

Note of Hurlingham Retail Park Meeting between Cllrs Cowan and Vincent, with relevant officers and Royal London Asset Management, Londonecastle– 28th July 2014

Attendees

Councillor Cowan

Councillor Vincent

Drew Watkins - Royal London Asset Management

David Barnett - Londonecastle

Jim Pool - DP9

Relevant officers (John Finlayson, Matt Butler and Laverne Parker)

A meeting was held on 28th July 2014 to review and discuss the current status of the planning application relating to the redevelopment of the Hurlingham Retail Park.

- Proposal by Royal London Asset Management with London Newcastle to redevelop the site for 242 dwellings; 3,045sqm of commercial retail use (Use Classes A1 to A4); upgraded Thames Path, associated hard and soft landscaping; and car parking (213 spaces).The proposal has committee resolution (15/01/14) and Mayoral approval.
- Affordable housing is 10% comprising re-provision of 16 social rent from the Co-op housing blocks and an additional 6 affordable rent and 3 DMS units. There is no review mechanism in the draft s106 and the applicant is not willing to accept one on the basis the viability appraisal included a growth model approach to residential values.
- The draft s106 includes £10m infrastructure mitigation for the South Fulham area with expenditure on major highway interventions required to improve traffic movement and public transport. Includes improvements to the Wandsworth Bridge Road junction and a proposed link road through the gas holder site
- Cllr Cowan provided an overview of the new administration's manifesto commitments as they apply to the proposed regeneration scheme. Greatly increased emphasis and priority on delivery of more affordable housing with housing types and tenures to be genuinely affordable to a range of incomes in line with the London Plan, and an expectation that marketing of new homes would be targeted at local people and Londoners rather than foreign investors
- Following an exploration of the issues, options and related implications it was agreed negotiations on the s106 should continue between officers and the developer.