

Appendix I: Drawing Numbers Application 21/1665/F

6785 - 3 Rev A; 6785 - 4 Rev A; 6785 - 11 Rev C; 6785 - 12 Rev A; 6785 – 16; 6785 – 17; 6785 – 18; 6785 – 19; JHP RS241 – 001; JHP RS241 – 002; JHP RS241 – 003; Archaeological Desk-Based Assessment dated April 2021; BREEAM Assessment dated 23/04/2021; Design & Access Statement dated April 2021; Ecological Assessment dated April 2021; Energy Statement version 2.0 dated April 2021; Outline Construction Logistics Plan dated April 2021; Groundsure Report ref:GS-6657440; Groundsure Maps; Pre-demolition Audit Report Dated: 22nd April 2021; Transport Statement dated April 2021; Draft Commercial Travel Plan; Utilities Statement rev A dated 11/03/2021; Fire Safety Statement dated 2nd June 2021; Air Quality Assessment dated April 2021; Application Covering Letter dated 30th April 2021; Flood Risk Assessment & Indicative Surface Water Drainage Strategy ref: 134026-RI(2)-FRA dated April 2021; Phase I Desktop Study & Preliminary Risk Assessment Report Ref: YE8263 dated March 2020; Planning Statement dated April 2021; Transport Note dated July 2021.

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 21/1665/F:

Condition 1

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

6785 - 3 Rev A; 6785 - 4 Rev A; 6785 - 11 Rev C; 6785 - 12 Rev A; 6785 – 16; 6785 – 17; 6785 – 18; 6785 – 19; JHP RS241 – 001; JHP RS241 – 002; JHP RS241 – 003; Archaeological Desk-Based Assessment dated April 2021; BREEAM Assessment dated 23/04/2021; Design & Access Statement dated April 2021; Ecological Assessment dated April 2021; Energy Statement version 2.0 dated April 2021; Outline Construction Logistics Plan dated April 2021; Groundsure Report ref:GS-6657440; Groundsure Maps; Pre-demolition Audit Report Dated: 22nd April 2021; Transport Statement dated April 2021; Draft Commercial Travel Plan; Utilities Statement rev A dated 11/03/2021; Fire Safety Statement dated 2nd June 2021; Air Quality Assessment dated April 2021; Application Covering Letter dated 30th April 2021; Flood Risk Assessment & Indicative Surface Water Drainage Strategy ref: 134026-RI(2)-FRA dated April 2021; Phase 1 Desktop Study & Preliminary Risk Assessment Report Ref: YE8263 dated March 2020; Planning Statement dated April 2021; Transport Note dated July 2021.

Reason 2

In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

Condition 3

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.Should the preliminary risk assessment identify the need for further investigation:
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: Potential sources of contamination associated with historical uses of the site should be further investigated to ensure that there is not an unacceptable risk to health and controlled waters in line with the aims of the National Planning Policy Framework (NPPF); and with Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 4

Prior to occupation of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the environmental and health risks have been satisfactorily managed so that the site is deemed suitable

for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 5

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 6

1. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
2. No piling shall take place until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: to ensure piling works taking place in made ground or contaminated areas do not present a risk to groundwater within the underlying aquifers. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Aquifers; and to ensure underground water and sewerage utility infrastructure are not damaged; and to ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and the Mayor's London Plan (2016) Policies 5.21 Contaminated Land and 5.22 Hazardous substances.

Condition 7

1. Prior to the commencement of development, a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat of the site shall be submitted to and approved, in writing, by the Local Planning Authority. Any Preliminary Risk Assessment of UXO hazards must be undertaken in compliance with current guidance for managing UXO risks (e.g.C681). The investigation shall include, but not be limited to:
 - Home Office WWII Bomb Census Maps;
 - WWII and post-WWII aerial photography;
 - Official Abandoned Bomb Register;
 - LCC Bomb Damage maps;
 - Information gathered from the National Archives at Kew;
 - Historic UXO information.

2. Should the preliminary risk assessment identify the need for further investigation, the following shall be submitted to and approved, in writing, by the Local Planning Authority:
 - A Detailed Risk Assessment and Intrusive UXO Survey, based on (1) to characterise the site and; provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.
 - Details attaining to Operational UXO Emergency Response Plan; and UXO Safety & Awareness Briefings – must also be provided.
 - The identified mitigation must be carried out in accordance with the approved details.

