

Agenda Item 03

Supplementary Information

Planning Committee on 10 April, 2019

Case No.

18/4199

Location	Alperton House, Bridgewater Road, Wembley, HA0 1EH
Description	Demolition of the existing buildings and construction of 4 buildings ranging in height from 14 to 23 storeys, comprising 474 residential units at 1st to 23rd floors (140 x 1-bed, 263 x 2-bed and 71 x 3-bed), mixed commercial use at ground and part 1st floor including a new public house (Use Class A4) retail floorspace (Use Classes A1, A2, and/or A3), workspace (B1b/c), and an office (B1a), together with associated public realm improvements; soft/hard landscaping; creation of a canal side walkway, new access arrangements, car and cycle parking; servicing, refuse and recycling facilities

Agenda Page Number: 11 - 58

Consultations

A further objection was received from One Tree Hill Residents' Group (part of Wembley and Alperton Ward Residents' Association, WCARA) on 8 April 2019. The matters raised have already been reported and discussed within the main committee report.

Housing mix and affordable housing

Paragraph 29 states that the proposal does not include any public funding, and that the GLA requests that sources of public funding are explored with a view to maximising affordable housing provision. Following publication of the committee report, further discussions with the applicant have secured agreement on a Benchmark Land Value of £26.328m for the site and other key inputs to the viability review, and the applicant has confirmed that the scheme would include £7.484m of grant funding. This approach reflects the emphasis in adopted and emerging London Plan policies on using public funding where available, and any additional surplus would be identified through the viability review mechanism.

Trees, biodiversity, landscaping and relationship with Canal

Committee members requested further information on trees and biodiversity during the members' site visit on 6 April 2019.

Existing biodiversity potential has been assessed in a Preliminary Ecological Appraisal, summarised in paragraph 72. Small areas of butterfly bush, Japanese knotweed (both invasive species) and ornamental planting, scattered trees and the public house beer garden were observed on site, and the removal of invasive species was highlighted as being positive in terms of biodiversity. No evidence of protected or notable habitats or species was found, although further surveys to identify any bat roosts would be required by condition. If evidence of bat roosts were to be found, mitigation measures such as providing replacement roosts could be carried out under a Natural England licence.

The proposal would significantly increase the amount of soft landscaping across the site, and a detailed landscaping scheme including bird and bat boxes and wildlife sensitive lighting, would be required by condition. Overall your officers consider that the ecological status of the site would be enhanced through the proposal.

Paragraph 75 summarises the Arboricultural Impact Assessment submitted. The two mature willow trees (T1 and T6) are the only existing trees of moderate value and are located near the canalside, together with smaller low value trees and shrubs within the canopy of the willows (T2, S3, S9, T10, T11, S12). Two semi-mature grey poplar trees (T7 and T8) are growing along the fence between Alperton House and the existing public house, and are recommended for removal due to their damaged condition. S13 is a shrub group along the canalside on the western site boundary and includes Japanese knotweed. Three trees form G14, a group to the south of the public house by the road frontage, and R5 is a formally maintained hedge in front of the public house by the road frontage. These trees would need to be removed to facilitate the development and associated landscaping (the Executive Summary of the document refers to the loss of six trees, however the main body of the document refers to the loss of seven trees, of which T11, a common

pear tree of low value, is not identified for removal in the Executive Summary. T4 is outside the site by the road frontage to the north, and would be retained.

Extensive new tree and shrub planting is proposed as part of the landscaping scheme, as noted in paragraph 76. These would be located on the street frontage, on the main pedestrian route to and along the canalside, as part of the canalside amenity space, in the amenity areas between Blocks B and C, and as part of roof gardens. Further details including proposed species and locations would be required as part of the detailed landscaping scheme, and the tree officer would be consulted again at this stage.

Recommendation: Remains to grant permission subject to s106 agreement and conditions as recommended in main report.

DocSuppF