

Planning Committee: 21.09.2022

Briefing Note

ITEM 07 – Land south of Park Avenue, Southall (216991FULR3)

Recommendation:

Amend Non-Financial obligations item 14 to read:

14. Early-stage financial viability review mechanism to include reviews at the beginning of each Phase of the development to provide evidence to the LPA, based on up to date marketing data, of any improvement in viability that can be translated into the provision of additional affordable housing

Report:

Section 4, The applicant has submitted a Bat Survey Report (August 2022) and is covered also by condition 17.

Section 8.11 – Submitted scheme has 16 disabled spaces, not 22. The 3 standard car parking spaces for the CCG would be in addition to the disabled spaces utilising space in the car park not large enough for accessible spaces and minor alterations to the cycle parking stores, giving an overall total of 19. Therefore, there would be no loss of residential spaces in the podium alongside the 3 spaces proposed for the CCG.

Section 8.19 – 2nd paragraph. An updated Proposed Fire Safety Strategy was submitted in June 2022 and is covered by condition 57.

Section 13.6, quoting the Housing Supply Team comments, the number of affordable units is 223, not 200.

Section 13.7, 3rd paragraph - a total of 53 wheelchair accessible flats is proposed, not 52. 26 (not 31) are 1B2P and 27 (not 21) are 2B4P.

Section 13.7, 1239 sqm of flexible commercial (not 1131 sqm) is proposed.

Section 14.5 - as Section 8.11 above. 16 disabled spaces for residential uses. 3 standard spaces for CCG. There is no loss of residential accessible spaces.

Section 14.7 - Leisure Services states that the 2227 sqm of public amenity space proposed in the scheme can be considered as a way to help meet the shortfall of 2560sqm of Private and Communal Outdoor Amenity Space, leaving a shortfall of 333sqm.

Section 14.8 - As noted above, the applicant has submitted a Bat Survey Report (August 2022) and is covered also by condition 17.

Section 14.11 - Energy and Sustainability, 2nd paragraph - CO2 emission reductions will be 65% and 44% (not 66 and 43%).

Appendix 1

Amend condition 2: FVA (Dec 2021) repeated twice at iv and xix.

Amend condition 57 to refer to updated Fire Safety Strategy as follows:

Notwithstanding the details set out in the Proposed Fire Safety Strategy dated June 2022 and prepared by M10 Fire Consultancy, prior to the commencement of above ground construction works on the relevant phase, a Fire Statement shall be submitted to the Local Planning Authority for written approval. The approved details shall be implemented prior to first occupation of the relevant phase and thereafter be permanently retained.

Reason: In the interests of public safety and in accordance with the London Plan.