

Redevelopment of the Former Peel Centre, Colindale

Planning Statement – Statement of Conformity
May 2015



PC12

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1. Introduction

- 1.1 This Statement has been prepared to supplement the Planning Statement (PC12) submitted as part of the application submitted in August 2014 (reference H/04753/14) for the redevelopment of the former Peel Centre site.
- 1.2 The Application seeks planning permission for the redevelopment of the Peel Centre Site ('the Site') in Colindale, London Borough of Barnet (LBB). The Application is submitted by Redrow Homes Limited ('the Applicant'). The Application is submitted in hybrid form – it seeks part full planning permission and part outline planning permission (with all matters reserved except access).
- 1.3 Since the Application was submitted in August 2014 the Applicant has been in discussion with the planning authorities regarding the information submitted. The result of these discussions is the requirement for a number of minor amendments to the Primary Control Documents and the Stage 1 detailed design proposals. The purpose of this Statement is to confirm that the Planning Statement submitted with the August 2014 Application remains relevant and robust in the context of the Proposed Development (as amended).
- 1.4 This Statement should be read alongside the August 2014 Planning Statement (PC12).

2. The Site

- 2.1 We confirm that there are no amendments to the red line boundary or characteristics of the Site.

Existing Site Conditions

Amount and Use

- 2.2 The CIL form submitted with the Application states that there is 78,438 sqm (GIA). This figure has since been checked and it is confirmed that there is 77,639 sqm (GIA) of existing built form within the Site. The reason for this change is that Schedule 1 of the CIL form identified 20 houses along Colindale Avenue, when there are only 12. The houses identified on Rowan Drive were over counted, with 8 shown, when in actual fact there are only 5. In addition to this, there are 7 units (at 43 sqm each) in the LBB owned flats by the station.
- 2.3 A statement is submitted with the revised application package to confirm the minor amendments that affect specific sections of the application and CIL forms. This minor amendment to the confirmed existing floorspace (a reduction of 800 sqm GIA) will not have a material impact on the Application.

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- 2.4 Refer to PC1 'Statement of Amendments to the Application and CIL Forms' for further details.

Surrounding Area

- 2.5 The Colindale area is undergoing significant transformation and redevelopment, with a number of residential and mixed use developments coming forward in the vicinity of the Site and across the Colindale Opportunity Area. The list of cumulative schemes that have been assessed within the Application are identified in the Environmental Statement.
- 2.6 Since the Application was submitted the following additional planning permission has been granted in the vicinity of the Site:
- Beaufort Park (14/07064/FUL) – Construction of a building of 6 cores of up to 10 storeys to comprise 237 residential homes and 357 sq.m GIA of commercial floorspace (A1 to A4, B1, B2, D1 and D2), including associated car and cycle parking and landscaping (application accompanied by an Environmental Statement).
- 2.7 The implications of this scheme being granted planning permission have been reviewed and it is concluded that this will not have a material impact on the Application.
- 2.8 Refer to the 'ES Statement of Compliance' (PC14 and PC15) for further details.

3. Proposed Development and Planning Application Specification

- 3.1 The minor amendments do not materially alter the Proposed Development submitted for approval under the August 2014 Application (reference H/04753/14). The following provides a summary of the minor amendments. Refer to the Planning Application Specification Addendum (PC2) for a full summary, and to the revised drawings and documentation for full details.

Description of Development

- 3.2 There is no change to the description of development.

Type/Form of Application

- 3.3 There is no change to the form of application.

Land Uses

- 3.4 There is no change to the proposed land uses.
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Amount

- 3.5 As set out in the Development Schedule, the original Application seeks permission for a maximum of 276,604 square metres GIA¹ of residential floorspace and up to 2,900 residential units to be delivered across the Site. Since the application was submitted in August 2014 there has been a minor increase in the overall site wide residential floorspace proposed (an additional 209 sqm) as a result of minor amendments to the design of blocks in Stage 1 following comments from LBB and the latest design review. The total maximum residential floorspace is now 276,813 sqm.
- 3.6 There is no change to the total number of residential units proposed.
- 3.7 There is no change to the proposed amount of town centre use floorspace (A1-4, D1 and D2).
- 3.8 There are no changes to the allowable uses within the Development Zones, however there has been a minor amendment to the Development Schedule to pick up an error regarding Development Zone Y to remove reference to town centre uses and confirm that residential uses only will be permissible. This minor amendment will not materially affect the Application.
- 3.9 Refer to PC5 'Revised Development Schedule' for full details.

