

15th October Planning Committee Addendum

Item 5.1 – 20/00549/PRE - 922-930 Purley Way

This has been withdrawn from the agenda and will be heard next week on 22nd October.

Item 5.3 - 19/05194/PRE – Citylink House

As an update since the officer report was published, the latest iteration of the scheme as shown in the development presentation comprises 497 co-living units and 78 affordable units.

An additional paragraph is added to the officer report as follows:

- 6.13 Based on the public transport accessibility level (PTAL 6b) and the site's central characteristics, the London Plan density matrix suggests a residential density of between 650-1100 habitable rooms per hectare and 140-405 units per hectare for the application site. The residential density of the proposal would be 3505 habitable rooms per hectare which would far exceed the upper limit of the indicative range within the London Plan for a central area. However, it is important to note that the density matrix was designed for C3 residential and not co-living, and the site is within the centre of the Opportunity Area, where significant growth is expected to be accommodated and the supporting text of Policy 3.4 of the London Plan confirms that the density matrix should not be applied mechanistically. Based on the local context, officers are satisfied that a high density development can be accommodated on the site.