

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3688/P	Alex	23/08/2018 19:51:56	OBJ	<p>The proposed discharge of condition 20 is contrary to the Greater London Plan and Camden Local Plan 2017, local planning policies and the National Planning Policy Framework</p> <p>The proposal is contrary to Planning Policy H6 and section 3.147 of the Camden Local Plan.</p> <p>The proposal is particularly unacceptable given the demographic changes, including ageing population.</p> <p>It shall be noted that the Camden Local Plan [Policy H6] requires that 90% of new build homes to comply with M4(2) (accessible and adaptable dwellings) and a requirement for 10% of new build homes to comply with M4(3) (wheelchair user dwellings). These requirements are consistent with the London Plan and apply across London. Information about where we will require "wheelchair accessible" dwellings and where we will require "wheelchair adaptable" dwellings is provided in paragraph 3.155.</p> <p>The Goal to further achieving the "Lifetime Home" objective was one of the main reasons for undertaking this redevelopment at the cost of over £40mn to the public and at the net loss of over 9,000 sqm of social housing. It is also understood that Part M applies to this redevelopment. There is no arguable reason for waiving compliance with the requirement, especially given that high and rising percentage of the population requires home compliant with the "lifetime homes" policy. A high percentage of the Camden population requires accommodation to be wheelchair accessible. There are a few people on the housing list register who need wheelchair access but have been unable to relocate due to the lack of suitable accommodation.</p> <p>S 3.154 of the Camden Local Plan 2017 states: "We may seek to increase the percentage of wheelchair user dwellings in the social-affordable sector and reduce the percentage in the market or intermediate sectors, or both, where this will enable us to meet an identified need for wheelchair users in social-affordable housing."</p> <p>Clearly, the proposed waiver of the condition undermines the purpose of the public policy.</p> <p>No valid grounds/explanation has been offered by the developers for waiving the condition provided.</p> <p>There has been no improvement in the situation with lifetime homes, Camden LBC is well behind the targets. If anything, there is an overwhelming need for an increase in the percentage of lifetime homes given that Camden is well behind the targets.</p> <p>I strongly object the proposal. If the developers are unable to comply with the existing planning scheme, they are welcome to forfeit their S106 payments. The project can be allocated to another willing developer.</p> <p>Otherwise, a planning hearing is needed.</p> <p>Nothing in the application for a waiver suggests that there is a good reason to deviate from the existing planning scheme and the overriding policies.</p>