

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA190421-0932

9 June 2021

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 17 April 2021. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004. Please accept our apologies for the additional time required to respond.

You asked for:

1. I am aware that Lambeth Council officers and GLA officers have been discussing the development of the Christchurch Road site outside of the due process for consideration of planning proposals.

1.1. Can you please disclose the full correspondence between the GLA and Lambeth Council discussing the Christchurch Road Site between 12th November 2020 and 12th January 2021 regarding the likelihood of planning permission being granted and the likely number of homes for which it would probably be granted.

1.2. Please provide copies of any e-mails, memos of telephone calls, meeting minutes and reports arranging, or recording the content of, any such discussions.

2. Residents were informed earlier this year from GLA representatives that site was only suitable for 12-15 homes.

2.1. Is there a report/study conducted by the GLA that has reached that decision?

2.2. What are the reasons and constraints that made the GLA reach this conclusion?

2.3. Have you considered any other configurations on this land that would unlock more homes?

Our response to your request is as follows:

- 1.1 There is no correspondence between the GLA and Lambeth Council discussing the Christchurch Road Site between 12th November 2020 and 12th January 2021 regarding the likelihood of planning permission being granted and the likely number of homes for which it would probably be granted.

- 1.2 Please see attached notes taken by a GLA officer following a meeting with Lambeth LPA to discuss Christchurch Road as part of the due diligence process in assessing London CLT's applications for revenue grant funding (Appendix 1).
- 2 Rather than informing residents that the site was only suitable for 12-15 homes, GLA officers would have stated to residents that the current advice from Lambeth LPA is that they would be unlikely to support a scheme larger than 12-15 units at Christchurch Road.
- 2.1. The GLA has made no decision on the suitability of the site for 12-15 homes – this is the role of Lambeth LPA not the GLA. The advice from Lambeth LPA is contained in documentation provided by London CLT to the GLA in support of their revenue grant funding application to the Community Housing Fund. This advice was reiterated to the GLA in a meeting with Lambeth LPA on 11 December 2020.
- 2.2. The GLA has reached no conclusion on the suitability of the site for 12-15 homes – this is the role of Lambeth LPA not the GLA.
- 2.3 No.

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

Yours sincerely

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: [Freedom of information | London City Hall](#)

Appendix 1

GLA/Lambeth LPA meeting notes 11 December 2020

Supportive in principle in the context of legislative requirement for self build/custom build and are politically signed up to

Christchurch Rd history
A modest housing development refused at appeal

Lambeth planning policy - open public spaces - criteria based policy
TPOs - key constraint on the western side
Grade 1 listed Church on eastern side- so view from A/23/south circular - looking towards church settings is important

Recent development to south - window too close to the boundary - limiting

Site Allocation:
Lambeth sees best solution allocating the site for self build/custom build - doing a study for justification.
Report expected early next year.

Or look at potentially seek allocation in the plan

they can't see the site allocation for general needs housing

Open space policy
Only large sites are shown on the plan - this site is covered in the open spaces strategy -
Lambeth's open spaces strategy doesn't differentiate between open and closed spaces.

Lambeth can support 3/4 storey development of 14/15 homes on the eastern side of the site although it is a departure from policy
Any larger quantum - wouldn't support
Also need ecology and diversity reports - there could be potential constraints
London CLT had a 'free' app advice last year
They were advised of the site constraints
Policy departure issues
TPOs constraints
Protection of heritage harm
London plan affordable housing product - but they could work with it!

London CLT be required to do sequential testing why this site - Lambeth could help with this
Provide narrative what has changed from the previously refused planning to now
They need to model to test heritage harm
Arboricultural survey
Arborist (aa-buh-ruhst) study
Transport study

Lambeth - had delegated powers for determining applications
Do not report refused applications to committee
Officers would not take a report to the committee with refusal recommendation

Head of planning would provide briefing and then its up to the chair whether they request the app to be considered at committee

There are no precedent of similar situation of policy departure

Normally committee does not go against where the officers are recommending refusal - normally the other way round where the officers have recommended approval and the committee has gone against the officers

Officers can support a development of 14/15 homes but not if the quantum higher as proposed by London CLT to make the development viable.

In general - any queries from developers and TFL in the past - LPA response is straight no

* Open spaces society - potential objection