Dear Mr Saunders,


Bridge Road Recreation Ground, Forty Avenue
Planning application number 08/2842

I refer to the copy of the above planning application, which was received from you on 2 December 2008. On 7 January 2009 the Mayor considered a report on this proposal, reference PDU/1702/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 70 of the above-mentioned report; but that the possible remedies set out in paragraph 72 of this report could address these deficiencies. The Mayor was particularly concerned about the loss of open space and considers that a robust case has not been made to allow its release. The applicant will need to provide a robust open space assessment, covering the justification for the loss of open space and impact on the open character. It should also provide a robust case for the education need including details of the selection process for this site.

In addition the following will help to address outstanding concerns:

- **Education** The terms of the wider community use should also be established and secured through a relevant planning condition or section 106 agreement (as requested by Sport England).
- **Biodiversity**: The relevant planning conditions should be attached to the planning permission to ensure compliance.
• **Urban design:** Further work on layout arrangements to the primary school entrance, creating an inclusive environment, quantity and location of cycle parking (see also TfL comments), and accurate images of the massing and perspectives of the proposals, is required in order for the proposals to be consistent with London Plan policy 4B.1 and 4B.5.

• **Access and equal opportunities:** A full and detailed accessibility statement should be submitted to detail how the proposed academy will be designed to meet the needs of all future users.

• **Transport/parking:** There are a number of issues which require further consideration in relation to the trip generation, bus layover stand, pedestrian environment and travel plans before the application is submitted back to the Mayor.

• **Climate change adaptation and mitigation:** The energy strategy should be revisited to include provision for CHP and a checklist detailing how the application meets the Mayor’s preferred and essential standards as set out in the sustainable design and construction SPG should be submitted.

If your Council subsequently resolves to grant permission on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer’s report, together with a statement of the decision your authority proposes to make, a statement of any conditions the authority proposes to impose and (if applicable) a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

If your Council resolves to refuse permission it need not consult the Mayor again (pursuant to Article 5(2) of the Order), and your Council may therefore proceed to determine the application without further reference to the GLA. However, you should still send a copy of the decision notice to the Mayor, pursuant to Article 5 (3) of the Order.

Yours sincerely,

Giles Dolphin  
Head of Planning Decisions

cc  Navin Shah, London Assembly Constituency Member  
Nicky Gavron, Chair of London Assembly Planning and Housing Committee  
John Pierce and Ian McNally, GOL  
Colin Lovell, TfL  
Helen Wood/Dean Williams, LDA  
Mark New, Willmott Dixon Construction