheme as a whole is reached by completion.
- The rolling minimum can be reduced by 3% to 25%, due to delays to Silvertown Tunnel or a Force Majeure event. In such circumstances,

- a. the Developer will notify the Council that it will be unable to comply with 28% requirement and provide details on the plots and number of affordable housing units which will be affected by such delay or event;
- b. The Council and the GLA (in its capacity as landowner) agree in writing within 20 days (or it has been determined by an expert) taking into account the Developers indicative proposals for the delivery of AH across the site confirm that such adjustment is justified; and the period for which it is reasonable and appropriate, having regard to the extent of the delay, for such adjustment to apply.
- The rolling min can drop beyond 25% for Force Majeure events subject to the same approval procedure set out in a and b above but no more than 25% for Silvertown Tunnel.

3. **Correction to the Amendments to the Heads of Terms**

3.1 **Pg. 7 Para 5.1 should read:**

Clause/Contribution	Details/Amount
Rolling Min. of Affordable Housing	Rolling Minimum of 28% is maintained as the site is developed with the exception of the 6 affordable free plots on Meridian Quays (namely Plots 1.01, 1.02, 1.03, 2.01, 2.02 and 2.03). If any of the 6 affordable free Meridian Quays plots are occupied, 28% is applied to the number of units practically completed and this number is then added to the rolling minimum for the remainder of the scheme, causing the rolling minimum to increase proportionately depending on when these 6 Meridian Quay plots are delivered. This can fall by 3% to 25% in the event there are delays to the Silvertown Tunnel or a Force Majeure event that directly impact on the delivery of specific plots. The rolling minimum can be reduced by 3% to 25%, due to delays to Silvertown Tunnel or a Force Majeure event. <u>In such circumstances, a) the Developer will notify the Council that it will be unable to comply with 28% requirement and provide details on the plots and number of</u>

	<p>affordable housing units which will be affected by such delay or event.</p> <p>b) The Council and the GLA (in its capacity as landowner) agree in writing within 20 days (or it has been determined by an expert) taking into account the Developer's proposals for the delivery of AH across the site confirm that such adjustment is justified; and the period for which it is reasonable and appropriate, having regard to the extent of the delay, for such adjustment to apply.</p> <p>The rolling min can drop beyond 25% for Force Majeure events subject to the same approval procedure set out in a and b above but no more than 25% for Silvertown Tunnel.</p> <p>An enforcement cascade if the rolling minimum is not complied with.</p>
6 Affordable free plot in MQ. (namely Plots 1.01, 1.02, 1.03, 2.01, 2.02 and 2.03).	Carry over from the 2015 s106 legal agreement: • No requirement for affordable housing on the 6 Affordable Free MQ plots. • No affordable housing occupation restrictions.

4. **Objection from a Local Resident**

- 4.1 An additional objection was received on the 21st July 2021, following the resolution to grant at Planning Board in November 2020. A summary of the comment and Officers comments are noted below. This should be read in conjunction with Section 6.7 of the Main Report.
- 4.2 The number of objections reported in the previous Planning Board report was 12, the below takes the total to 13 objections.

Summary of Comments	Officers comments
<ul style="list-style-type: none"> • The 30-storey block at Plots 18.02 and 18.03 will block views of Canary Wharf for several existing blocks in the area • The construction of the 30-storey block will reduce the value of existing properties 	<ul style="list-style-type: none"> • Loss of views is not a material planning consideration. Notwithstanding this, the application site already has outline consent for up to 100m on Plot 18.02 and 75m on Plot 18.03 under the 2015 and therefore the principle of tall

<ul style="list-style-type: none"> • The bulk and size of the proposal will be obtrusive to residents 	<p>buildings in this location has already been accepted.</p> <ul style="list-style-type: none"> • Impact on value of properties is not a material planning consideration • The size of the buildings is consistent with the 2015 outline planning consent, which allows for up to 100m on Plot 18.02 and 75m on Plot 18.03. In regard to surrounding properties, the north of the site has not yet been delivered and forms plot 17.04 of the masterplan; the properties to the east are on the opposite side of central park with the closest property being 68m away; to the west is St Mary Magdalene School and therefore no residential properties are affected; and to the South are properties in GMV Phase 1 and 2, which are the closest residential properties, although are around 30m from the application site. The tallest elements of the proposal are located to the north of each respective plot, with the building heights reducing onto John Harrison Way to be in line with that of GMV Phase 1 and 2. It is considered the proposal will not result in an overbearing impact on existing neighbouring dwellings for these reasons.
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5. National Planning Policy Framework (NPPF) and National Model Design Code

5.1 Since the assessment of the application by Members on the 17th November 2020, a revised version of the NPPF was published on the 20th July 2021. In addition to this, Central government also published the National Model Design Code (20th July 2021).

5.2 The key change relevant to this application is the introduction of design guides and codes to be prepared at an area wide, neighbourhood or site specific scale should be produced either as part of a plan or as supplementary planning documents and to carry weight in the decision-making. Para 129 of the NPPF goes on to state that developers ‘...may also choose to prepare design codes in support of a planning application for sites they wish to develop...’ In this instance, the hybrid application was accompanied by the following documents:

- Design Specification
- Design Guidelines

5.3 The Development Specification defines and describes the component elements of the 2019 Peninsula Masterplan to be read in conjunction with the Parameter Plans and Design Guidelines. The Design Guidelines (updated August 2020) establish the overarching urban design elements that will guide the development.

5.4 It is therefore considered that the application is in line with this change to the NPPF (2021) for the purposes of assessing this application.

5.5 In regards to the other revisions to the NPPF, there has been no material change from the previous 2019 version of the NPPF to the revised NPPF (2021) for the purposes of assessing this application.

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