3. On completion of the above (2) a final Verification Report is required to demonstrate that the works set out in (2) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.

Reason: To ensure that appropriate arrangements are in place in the event of the discovery of UXO and to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 8

Prior to the commencement of the development hereby approved, including site clearance and demolition works, a Construction Logistics Plan (CLP) and a Construction Management Plan (CMP) shall be submitted, to and approved in writing by, the Local Planning Authority, in conjunction with Transport for London, to minimise impacts to the local highway network and to control noise, vibration and air pollutants generated as a result of the construction process. These documents shall be prepared in accordance with the London Freight Plan, 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance, the council's Construction Site Noise Code of Practice (http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet), BRE Pollution Control Guides 'Controlling particles and noise pollution from construction sites' and 'Controlling particles, vapour and noise pollution from construction sites'. The CLP and CMP shall include details of (but shall not be limited to):

- loading and unloading of plant and materials;
- storage of plant and materials;
- programme of works;
- measures for traffic management and encouragement of sustainable modes of transport for workers;
- details of a vehicle booking system
- provision of boundary hoarding and visibility zones of construction traffic routing;
- hours of operation;
- means to prevent deposition of mud on the highway;
- likely noise levels to be generated from plant and construction works;
- a dust risk assessment;
- means to monitor and control dust, noise and vibrations;
- haulage routes;
- a site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- bonfire policy; and
- confirmation that a mobile crusher will/won't be used on site and if so, a copy of the permit and intended dates of operation.
- confirmation that a photographic survey of the condition of the highway around the site will be undertaken and retained and made available to the Local Planning Authority upon request.

The development shall be constructed in accordance with the approved Plans.

Reason

To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with Policies D14, SI 1, T3, T4, T7 of the London Plan (2021), Policies IM5, DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the Greener Greenwich SPD.

Condition 9

Prior to above ground works for the development hereby approved, full details including images of all facing materials and finishes, to be used on the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority and the scheme shall thereafter be implemented in accordance with the approved details and maintained for the lifetime of the development.

Reason

In order that the Council may be satisfied with the external appearance of the building and ensure compliance with Policies D3 and D4 of the London Plan (2021), Policies DH1, DH(h) and DH(k) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted 30th July 2014) and the Sun in the Sands Conservation Area Character Appraisal (2007).

Condition 10

The development hereby approved shall not be occupied until a detailed Delivery and Servicing Plan (DSP) for the flexible B2/B8 commercial space on the site hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The DSP shall demonstrate how deliveries will be carried out to ensure impacts of the safe operation of the highway and residential amenity of the neighbouring properties are minimised and shall include details of:

- The timing and frequency of deliveries;
- The location of loading and unloading;
- The size of delivery vehicles

The DSP shall be fully implemented in accordance with the approved details prior to the first occupation of the development and maintained thereafter for the lifetime of the development.

Reason

To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on the free-flow of traffic and highways safety implications in accordance with Policies D14, T4 and T.7 and of the London Plan (2021) and Policies E(a), DH1,

IM(a) and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 11

Prior to the occupation of the development hereby approved, full details of the commercial cycle parking facilities for the development shall be submitted to and approved in writing by the local planning authority. The cycle parking shall be fully implemented in accordance with the approved details and be made available for use prior to occupation of the development and maintained thereafter.

Reason

To promote sustainable travel. to ensure that any storage facilities have an acceptable impact on the host property and wider conservation area and to ensure compliance with Policy T5 of the London Plan (2021) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 12

Prior to the occupation of the development hereby approved, full details of commercial waste storage facilities for the development shall be submitted to and approved in writing by the local planning authority. The refuse and recycling facilities shall be fully implemented in accordance with the approved details and be made available for use prior to occupation of the development and maintained thereafter.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policies SI 7 and SI 8 of the London Plan (2021) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 13

Prior to the first occupation of the development hereby approved, a Landscaping Strategy for all the hard and soft landscaping of any part of the site not occupied by buildings shall be submitted to and approved in writing by the local planning authority. Details shall include:

- a. Permeability of all hard surfaces
- b. Appearance of all materials
- c. Planting

All hard and soft landscaping works which form part of the approved scheme under part shall be completed prior to occupation of the development.

