

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	13 th December 2017
Item no.	3.1
Application reference:	171355
Applicant:	Selborne One Limited and Selbourne Two Limited
Location:	The Mall, 45 Selborne Road, Walthamstow, London
Proposed development:	<p><u>Full Planning Permission is sought for:</u></p> <p>Part demolition of The Mall, and its replacement and extension by an additional 8,769sqm (Gross External Area) GEA to be used for Shops, food and drink and leisure (Classes A1, A3, D2); Creation of 42 residential units (Use Class C3) up to a maximum height of 49m (Above Ordnance Datum); Redesign of Town Square, including new children's play space, landscaping (hard and soft) and lighting; Re-design of the access arrangements to The Mall; Creation of new entrance and associated works for residential buildings at ground floor level fronting onto the Town Square; Extension to the basement car parking area of The Mall by 318sqm and the creation of 33 car parking spaces; Re-design of the servicing arrangements for The Mall; Provision of new plant and renewable energy equipment; All associated and ancillary engineering works and operations.</p> <p><u>Outline Permission is sought for:</u></p> <p>Provision of residential dwellings (Use Class C3) in a collection of two low buildings and two tall buildings sitting above the podium created by the development the subject of the full planning permission, ranging in height up to 132.5m AOD; Provision of podium hard and soft landscaping areas, including play space (used by the proposed residential dwellings); Provision of associated services, including waste, refuse, cycle storage, and lighting; Creation of new entrance and servicing areas and associated works for residential buildings at ground floor.</p>

1 FURTHER REPRESENTATIONS RECEIVED:

- 1.1 Since the publication of the Committee Report, further representations in a standard format have been received by the Planning Department (16 in total)

raising further objections in relation to the proposed development. These are listed below:

- Reduction in public space;
- CABE Criticisms;
- Scale, massing, environmental detriment and need for an independent Environmental Impact Assessment;
- Impact on biodiversity and wellbeing;
- Impact on children within the children's playspace;
- Doubt that 'benefits' of scheme will materialise;
- Loss of light
- A development must offer real benefits

1.2 It should be noted that the comments raised above do not raise issues and have already been considered within the published Committee report.

1.3 A further comment has been raised regarding the rare Butterscotch flower on the existing Town Square. However, the applicant has submitted an ecology report as part of the Environmental Statement which states that no such plants have been surveyed on the site.

2 AFFORDABLE HOUSING

Shared Ownership:

2.1 The application would offer 20% affordable housing, which would all be shared ownership in tenure.

2.2 The Mall development: the salary income for the Shared Ownership units would be capped at £90k, however, the final salary range has still to be agreed with the applicant under the s106 agreement, should the Committee be minded to approve the application.

2.3 However, the below table outlines the potential purchaser income ranges which have been secured in the Borough at Unity Works site, Sutherland Road:

Dwelling Size	Number in Scheme	OMV Price Range	Share Sold	Purchasers' Income Range	Live Borough	Work Borough
1-bed	11	£300k - £335k	10x35%, 1x65%*	£31k - £63k*	9 WF, 2 other	10 other, 1 retired*
2-bed	12	£380k - £470k	1x25%, 11x35%	£50k - £89k	7 WF, 5 other	5 WF, 7 other
3-bed	7	£440k - £460k	1x25%, 6x35%	£51k - £89k	2 WF, 5 other	3 WF, 4 other

2.4 In terms of the spread of residents who purchased these units:

- 18 of the purchasers were existing London Borough of Waltham Forest (LBWF) residents;
- 6 of the purchasers both lived and work in LBWF;

- 3 of the purchasers that work in LBWF previously lived in other London boroughs (Hackney, Islington, and Ealing).
- All purchasers work in London, all but one of the purchasers not previously a resident in LBWF lived in other London boroughs, one lived in Hertfordshire.

3 FIRE SAFETY

- 3.1 The applicant has provided the following statement:
- 3.2 Fire safety has been considered throughout the design process, including an initial fire safety design review to inform the scheme design. The design review confirmed that the detailed scheme has been designed in such a way to minimise the risk of fires spreading and incorporates appropriate features should a fire break out. Appropriate escape and evacuation provision has been allowed for as part of the scheme.
- 3.3 Similarly, these matters will be incorporated within the design of the residential towers when the detailed proposals are prepared for reserved matters approval in due course. Access by fire appliances is available both from Selborne Road and the Town Square. The above details will also be subject to scrutiny when Building Regulation Approval is sought before the development commences.

4 CHANGES TO THE LONDON PLAN

- 4.1 The Draft London Plan (December 2017) was published on 29th November 2017 for consultation. The Draft London Plan sets out the strategic policies that guide development in London. The Draft Plan sets out new and amended policies that will form a blueprint for future development and sustainable, inclusive growth of the capital.
- 4.2 As noted in the report as this is published as a first consultation draft of the new London Plan, it is an emerging policy document and therefore the draft plan currently has little weight as the policies within it may change. The Mall application has been assessed against adopted policies in the current development plan. Nevertheless, a high level analysis of revised policies against policies in the current plan has not shown any fundamental change of approach in dealing with applications such as this.
- 5.1 **Officer recommendation remains unchanged.**