Community Uses

- 3.10 There is no change to the type of community facilities proposed or the timing of their intended delivery.

Minimum Development Quantum (For EIA)

- 3.11 There is no change to the minimum assumptions adopted for the purposes of the EIA only.

Parking and Public Open Space

- 3.12 Minor amendments have been made to the parking provision with the revised figures set out in Table 3. These minor amendments will not materially affect the Application.
- 3.13 Refer to PC16 'Transport Statement Addendum' for further details.

¹ Gross Internal Area (GIA) measured in accordance with the RICS Code of Measuring Practice. Excludes associated parking and servicing areas.

- 3.14 There is no change to the quantum of Public Open Space proposed. A minor amendment has however been made to the Parameter Plan to indicative an additional Public Open Space (no.5) adjacent to Development Zone Z. This minor amendment will not materially affect the Application.
- 3.15 Refer to PC6 'Revised Parameter Plans' for further details.

Table 3 – Car and Cycle Spaces and Public Open Space

Category	Site Wide	Detailed Components
Car Parking	0.71 ratio of residential spaces to unit - target of 2,053 spaces for 2,900 homes. Reduced from 0.73 ration (2,118 spaces). 70 spaces for school use (shared with residential). No change. Approximately 150 food and non-food retail spaces. No change.	642 spaces (reduced from 672).
Cycle Parking	1 space per 1 bed unit, 2 spaces for 2-3 bed units and 4 spaces per 4+ bed unit, 1 space per 175 sqm for A2 – A5 uses above 100 sqm (long stay) and 1 space per 40sqm for A2-5 uses above 100sqm (short stay). CfSH target of 4,875 spaces (all uses) for 2,900 homes. Reduced from 5,877.	1,568 spaces provided (CfSH target of 1,568). Reduced from 1,917.
Motorcycle Parking	No policy requirement for motorcycle parking provision.	42 spaces in Stage 1 (newly added).
Public Open Space ² (including publicly accessible play)	4 hectares (minimum target). No change.	3.3 hectares provided. No change.

- 3.16 There is no change to the on-site infrastructure proposed.

Dwelling Mix

- 3.17 There is no change to the site wide target mix (Table 2 of the Development Schedule).
- 3.18 Additional controls have been added (Table 2 of the Revised Development Schedule, PC5) as follows in response to comments from LBB:
- A minimum of 2% 4-bed units and 18% 3-bed units.
 - A minimum of 99 houses.
 - 50% of the 2 bed units being 2 bed 4 person

² Note: In accordance with the NPPF, Public Open Space is defined as 'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.'

- 3.19 Minor amendments have been made to the proposed unit mix set out in the Development Schedule for the detailed components (Stage 1) to reflect feedback from LBB, the GLA and post-application design development. Refer to Table 3 of the Revised Development Schedule, PC5, and see the next section for further details.
- 3.20 There is no change to the target unit number specified according to Development Zones in the outline components (Table 4 of the Development Schedule).
- 3.21 There is no change to the indicative mix for the outline components (Table 5 of the Development Schedule).

Proposed Dwelling Mix: Detailed Component

- 3.22 There is no change to the total number of dwellings proposed in the detailed components (Stage 1). The dwelling size mix proposed is also presented in Table 3 of the Development Schedule. There have been minor amendments to the mix to reflect feedback from LBB and post-application design development. Overall this has resulted in very little change to the mix for the whole stage. The key change is that one studio unit within Block M has been replaced with a duplex to respond to GLA comments regarding active frontage.
- 3.23 A summary of the revised dwelling size mix submitted for approval in detail is set out in Table 5 below.