All planting, seeding or turfing comprised in the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason

In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies G7, D3 and D4 of the London Plan (2021) and Policies DH1 and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 14

No impact piling or any other foundation designs using penetrative methods shall take place until a piling method statement (detailing the depth and type of piling or other foundation designs to be undertaken and the methodology by which such piling or foundation designs will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, the programme for the works, sufficient information to demonstrate that there is no resultant unacceptable risk to groundwater) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water and the Environment Agency. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Principal and Secondary Aquifers. To ensure compliance with Policy SD1 of the London Plan (2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 15

Prior to the first occupation of the development hereby approved, full details of a Travel Plan for the approved development shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. The Travel Plan shall be fully implemented upon commencement of the approved development use and continued thereafter for the lifetime of the development.

Reason: To ensure acceptable trip generation and to encourage sustainable forms of transport, and to comply with Policy T4 and T5 of the London Plan (2021) and Policies IM4, IM(a) and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 16

Prior to the commencement of the development hereby approved further details of the mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. These details will include but not be limited to:

- a. Details of the mechanical ventilation system including drawings detailing the inlets and internal configuration of the ventilation system
- b. Details of the filtration system including the technical specification and maintenance schedule

The mitigation measures shall be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason: To protect future residents from poor air quality local air quality, comply with Policy SI 1 of the London Plan (2021) and Policy E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 17

Prior to the commencement of above ground works as part of the development hereby permitted, an acoustic report shall be submitted to and approved by the Local Planning Authority. The sound insulation scheme shall be designed to ensure that noise from within the building does not cause a disturbance to surrounding occupiers. The noise measured at the boundary of the site should not exceed 10dB(A) below the typical LA90 1Hour day or LA90 5 min night.

Details should include airborne sound insulation. The developer shall certify to the local planning authority that the noise mitigation measures agreed have been installed. The approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 18

Prior to the commencement of the development hereby permitted an acoustic survey detailing the noise impacts from fixed plant & equipment associated with the development shall be submitted to and approved in writing by the local planning authority. The acoustic survey shall include the following:

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- Survey of existing background/ambient sound level;
- Manufacturers noise specification (Sound power/Sound pressure level, octave band spectral levels) of proposed plant and equipment such as air handling units, boilers, lifts, mechanical ventilation [delete/add as necessary];
- The proposed operational hours of the plant;
- Proposed mitigation measures to ensure the existing background sound level will not increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the plant shall be designed/selected, or the noise from the plant should be attenuated, so that it is 10dB below the existing background level (LA90 15min). The measurements and assessment shall be made in accordance to the latest British Standard 4142, and shall be submitted to and approved by the Local Planning Authority.

The approved noise mitigation measures shall be implemented prior to occupation of the development and shall be permanently thereafter for the lifetime of the development.

Reason

To preserve the amenity of neighbouring occupiers and to comply with Policy D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Core Strategy (2014).

Condition 19

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Orders with or without modification), the use of the site shall be as a flexible Class B2/B8 use as set out in the application only.

Reason: In order to safeguard the amenities of neighbouring properties and the area generally and to ensure compliance with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 20

Details of the electric vehicle charging points provided within the scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the relevant part of the development. The development shall, in all respects, be implemented in accordance with the details approved pursuant to this condition, prior to the occupation of the development and maintained for the lifetime of the development.

Reason: To comply with Policies T3 and T6 of the London Plan (2021).

Condition 21

- a. The development hereby permitted shall seek to achieve a minimum of BREEAM Excellent (or its successor).
- b. No development shall take place until a Design Stage assessment (under the BREEAM or its successor) has been carried out and a copy of the summary score sheet and interim BREEAM Certificate have been submitted to and approved in writing by the Local Planning Authority. The assessment shall include all measure to be undertaken to achieve a rating of BREEAM Excellent.
- c. Prior to first occupation of the building, a copy of the summary score sheet and Post Construction Review Certificate (under BREEAM or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

Reason: In the interest of addressing climate change and to secure sustainable development and to comply with Core Strategy (2014) policies DHI (Design).

