

PLANNING BOARD	Agenda Item: 6
2 February 2021	Reference No: 19/4075/R

Applicant: Greenwich Millennium Village Ltd
Agent: Gerald Eve LLP

Site Address: Plots 401-405, Parcel 4, Greenwich Millennium Village Phases, 3-5 Peartree Way, Greenwich, SE10	Ward: Peninsula Application Type: Reserved Matters
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Addendum

1. Amendments to the Main Report

1.1 The following paragraphs set out amendments to the main report. Text that is *in italics* denotes additional text whereas text with a ~~strikethrough~~ denotes the removal of the text.

2. Status of the New London Plan

- 1.2 On 17 December 2019, the Mayor published the Intend to Publish version of the London Plan and issued this to the Secretary of State. This was the plan which was considered with the main report and associated first addendum.
- 1.3 On 13th March 2020, the Secretary of State wrote to the Mayor setting out his consideration of the Mayor’s Intend to Publish London Plan and exercised his power to direct changes under Section 337 of the Greater London Authority Act 1999 (as amended).
- 1.4 The Mayor formally approved the new London Plan on the 21st December 2020. The approved version included the responses and modifications following the Secretary of State’s directions to the Intend to Publish plan.
- 1.5 Following the publication of the report, the Mayor has formally received confirmation from the Secretary of State that he is content for the London Plan to be published as confirmed in a letter dated 29 January 2021.
- 1.6 Given this, the “London Plan (2021)” now replaces any reference to the “Publication London Plan” within the main report as a material consideration for this planning application. Notwithstanding this, the “London Plan (2021)” has not changed any of the policies already considered relevant for this recommendation.

3. Section 1.0 (Recommendation):

1.2 (i) ~~The prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations as summarised in paragraph 25.4 out in this report (see section 27.0), any addendums, and the minutes of this Planning Board meeting; a Deed of Variation to the Section 106 Legal Agreement dated 30 March 2012 (as varied) containing the planning obligations as summarises in section 25.4 of this report and any addendums and the minutes~~

1.2 (iii)(b) finalise the detailed terms of the planning obligations pursuant to ~~Section 106~~ the deed of variation under Section 106(A) of the Town and Country Planning Act 1990 (as amended), as set out in this report, its addendums and the minutes of this Planning Board meeting.

1.2(iv) In the event that the *Deed of Variation* Section 106 Agreement is not completed within three (3) months of the date of this Planning Board meeting, to authorise the Assistant Director of Planning & Building Control to consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the obligations which would have been secured, and if so, to determine the application with reasons for refusal which will include the following

4. Section 3.0 (Summary): The following amendments are made:

Transportation		
Cycle Parking	No. Proposed Cycle Parking	950 long stay and 20 short stay spaces Plot 401 – 200 207 Plot 402 – 183 187 Plot 403 – 181 192 Plot 404 – 198 200 Plot 405 – 188 190 And 4 short stay spaces per plot
	Complies with policy	No – however, the applicant has committed to updating this and this will be reported in an addendum report. Yes

1.7 Section 8.1 Statutory Consultees: The following amendments are made:

Details of Representation	Summary of Comments	Officers comments
Port of London Authority	<p>Object to the application until it can be appropriately demonstrated that the acoustic measures necessary to safeguard the operation of the wharfs has been appropriately accounted for.</p> <p><i>Following the publication of the report, the PLA have confirmed that subject to the imposition of the conditions relating to noise included in Appendix 2 of this report, the PLA have no objection to the proposal.</i></p>	<p>The PLA have requested a number of conditions be imposed. These have all been accepted by the applicant. The conditions are in the advance stages of drafting in consultation with the PLA although final confirmation that these are acceptable has not yet been received. This will be updated in an addendum report.</p> <p><i>The conditions have been accepted by the applicant and are included in Appendix 2 of this report.</i></p>

1.8 Section 14.0 (Residential Accommodation)

14.10 Of the private units a total of 40 units will be provided as wheelchair adaptable units, which equates to 10.2%. These are proposed in Plots 402, 404 and 405 and the unit size is as follows: 28x 2b3p and 12x 3b5p. The units will be subject to a marketing period, should there be no interest in the unit as wheelchair adaptable then the applicant will be able to advertise the units for non-wheelchair users. Full details of the marketing strategy shall be required by a condition imposed on ~~the outline planning permission~~ *this reserved matters application*. The adaptable units within the Shared Ownership tenure are provided in Plot 403. The private tenure units are distributed amongst the remaining plots.

1.9 Section 11.0

11.2 The outline application as amended by 19/1545/MA established the following parameters for Plots 401-405:

Land Use

- Plots 401-405 – Solely Use Class A3 C3 (Residential)

I.10 Section 20.0 (Impact on Transport and Infrastructure): The following amendments are made:

20.8 The proposal includes a total of ~~950~~ 976 cycle parking spaces. The breakdown of this is as follows:

Plot number	Long Stay	Total Required
Plot 401	200 207	207
Plot 402	183 187	187
Plot 403	181 192	192
Plot 404	198 200	200
Plot 405	188 190	190
Total	950 976	976

20.9 ~~This does not meet the requirements of the condition attached to the Outline Planning Permission, as seen from the above. However the applicant has advised that an updated schedule will be provided to resolve this. This will be reported on an addendum. Following the publication of the report, the applicant has provided an updated accommodation schedule which now shows the compliant quantum of cycle parking provision as required by Condition 31 attached to 19/1545/MA. Full details will be required by the outline planning permission and a condition imposed on this reserved matters application requires the applicant to comply with London Cycle Design Standards.~~