Table 5A – Detailed Component Dwelling Size Mix (Original Submission 2014)

	Studio	1-bed	2-bed	3-bed	4-bed
Number of units	39	234	376	207	32
% of total units (for approval in detail)	4.39%	26.35%	42.34%	23.31%	3.6%

Table 5B – Detailed Component Dwelling Size Mix (Revised Submission 2015)

	Studio	1-bed	2-bed	3-bed	4-bed
Number of units	38	234	377	207	32
% of total units (for approval in detail)	4.27%	26.35%	42.45%	23.31%	3.6%

- 3.24 As is demonstrated above minor amendments will not materially affect the proposed mix or the Application.
- 3.25 As is demonstrated above and within the Revised Development Schedule (PC5), a significant proportion of large units are proposed to be delivered in Stage 1 of the Proposed Development, including:
- 64 houses (3 and 4 beds);
 - 175 family sized duplexes/apartments (3 and 4 beds); and
 - 241 duplexes/apartments capable of accommodating families (2 bed, 4 persons).
- 3.26 Refer to PC5 'Revised Development Schedule' for further details.

Dwelling Tenures

- 3.27 There is no change to the proposed mix of tenures.
- 3.28 The final mix is subject to viability (refer to the accompanying Viability Assessment for further details – private and confidential).

Access

- 3.29 There have been minor amendments to the highways plans in response to comments received from LBB and TfL. These do not alter the core principles of the access and routes. The changes to the highways arrangement focus on the Aerodrome Road/ site access junction where local widening has been introduced to increase the width of the turning lane into the site from Aerodrome Road. The changes use highway land and will not adversely impact on the transport analysis. Refer to PC16 'Transport Statement Addendum' for further details.
- 3.30 The following is a summary of minor amendments to the Parameter Plans which affect the proposed access of the outline components.
- Addition of small length of tertiary route to north east of Zone Z to allow vehicle access in accordance with the illustrative masterplan.

Scale

- 3.31 There have been no amendments to the detailed components for Stage 1 or outline components (Parameter Plans) which materially alter the scale of the Proposed Development. The minor amendments primarily relate to the internal arrangement of buildings in response to the residential quality review. Refer to the Schedule of Amendments (submitted alongside the Revised Plans and Elevations, PC8) for full details.
- 3.32 The following is a summary of minor amendments to the Parameter Plans which affect the proposed scale of the outline components.
- Minor amendment to Development Zone B (Colindale Avenue frontage) in response to LBB feedback.
 - Minor amendment to the deviations allowable for the following frontages:
 - Development Zone A (northern frontage) positive deviation reduced to 2 metres to avoid impact on existing trees.
 - Development Zone C (northern frontage) positive deviation reduced to 2 metres to avoid impact on existing trees.
 - Development Zone D (southern frontage) positive deviation reduced to 2 metres to avoid pinch point in landscape/access.
 - Development Zone E (southern frontage) positive deviation reduced to 2 metres to avoid pinch point in landscape/access.

- Development Zone X (southern frontage) positive deviation reduced to 2 metres to avoid pinch point in landscape/access.
- Development Zone Y (eastern frontage) positive deviation reduced to 2 metres to avoid pinch point in landscape/access.
- Minor amendment to Additional Note no.2 to clarify that the Development Zones include balconies.
- Minor amendment to Additional Note no.4 to state that courtyards are subject to a minimum width of 18 metres between facing windows.
- Additional existing spot heights included beyond the site boundary as requested by LBB.
- Minor amendments to heights of frontage in Development Zone A to Colindale Avenue south west corner – maximum height reduced by 3.225 metres to minimise the perception of massing from the houses opposite.
- Minor amendment to height of the tall building in Development Zone C (reduced by 4.85 metres) to align with the height of Block U in Stage 1.
- Minor amendment to the orientation of the tall building in Development Zone F in response to LBB request.

3.33 Refer to PC6 'Revised Parameter Plans' for full details.

Layout

3.34 There have been no amendments to the detailed components for Stage 1 or outline components (Parameter Plans) which materially alter the layout of the Proposed Development. The minor amendments primarily relate to the internal arrangement of buildings in response to comments received from LBB and the GLA. A summary (not exhaustive) of the main amendments is as follows:

- Minor alterations to parking layout to maximise car parking provision.
- Podium landscape layouts updated.
- Minor alterations to room partitions to achieve London Plan SPG minimums.
- Lifetime Homes layouts added.
- Addition of privacy screening to amenity spaces.
- Minor alterations of layout to align with elevation changes.

3.35 Refer to the Schedule of Amendments (submitted alongside the Revised Plans and Elevations, PC8) for full details.

3.36 The following is a summary of minor amendments to the Parameter Plans which affect the proposed layout of the outline components.

