

Development Control Forum: 1-7 Mill Lane NW6

**Meeting at the Tenants Hall, Templar House, Shoot up Hill, NW2
TUESDAY 19TH April 2008**

Residential Policies

Strategic Policy:

Policy S4 The Council will seek to meet strategic housing needs... It will seek to ensure net additions to the housing stock where possible... Housing is the priority use in the UDP

Policy S5 The Council will seek affordable housing for those on low and middle incomes

Policy S6 The Council will seek a range of houses (size and type) to meet local and strategic need. All housing shall be designed to be accessible to all

Key Section 2 Housing Policies:

Policy H1 New Housing – The Council will seek to meet and exceed the strategic housing target for the Borough. The Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides additional residential accommodation, provided that the accommodation reaches acceptable standards. The Council will seek to secure the fullest possible residential use of vacant and underused sites and buildings, and may require suitable sites to be developed for primarily or wholly residential use.

Policy H2 Affordable Housing – The Council will expect all residential developments with capacity for 15 or more dwellings and residential development sites of 0.5 ha or more to make a contribution to the supply of affordable housing. The Council will seek to negotiate on the basis of a target of 50% affordable housing in each development,

Other Section 2 Housing Policies:

Policy H7 Lifetime Homes and wheelchair housing – accessible to all

Policy H8 Mix of units

Built Environment Policies

Strategic Policy:

Policy S8 The Council will seek to protect and enhance the Borough's historic environment and ensure that all development is designed to the highest standard and protects and enhances its surroundings.

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Key Section 3 Built Environment Policy

Policy B1 General Design Principles - The Council will grant planning permission for development that is designed to a high standard. Development should:

- a) respect its site and setting;
- b) be safe and accessible to all;
- c) improve the spaces around and between buildings, particularly public areas;
- d) be sustainable by promoting energy efficiency and efficient use of resources;
- e) be easily adaptable to changing economic and social requirements;
- f) provide appropriate high quality landscaping and boundary treatments; and
- g) seek to improve the attractiveness of an area and not harm its appearance or amenity.

In assessing how the design of a development has taken these principles into account, the Council will consider:

- h) building lines and plot sizes in the surrounding area;
- i) the existing pattern of routes and spaces;
- j) the height, bulk and scale of neighbouring buildings;
- k) existing natural features, such as topography and trees;
- l) the design of neighbouring buildings;
- m) the quality and appropriateness of detailing and materials used;
- n) the provision of visually interesting frontages at street level; and
- o) the impact on views and skylines.

Residential Amenity

Policy SD6 Amenity for occupiers and neighbours – The Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. The factors the Council will consider include:

- a) visual privacy and overlooking;
- b) sunlight and daylight levels;
- c) artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) the adequacy of facilities for storage, recycling and disposal of waste; and
- g) microclimate.

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Other Policies to take account of:

Policy SD9 – Resources and energy
Policy T1 – Sustainable transport
Policy T3 – Pedestrians and cycling
Policy T8 – Car-free and car capped housing
Policy T9 – Impact of parking

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Appendix 2

Architects website for Mill Lane is www.1mill-lane.org/home.html

APPENDIX 7

Affordable Housing Toolkit Results

Summary Results Sheet

Site Reference Details	
Site Reference Number	4819
Application Number	0
NLUD Reference Number	0
UPRN or Grid Reference	0

