

SUPPLEMENTARY 1

PLANNING COMMITTEE

Monday, 10 August 2020

**Agenda Item 4. Trocoll House- Wakering Road, Barking IG11 8PD -
18/01927/FUL (Pages 1 - 3)**

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**Barking &
Dagenham**

LONDON BOROUGH OF BARKING & DAGENHAM

PLANNING COMMITTEE – Addendum Report

10 August 2020

Application for Planning Permission

Presenting Officer:	James Coulstock Deputy Chief Planning Director	Valid Date:	14-11-2018
Application Number:	18/01927/FUL	Ward:	Abbey Ward
Address:	Trocoll House, Wakering Road, Barking IG11 8PD		

The purpose of this addendum report is to set out an update to committee members following the receipt of further information following the publication of the committee report on Friday 31st July 2020 in relation to Trocoll House, Wakering Road, Barking IG11 8PD.

To date, the application has been assessed and progressed in accordance with the Mayor of London's viability assessed route as the affordable housing offer fell below the 35% 'Fast Track' threshold. This is detailed within the published committee report at paragraphs 2.15 - 2.24.

On the 5th August 2020, Officers received correspondence from the Applicants planning agent setting out a revised affordable housing offer at 35% in full accordance with the Mayor of London's fast track route.

Officers wish to make clear that whilst the applicant has noted members desires to deliver affordable housing in making an increased offer, the position of viability is respectfully not agreed. The uplifted offer has been made to seek to overcome the reason for refusal presented to members within the published committee report.

I attach a full copy of the offer to this addendum for members consideration.

Members will be aware that the application was presented with a single reason for refusal being affordable housing. As outlined at the members briefing last month, the applicant and Be First have worked constructively to overcome all other previously raised concerns. Receiving this revised offer at such a late stage, officers request members resolve to defer this application until the meeting on 14 September 2020 to allow for consideration of this revised offer.

Officer Recommendation:

Planning Committee is asked to resolve to:

Defer their consideration of this application until the meeting on 14 September 2020.

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5th August 2020

Mr J Coulstock
Be First
9th Floor Maritime House
1 Linton Road
Barking
London IG11 8HG

Dear James

18/01927/FUL- AFFORDABLE HOUSING PROVISION, TROCOLL HOUSE, WAKERING ROAD, BARKING

Further to our conversations last week and yesterday and having reviewed the Trocoll House committee report and recommendation for refusal, my client would like to revise their affordable housing offer to 35% by unit, comprising 30% London Living Rent and 70% Discounted Market Rent (discounted to 80%).

Whilst, as per correspondence provided with our previous offer of 25%, we do not agree with the findings of the BNPPRE and GLA viability reviews, and stand by our initial appraisal which confirmed that zero affordable housing was viable, we are of course aware of the Council and committee's position on affordable housing and make this revised offer in order to achieve a positive outcome at committee, as a refusal would not be to the benefit of either party.

The revised proposal would therefore comprise 69 affordable units, of which 21 would be set at London Living Rent and 48 at discounted market rent to 80%. In unit mix terms, this would equate as follows:

	1b1p	1b2p	2b3p	2b4p	TOTAL
London Living Rent	6	8	4	3	21
Discount Market Rent	2	13	28	5	48
TOTAL	8	21	32	8	69

Given the discussions to date and the findings of our viability appraisals, we trust that you agree this is an extremely significant concession and should be supported at committee.

The offer is made on the basis that the application is presented to committee in September with a positive recommendation (subject of course to members agreeing deferral).

Yours sincerely



Jonathan Rowlatt
Director

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