- Public Open Space [5] added adjacent to Development Zone Z to align with the open space strategy.
- Minor amendment to basement layout in response to request from LBB highways officer: western area extended beneath Zone E and eastern area reduced (neutral effect on excavation quantum).

3.37 Refer to PC6 'Revised Parameter Plans' for full details.

Landscaping

3.38 There have been no amendments to the detailed components for Stage 1 or outline components (Parameter Plans) which materially alter the landscaping of the Proposed Development. A summary (not exhaustive) of the main amendments is as follows:

- Revised Podium layouts.
- Amendments to the area between Blocks S and T.
- Development of the 'Green Street' design.
- Development of the Peel Park layout.
- Development of the children's play strategy.
- A new public space adjacent to Development Zone Z.

3.39 Refer to the Schedule of Amendments (submitted alongside the Revised Landscape Drawings, PC9) for full details.

3.40 The following is a summary of minor amendments to the Parameter Plans which affect the proposed landscaping of the outline components.

- Text amendments to key to state 'Public Open Space & Public Green Space' to align with the open space strategy.
- Colour of Garden Squares altered to show that these are to be predominantly soft landscaped 'Public Parks and Gardens.'

3.41 Refer to PC6 'Revised Parameter Plans' for full details.

Appearance

3.42 There have been amendments to the detailed components for Stage 1 which affect the appearance of the Proposed Development in terms of the elevation treatments and materiality. A summary (not exhaustive) of the main amendments is as follows:

- Revised brick/materials strategy.
- Entrances revised to make more prominent in elevations.
- Minor amendments to window positioning and sizes.
- Amendments to the articulation of Block H elevations.
- Revisions to Block H chimney design.
- Minor amendment to wooden frame on Blocks L & N.
- Amendments to the articulation of Block T elevations.
- Amendments to the articulation of Block U elevations.

3.43 Refer to the Schedule of Amendments (submitted alongside the Revised Plans and Elevations, PC8) and the DAS Addendum Volume 1 (PC13) for full details.

Indicative Development Phasing

- 3.44 There are no material changes to the indicative phasing submitted in August 2014. The sequence of development and indicative phases (1A, 1B, 1C, 2A, 2B, 2C, 3A and 3B) has not changed.
- 3.45 The start dates have however been pushed back (to start in Q4 2015 rather than Q2) to account for delays in the planning application determination. Effectively this means:
- The indicative phases within Development Stage 1 are likely to be delivered between autumn 2015 and the end of 2019.
 - The indicative phases within Development Stage 2 are likely to be delivered between autumn 2017 and spring 2022.
 - The indicative phases within Development Stage 3 are likely to be delivered between the start of 2021 and end of 2025.
- 3.46 Refer to the Planning Application Specification Addendum (PC2) for a full summary.

Planning Application Package

- 3.47 The revised submission package (May 2015) comprises the documents as set out below. These documents either supersede or supplement the Application (August 2014).
- 3.48 A statement is submitted to confirm any minor amendments that influence the contents of the application and CIL forms and schedules (PC1).
- 3.49 The following plans and documents are submitted for approval:
- **Revised Development Schedule** (document ref. PC5). This supersedes the version submitted with the August 2014 Application. It presents the type and quantity of development for approval, including floorspace, units and housing mix;
 - **Revised Parameter Plan 2** (Proposed Development Zones Plan) (plan ref. 1735-FCB-SITE-0102). This supersedes the version submitted with the August 2014 Application;
 - **Revised Parameter Plan 3** (Access & Circulation Plan) (plan ref. 1735-FCB-SITE-0103). This supersedes the version submitted with the August 2014 Application;
 - **Revised Parameter Plan 4** (Landscape Treatment Plan) (plan ref. 1735-FCB-SITE-0104). This supersedes the version submitted with the August 2014 Application;
 - **Revised Parameter Plan 5** (Ground Floor Frontages Plan) (plan ref. 1735-FCB-SITE-0105). This supersedes the version submitted with the August 2014 Application;
 - **Revised Parameter Plan 6** (Development Zones & Horizontal Limits of Deviation) (plan ref. 1735-FCB-SITE-0106). This supersedes the version submitted with the August 2014 Application;
 - **Revised Parameter Plan 7** (Proposed Site Levels & Vertical Limits of Deviation) (plan ref. 1735-FCB-SITE-0107). This supersedes the version submitted with the August 2014 Application;