Informatives

Informative 1

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

Informative 2

You are advised that the application granted may be subject to the Community Infrastructure Levy ('the CIL'). There are two CIL charges in Royal Greenwich - the Mayoral CIL, which was introduced 1 April 2012; and the local CIL, introduced 6 April 2015. The Council's Planning Obligations Team will review your permission and will confirm if a CIL liability arises. If liable, you will receive a CIL Liability notice that details the amount that will be due on the commencement of development. Prior to starting on site you must submit an Assumption of Liability form and Commencement Notice to the Council. More information on CIL and the necessary forms are available at:

http://www.royalgreenwich.gov.uk/info/1004/planning_policy/1182/community_infrastucture_levy_cil

Informative 3

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes>. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section. With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces

contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200. Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater. On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Appendix 3 – National, regional and local planning policies and Supplementary Planning Guidance / Documents.

1. National Planning Policy Framework (NPPF – 2021)

- Chapter 2 – Achieving sustainable development
- Chapter 6 – Building a strong, competitive economy
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment and
- Chapter 16 – Conserving and enhancing the historic environment.

2. The London Plan (March 2021) – The following policies are of consideration:

Good Growth Policies

- Policy GG2 – Making the best use of land
- Policy GG5 – Growing a good economy

Spatial Development Patterns Policies

- Policy SD1 – Opportunity Areas

Design Policies

- Policy D3 – Optimising site capacity through the design-led approach
- Policy D4 – Delivering good design
- Policy D5 – Inclusive design
- Policy D8 – Public realm
- Policy D11 – Safety, security and resilience to emergency
- Policy D12 – Fire Safety
- Policy D14 – Noise

Economy Policies

- Policy E2 – Providing suitable business space
- Policy E4 – Land for industry, logistics and services to support London's economic function
- Policy E5 – Strategic Industrial Locations (SIL) and
- Policy E7 – Industrial intensification, co-location and substitution
- Policy E11 – Skills and opportunities for all

Heritage and Culture Policies

- Policy HCI – Heritage conservation and growth

Green Infrastructure and Natural Environment Policies

Policy G5 – Urban Greening

Policy G6 – Biodiversity and access to nature

Policy G7 – Trees and woodlands

Sustainable Infrastructure Policies

Policy SI 1 – Improving air quality

Policy SI 2 – Minimising greenhouse gas emissions

Policy SI 7 – Reducing waste and supporting the circular economy

Policy SI 8 – Waste capacity and net waste self-sufficiency

Policy SI 9 – Safeguarded waste sites

Policy SI 12 – Flood risk management

Policy SI 10 – Aggregates

Transport Policies

Policy T2 – Healthy streets

Policy T4 – Assessing and mitigating transport impacts

Policy T5 – Cycling

Policy T6 – Car parking

Policy T6.5 – Non-residential disabled persons parking

Policy T7 – Deliveries, servicing and construction.

3. The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014) – The main Core Strategy policies relevant to this application are:

Policy EA1 – Economic Development

Policy EA2 – Charlton Riverside

Policy EA4 – Strategic Industrial Locations

Policy EA(a) – Local Employment Sites

Policy EA(c) – Skills and Training

Design and Heritage Policies

Policy DH1 – Design

Policy DH3 – Heritage Assets

Policy DH(b) – Protection of Amenity for Adjacent Occupiers

Policy DH(k) – Thames Policy Area

Policy DH(m) – Archaeology

Open Space Policies

Policy OS4 – Biodiversity

Policy OS(f) – Ecological Factors

Environment and Climate Change Policies

Policy E1 – Carbon Emissions
Policy E2 – Flood Risk
Policy E3 – Residual Flood Risk
Policy E(a) – Pollution
Policy E(c) – Air Pollution
Policy E(e) – Contaminated Land

Infrastructure and Movement Policies

Policy IM1 – Infrastructure
Policy IM2 – Waste Apportionment
Policy IM4 – Sustainable Travel
Policy IM5 – Freight
Policy IM(a) – Impact on the Road Network
Policy IM(b) – Walking and Cycling and
Policy IM(c) – Parking Standards.

4. Supplementary Planning Guidance / Documents – the following planning guidance / documents are considered relevant:

- The Charlton Riverside SPD June 2017
- Planning Obligations (s106) Guidance SPD (2015)
- Greener Greenwich SPD (2014)
- New Developments: Guidance Notes for the Storage and Collection of Waste and Recycling Materials for the Royal Borough of Greenwich (May 2018)
- Mayor of London Sustainable Design and Construction April 2014