

GREATER **LONDON** AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA210420-9620

28 April 2020

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 20 April 2020. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for:

Can you disclose the minutes of the September 2019 meeting between Deputy Mayor James Murray and Ilford Residents opposing the proposed tower block at the former site of Bodgers store.

Our response to your request is as follows:

Please find attached the information you are seeking. Please note that the names of some of the attendees are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

[REDACTED]
Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

Thank you for attending the meeting on Friday, regarding the planning applications at Bodgers/Recorder House, Ilford. Please see the notes from the meeting below.

Meeting to discuss Bodgers/Recorder House applications, Friday 27 September at 11.45am

Attendees:

Ilford Residents (IR)

■ [REDACTED]
■ [REDACTED]
■ [REDACTED]
■ [REDACTED]
■ [REDACTED]
■ [REDACTED]
■ [REDACTED]
■ [REDACTED]
■ [REDACTED]
■ [REDACTED]

GLA

- James Murray (JM) – Deputy Mayor for Housing
- [REDACTED] – Team Leader, Development Management

Discussion points

JM: Welcomed the attendees and set out the context of the Mayor's involvement in the planning process. Borough Councils make the majority of planning decisions in London. The Mayor has planning powers to intervene in planning applications that are referable to him under the Mayor of London Order (e.g. those proposing buildings over 30 metres in height, or with more than 150 residential units). In those cases, the borough resolves to make a decision on the planning application and must then refer the application to the Mayor before a final decision can be issued. The Mayor has the power at that stage to either let the borough's decision stand, or direct the borough to refuse the application, or he can decide to "call in" the application and determine it himself. The Mayor uses his planning powers sparingly, however, and only intervenes in a handful of cases every year.

JM: Noted that we have received the residents' letter on the Bodgers/Recorder House application, and invited residents to explain their key concerns, so that we can ensure the Mayor is briefed on this before he makes a final decision on these applications.

IR: Key concerns with the Bodgers application were outlined. These include:

- The affordable housing proposed is off-site, contrary to the GLA's preferred approach

- The density of the proposal exceeds relevant guidance with no good justification
- The 42 storey tower is out of context with its surroundings
- The proposal would provide poor residential quality, and would be affected by noise, pollution and poor air quality
- The tower would provide entirely market, build-to-rent housing, with rents that would be unaffordable to local people
- The quality of the affordable housing on the Recorder House site appears to be poor
- Taken together, the two applications would not meet Redbridge's affordable housing of 33% by unit, or the GLA's target of 35% by habitable room

IR: Wider concerns with the nature of recent and ongoing development in Ilford were also expressed:

- New tall buildings do not serve the local population in terms of community cohesion, and do not provide the affordable housing that the borough needs
- There is a lack of family-sized affordable housing in the borough which is not being addressed by new developments
- There are problems with crime and gangs, particularly in the town centre, which new developments exacerbate
- Existing infrastructure cannot cope with scale of new development
- Concern that some of the recent tall buildings are investment opportunities for overseas investors, are not occupied by local people and therefore do not contribute to Council tax base or investment in local area.

IR: Concern expressed that the London Plan's ambitious housing targets, especially for outer London boroughs, cannot be accommodated sustainably and will have a divisive effect on local communities, exacerbating inequalities. Other areas should be looked at for accommodating additional housing, such as Green Belt.

JM: The process of reviewing Green Belt must be undertaken by boroughs in the first instance.

IR: Asked for confirmation that the GLA opposes off-site affordable housing.

JM/█ Confirmed that the GLA will seek on-site affordable housing in each application site, unless it can be robustly demonstrated that an alternative approach is preferable in a particular case.

IR: Asked for the Fact Check report and the Inspector Panel's report on the draft London Plan to be published.

JM/█ Explained that the team needs to prepare responses to the Panel's comments before publishing the report, but we will request that the report is published as soon as possible.

JM/█ Asked for any further comments on the current planning applications and reiterated that the Council officers' analysis and the Council's resolution will be important considerations when the application is referred back to the Mayor.

IR: Further concerns regarding height and design, servicing and deliveries, wind, sunlight and microclimate were outlined. Residents said that any other specific concerns with the analysis in the Council's committee report will be forwarded to █ separately.

JM: Thanked the residents for coming and confirmed that their comments and concerns will be represented to the Mayor before he makes a decision on the application.