- **Revised Parameter Plan 8** (Development Zones & Maximum Heights) (plan ref. 1735-FCB-SITE-0108). This supersedes the version submitted with the August 2014 Application;
- **Revised Parameter Plan 9** (Proposed Site Basement Levels & Limit of Deviation) (plan ref. 1735-FCB-SITE-0109). This supersedes the version submitted with the August 2014 Application;
- **Revised Design Principles Document** (document ref. PC7). This presents the design principles for approval in association with the outline components. This supersedes the version submitted with the August 2014 Application;
- **Revised Detailed Plans and Elevations** (ref. PC8). These supersede the versions of the relevant drawings submitted with the August 2014 Application;
- **Revised Detailed Landscape Drawings** (ref. PC9). These supersede the versions of the relevant drawings submitted with the August 2014 Application; and
- **Highways Drawings** (ref. PC10). These supersede the versions of the relevant drawings submitted with the August 2014 Application.

3.50 The following plans/documentation are submitted in support of the application:

- **Revised Illustrative Masterplan**. This illustrates how the proposed development could come forward within the proposed parameters. This supersedes the version submitted with the August 2014 Application;
- **Planning Statement – Statement of Conformity** (document ref. PC12). This justifies the proposed development in planning terms. This document supplements the report submitted with the August 2014 Application;
- **Design and Access Statement Addendum Volumes I and II** (document ref. PC13). This statutory document explains and justifies the Proposed Development with reference to the detailed drawings, Parameter Plans and Illustrative Masterplan. This Addendum supplements the statement submitted with the August 2014 Application;
- **Environmental Statement and Non-Technical Summary Statement of Conformity** (document ref. PC14 and PC15). This document summarises the outcome of the review of the Revised Submission May 2015 and confirms that the ES and NTS remain relevant and robust;
- **Transport Assessment Addendum** (document ref. PC16 and PC17). This document summarises the outcome of the review of the Revised Submission May 2015 and formally submits further information prepared to inform post-application discussions. It confirms that the TA remains relevant and robust;
- **Supplementary Retail Report** (document ref. PC19). This provides further justification for the retail land use and quantum in planning terms (including sequential and impact assessments) – it was prepared and submitted in January 2015 in response to LBB and GLA comments;
- **Open Space, Sports and Recreation Strategy Addendum** (document ref. PC21). This provides further justification for the strategy for the provision and use of open spaces, sports and recreational facilities – it was prepared and submitted in November 2014 in response to LBB and GLA comments;
- **Statement of Conformity (Waste, Water and Utilities Technical)** (document ref. PC22, PC25, PC27-29). This document summarises the outcome of the review of the Revised

Submission May 2015 and confirms that the technical assessments (including the FRA) remain relevant and robust;

- **Sustainability Statement Addendum** (document ref. PC23). This document summarises the outcome of the review of the Revised Submission May 2015, addresses any legislative changes since the application was submitted and confirms that the Sustainability Assessment remains relevant and robust;
- **Energy Statement Addendum** (document ref. PC24). This document summarises the outcome of the review of the Revised Submission May 2015, formally submits further information prepared to inform post-application discussions, addresses any legislative changes since the application was submitted and confirms that the Energy Strategy and Assessment remains relevant and robust;
- **Peel Link Feasibility Study** (document ref. PC33). This document presents a technical feasibility study for the pedestrian and cycle Peel Link – it was prepared and submitted in December 2014 in response to LBB and GLA comments;
- **Consultation Response Report** (document ref. PC24). This document draws together the Applicant's responses to the various comments received from Statutory Consultees and the community during the statutory consultation period and the determination process.

3.51 The above package is in full accordance with published national and local validation requirements and has been agreed with the LBB officers in advance.

4. Planning Context

4.1 Since the Application was submitted in August 2014 there have been a number of updates to relevant planning policies and guidance. These are summarised as follows:

- There have been no changes to the National Planning Policy Framework.
- DCLG has published the Planning Update: Written Statement (25th March 2015) which includes updates on the national position in respect to brownfield land (confirming that 'brownfield land that is suitable for housing has a vital role to play in meeting the need for new homes'), parking (confirming that Local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network'), and new technical national housing standards. We have reviewed this guidance and conclude that it does not materially alter the planning context for the Proposed Development (as amended). It does however emphasise the importance of optimising available brownfield land to meet national housing needs.
- The Planning Practice Guide (PPG) has been subject to various updates since August 2014. Relevant updates include those relating to climate change, determining a planning application, housing (optional technical standards), noise, planning obligations, renewable and low carbon energy, transport, viability and waste. We have reviewed this guidance and conclude that it does not materially alter the planning context for the Proposed Development (as amended).

