

Briefing Notes

ITEM 02 – Sherwood Close (Former Dean Gardens Estate), West Ealing

Amended Recommendation

Amendment to the Heads of Terms of Legal Agreement

The committee report outlines that the Tree Services Contribution is TBC. The Heads of Terms shall therefore be taken to be the following:

<i>Healthcare Provision</i>	£74,725
<i>Education Provision</i>	£135,000
<i>Air Quality Mitigation</i>	£18,500
<i>Town Centre Improvements</i>	£25,000
<i>Open Space (Shortfall in Onsite Provision)</i>	£110,000
<i>Children’s Play Space</i>	£35,000
<i>Allotment Improvements</i>	£22,641
<i>Tree Services</i>	£20,745**
<i>Transport and Highways Improvements</i>	£40,000
SUBTOTAL	£481,611
<i>Carbon Offsetting</i>	£208,986
<i>Energy Monitoring</i>	£13,470
TOTAL	£704,067

** The financial contributions sought are based primarily on the uplift in the number of residential units within the scheme from the existing consent. The majority of the existing contributions under the existing scheme will remain payable. These contributions therefore reflect additional contributions to those already secured.*

***** This contribution shall only be payable in the instance that the Category B trees shown within the submitted Arboricultural Survey and Report (Wassells, dated 29 September) are to be felled.***

Further representations

N/a

Notes/Additional Clarifications

Amendment to Affordable Housing Section of Committee Report

Planning Committee: 01.11.2023

Briefing Notes

Some administrative errors were made within this section of the report. The changes to this report are reflected below and highlighted in red. No change to the affordable housing provision has been made since the publication of the Committee Report and these changes are only to amend errors made.

The table below intends to illustrate, on an estate-wide basis, the delivery of affordable homes across the estate, comparing the consented scheme with the proposed scheme.

		1- bedroom	2- bedroom	3- bedroom	4- bedroom	Total
Private Market	Consented	51	73	18	0	
	Proposed	49	99	0	0	
	Change (+/-)	-2	+26	-18	N/C	+6
Social Rent (inc. Leasehold)	Consented	28	43	38	8	
	Proposed	39	59	48	8	
	Change (+/-)	+11	+16	+10	N/C	+37
Shared Ownership	Consented	22	36	2	0	
	Proposed	22	36	2	0	
	Change (+/-)	N/C	N/C	N/C	N/C	N/C

*Therefore, in assessing the total uplift in the number of flats, on an estate-wide basis, as a result of the proposed development compared to the consented scheme, the below table demonstrates the uplift as being from 319 to **362** residential units.*

Tenure Type	Consented	Proposed
Private Market Housing	142	148
Social Rent (inc. Leasehold)	117	154
Shared Ownership	60	60
TOTAL	319 units	362 units

Amendment to Housing Mix section of the Report

Some administrative errors were made within this section of the report. The changes to this report are reflected below and highlighted in red. This amendment is simply to change the supporting text, in order that it is reflective of the table above.

Planning Committee: 01.11.2023

Briefing Notes

Policy H10 of the London Plan states that residential schemes should generally consist of a range of unit sizes, which should be based on a variety of factors. Phase 3 of the Sherwood Close estate regeneration would include a healthy mix of housing types consisting of a variety of different housing types across different tenures. This is detailed within the table below:

Configuration	No. of Units	Percentage of Total
1b2p	60	32.4%
2b3p	53	28.6%
2b4p	62	33.6%
3b5p	10	5.4%

This would also mean that 72 out of the total 185 units (38.9%) would be larger units able to accommodate families (2b4p, 3b5p), with a further 28.6% being able to accommodate smaller families (2b3p). The GLA is supportive of the proposed housing mix from a strategic perspective.

Amendment to the Executive Summary

The executive summary of the report incorrectly states, with respect to car parking, that:

The required 3% of total units for disabled parking would be met and a remaining 7 car parking spaces would be allocated to three-bedroom homes within the development.

This is however incorrect. As the 3-bedroom flats within the scheme are now all within social rent, the higher service charges which will be payable would be unaffordable for social rent tenants due to the car park lighting, mechanical gate and sprinkler system. These higher service charges would be payable by the users of these spaces. Accordingly, these spaces would be made available for purchase by larger 2 bedroom units within Block C2. All other residents would be able to apply for a parking permit to park in other areas within the Estate.