

## Hayward's Yard, Crofton Park

### Urban Residential Infill

**Location:** Hayward's Yard, South London

Hayward's Yard is a back-land site situated adjacent to Crofton Park railway station.

**Existing Use:**  
Stonemason's yard

**Site Area:** 0.23 ha

**Residential Density:** 35 dwellings per hectare

**Proposals:** Demolition of existing commercial buildings and construction of 8 two storey detached houses with new access road and ancillary car parking.



The scheme comprises 8 two storey detached houses on a narrow back-land site next to Crofton Park railway station.

Harper Planning Consultants were initially appointed to provide a planning statement in support of the proposed change of use from stonemason's yard to residential use.

We prepared evidence supporting the proposed loss of employment land and further evidence in support of the client's case for reduced financial contributions.

Subsequently, we were instructed to lodge an appeal against non-determination, advise on the preparation of an s106 undertaking and submit an application for costs.

The scheme was granted permission at appeal. The Council contested the appeal having sought £130,000 towards the provision of local infrastructure through s106 obligations.

Acting as advocates for the client at an appeal hearing, we argued that the scheme was not eligible for contributions and the Council had failed to demonstrate site-specific justification for the planning obligations sought.

The Inspector accepted the detailed evidence submitted by HPC and rejected the Council's demand for financial contributions. Full costs were also awarded against Lewisham Council on the grounds of unreasonable behaviour.