- The London Plan (2011) has been replaced by the London Plan (Consolidated with further alterations since 2011) (March 2015). As the Application was prepared in the context of the advanced version of the Further Alterations to the London Plan, it is concluded that this does not materially alter the planning context for the Proposed Development (as amended).
- The London Plan SPG 'Accessible London: Achieving an Inclusive Environment' was published in October 2014. Achieving a highly inclusive environment and development has been a key design priority from the outset and the scheme demonstrates high standards of inclusivity.
- There have been no changes to the Barnet Local Plan.
- The Barnet SPD 'Delivering Skills, Employment, Enterprise and Training (SEET) from development through s106' was published in October 2014. The implications of this will be considered through on-going discussions on essential planning obligations.

5. Planning Assessment

- 5.1 The amendments within the revised submission have been reviewed and it is concluded that they do not materially alter the principles of the Proposed Development within the August 2014 Application. As such the planning assessment within the August 2014 Planning Statement (PC12) remains relevant and robust.
- 5.2 The updates to the relevant policies and guidance have been reviewed by the team and taken into account in the preparation of the revised proposals. In general there have not been any changes to the planning and legislative context that would materially alter the conclusions of the planning assessment. As such the planning assessment within the August 2014 Planning Statement (PC12) remains relevant and robust. Specific issues (including for example sustainability standards) are however dealt with in the relevant revised and supplementary documents.
- 5.3 Notwithstanding the above, for completeness, we comment below on the key planning considerations within the planning assessment and highlight any minor amendments to the August 2014 Planning Statement (PC12).
- Principle of the development – no change to the assessment;
 - Housing (amount, loss of existing housing, housing mix, affordable housing, housing quality) – the minor amendments to the existing dwellings and proposed mix (as set out in Section 3 above) do not materially alter the planning assessment;
 - Employment use and economic benefits – no change to the assessment;
 - Retail and town centre uses – no change to the assessment;
 - Education – the minor amendments to the proposed mix and the assumptions for the child yield do not materially alter the planning assessment;
 - Healthcare – no change to the assessment;
 - Open space, sport, and play – the minor amendments to the open space provision do not alter the quantum of open space or principles of the strategy. As such there is no change to the assessment;

- Design – the minor amendments to the design proposals are all positive changes which improve the layout, appearance and scale of the Proposed Development;
- Environment and technical – the minor amendments to the Proposed Development do not materially alter the conclusions of the environmental and technical assessments. As such there is no change to the assessment;
- Energy and sustainability – the minor amendments to the Proposed Development do not materially alter the conclusions of the environmental and technical assessments. As such there is no change to the assessment;
- Transport and accessibility – the minor amendments to the Proposed Development do not materially alter the access arrangements or conclusions of the transport assessment. As such there is no change to the assessment; and
- Community aspirations – the comments received from the community since the Application was submitted in August 2014 have been considered and responded to in the revised submission where possible. For further details refer to the Consultation Response Report (PC24).

6. Planning Obligations

- 6.1 The case (and associated evidence) put forward in this application suggests that the Proposed Development is not likely to give rise to any significant adverse impacts. As a result of discussions with LBB, GLA and TfL we note that a number of planning obligations may be sought to address immediate impacts of the Proposed Development (including the costs of delivering the primary school). Discussions are underway to confirm the nature and extent of those planning obligations having regard to the tests within the CIL Regulations (2014) (as amended).
- 6.2 This is also in the context that the Applicant will be required to provide planning contributions in the form of the LBB and Mayoral Community Infrastructure Levy (CIL).
- 6.3 The level of affordable housing contribution will be determined following on-going discussions with the LPA.

7. Summary and Conclusions

- 7.1 In summary, the Proposed Development (as amended) has been reviewed and it is concluded that there is no material impact on the principles of the Proposed Development or assessments and strategies submitted as part of the August 2014 Application. As such the planning assessment within the August 2014 Planning Statement (PC12) remains relevant and robust.