Site Details	
Site Address	1 Mill Lane
Scheme Description	Housing Development

Result number	1	2	3	4	5	6	7	8	9
Basic Site Information									
Size of site in Hectares (gross)	0.3907	0.3907	0.3907	0.3907	0.3907	0.3907	0.3907	0.3907	0.3907
Total Number of Dwellings	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0	40.0
Total Number of Habitable rooms	0	0	0	0	0	0	0	0	0
Total Number of Bedspaces	0	0	0	0	0	0	0	0	0
Site Notes									
Key Assumptions									
Tenure %									
Social Rent	20%	0%	30%	20%	20%	0%	0%	30%	30%
Newbuild Homebuy	13%	0%	20%	13%	13%	0%	0%	20%	20%
Low Cost Sale	0%	0%	0%	0%	0%	0%	0%	0%	0%
Equity share	0%	0%	0%	0%	0%	0%	0%	0%	0%
Intermediate rent	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total affordable	33%	0%	60%	33%	33%	0%	0%	60%	60%
Other									
Market value, plus/minus X%	0%	0%	0%	1000%	-1000%	1000%	-1000%	1000%	-1000%
Capital Contributions	£0	£0	£0	£0	£0	£0	£0	£0	£0
Density dwellings per hectare	102.38	102.38	102.38	102.38	102.38	102.38	102.38	102.38	102.38
Key Results									
Economics									
Scheme revenue	£11,145,000	£14,170,000	£9,859,000	£12,207,000	£10,085,000	£15,987,000	£12,753,000	£10,787,000	£8,952,000
Scheme costs	£11,180,000	£11,778,000	£10,857,000	£11,371,000	£10,850,000	£12,151,000	£11,513,000	£10,828,000	£10,507,000
Residual - Whole scheme	£-15,000	£2,392,000	£-898,000	£836,000	£233,000	£3,836,000	£1,240,000	£-69,000	£-1,555,000
Residual - Per hectare	£-38,000	£6,127,000	£-2,288,000	£2,140,000	£-2,214,000	£9,784,000	£3,174,000	£-151,000	£-3,880,000
Residual - Per dwelling	£0	£60,000	£-57,000	£56,000	£-55,350	£244,500	£61,000	£-4,000	£-93,000
Residual - Per market dwelling	£-1,000	£60,000	£-57,000	£56,000	£-55,350	£244,500	£61,000	£-4,000	£-93,000
Residual - Per habitable room	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info
Residual - Per bedspace	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info
Subsidy									
Total for scheme	£363,000	£0	£562,000	£363,000	£363,000	£0	£0	£562,000	£562,000
Per GR unit	£24,000	£0	£24,000	£24,000	£24,000	£0	£0	£24,000	£24,000
Per NH unit	£36,000	£0	£36,000	£36,000	£36,000	£0	£0	£36,000	£36,000
Per IR unit	£0	£0	£0	£0	£0	£0	£0	£0	£0
Other Assumptions									
% purchased low cost sale	0%	0%	0%	0%	0%	0%	0%	0%	0%
% purchased equity share	0%	0%	0%	0%	0%	0%	0%	0%	0%
% purchased Newbuild Homebuy	50%	50%	50%	50%	50%	50%	50%	50%	50%
% wheelchair housing	10%	0%	0%	10%	10%	0%	0%	10%	10%
Market value - type	Values	Values	Values	Values	Values	Values	Values	Values	Values
Build costs	Users Own Values	Users Own Values	Users Own Values	Users Own Values	Users Own Values	Scheme Specific Values	Scheme Specific Values	Scheme Specific Values	Scheme Specific Values
Planning Obligations									
Whole Scheme	£886,000	£886,000	£886,000	£886,000	£886,000	£886,000	£886,000	£886,000	£886,000
per hectare	£1,755,000	£1,755,000	£1,755,000	£1,755,000	£1,755,000	£1,755,000	£1,755,000	£1,755,000	£1,755,000
per dwelling	£17,000	£17,000	£17,000	£17,000	£17,000	£17,000	£17,000	£17,000	£17,000
per dwelling for sale	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info
Exceptional Costs									
Whole scheme	£870,000	£870,000	£870,000	£870,000	£870,000	£870,000	£870,000	£870,000	£870,000
per hectare	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info
per dwelling	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info	No Info

Key to result numbers

Column 1: As per scheme
Column 2: 100% Market housing
Column 3: 50% Affordable housing
Column 4: As per scheme +10% rise in the market
Column 5: As per scheme -10% fall in the market
Column 6: 100% Market housing +10% rise in the market
Column 7: 100% Market housing -10% fall in the market
Column 8: 50% Affordable housing +10% rise in the market
Column 9: 50% Affordable housing -10% fall in the market