I.11 Appendix I – Submitted Drawings and Documents: The following amendments are made:

Submitted documents:

Accommodation Schedule (2971-SA-0005 Rev P03); Design and Access Statement (produced by Jestico and Whiles, dated November 2019); GMV Residual Masterplan Study (produced by Jestico and Whiles, dated August 2018); Landscaping design Report (produced by Turkington Martin, reference TM411-R09); Urban Greening Factor; Assessment of Economic Viability and Affordable Housing Provision Parcel 4 and 5 of Phases 3, 4, and 5 of Greenwich Millennium Village, Greenwich, SE10 (produced by BNP Paribas Real Estate, dated November 2019); Supplementary Viability Note (produced by BNP Paribas Real Estate, dated 30/01/2020 and 27/11/2020); Proposed Scheme Daylight, Sunlight & Overshadowing Parcel 4 (Plots 401, 401, 403, 404 and 405) (Produced by XCO2, dated January 2021); Daylight, Sunlight & Overshadowing Plots 401-405 (produced by XCO2, dated November 2020); Greenwich Millennium Village 401-405 and 501-503 - Outline Construction

Logistics Plan (produced by BuroHappold Engineering, dated 18/11/2019, reference 0043824); Energy Statement (produced by XCO2, dated November 2019); Sustainability Statement (produced by XCO2, dated November 2019); Overheating Design Note (produced by XCO2, dated 06/08/2020, reference 9.379); GMV 400 Series. Planning – Fire Statement (produced by WSP, dated 02/10/2020); Greenwich Millennium Village 400 Series Stage 3 Fire Strategy (produced by WSP, dated October 2019, reference: 70053496-WSP-XX-YY-RP-Y-2019); Greenwich Millennium Village, Parcel 4 – Outline Drainage Strategy (produced by WSP, dated November 2019, reference GMV400-WSP-00-XX-RP-D-000500); Statement of Community Involvement (produced by Kanda); EIA Compliance Letter (produced by Ramboll, dated 22/11/2019, reference LI700003981_2_Plot 400's RMA_EIA); Covering Letter dated 25/11/2019; Wind and Microclimate Analysis Report - Parcel 4 (Plot 401, 402, 403, 404 and 405) (produced by XCO2, dated November 2019); BS5837 Arboricultural Impact Assessment (produced by Tamla Trees, dated November 2019, reference 03170R); Planning condition 87: Internal and facade sound levels (produced by Sandy Brown, dated 22/11/2019, reference 19222-R01-C, Part 1 of 4); Building 401 & 402 facade sound insulation mark ups – balconies and windows (produced by Sandy Brown, dated 22/11/2019, reference 19222-R01-C, Part 2 of 4); Planning condition 87: Internal and facade sound levels (produced by Sandy Brown, dated 22/11/2019, reference 19223-R01-C, Part 3 of 4); Building 403, 404 & 405 facade sound insulation mark ups – balconies and windows (produced by Sandy Brown, dated 22/11/2019, reference 19223-R01-C, Part 4 of 4); ~~Noise Memo, Response to WBM, Safeguarded Wharf Operators, PLA and First Plan (produced by Sandy Brown, dated 11/09/2020) 19290-M001-B~~ *GMV 400 and 500 series Sandy Brown response to WBM, Safeguarded Wharf Operators, PLA and First Plan*

1.12 Appendix 2 – Conditions and Informatives: The following amendments are made to the Conditions:

Condition 2

Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

2971-DR-0001 P01; 2971-DR-0002 P02; 2971-DR-0003 P01; 2971-DR-0010 P01; 2971-DR-1000 P02; 2971-DR-1001 P01; 2971-DR-1002 P01; 2971-DR-1003 P01; 2971-DR-1004 P01; 2971-DR-1005 P01; 2971-DR-1006 P01; 2971-DR-1007 P01; 2971-DR-1008 P01; 2971-DR-3001 P01; 2971-DR-3002 P01; 2971-DR-3003 P01; 2971-DR-4001 P01; 2971-DR-4002 P01; 2971-DR-4003 P01; 2971-DR-4004 P01; 2971-DR-4005 P01; 2971-DR-4006 P01; 2971-DR-4007 P01; 2971-RP-3300 P01; 2971-SA-0005 P01; 2971-DR-1100 Rev P01;

TM411L01; TM411L02; ↯↯ TM411L03; TM411L04; TM411L05; TM411L06;
TM411L07; TM411L08; TM411L09; TM411LS01; TM411LS02; TM411LS03;
TM411LS04; TM411LS05; TM411LS06; TM411LS07; TM411LS08;
TM411LS09; 55153-DH-M-10-02-003-C-P; GMV400-WSP-00-XX-DR-D-
000510-P04; GMV400-WSP-00-XX-DR-D-000510-P04; GMV405-WSP-00-
XX-DR-HW-000110-P02; GMV405-WSP-00-XX-DR-C-000600-P03;
GMV404-WSP-00-XX-DR-HW-002251-P01; GMV404-WSP-00-XX-DR-HW-
000110-P02; GMV404-WSP-00-XX-DR-C-000600-P03; GMV403-WSP-00-
XX-DR-HW-002251-P01; GMV403-WSP-00-XX-DR-HW-000110-P02;
GMV403-WSP-00-XX-DR-C-000600-P03; GMV402-WSP-00-XX-DR-HW-
002251-P01; GMV402-WSP-00-XX-DR-HW-000110-P02; GMV402-WSP-00-
XX-DR-C-000600-P03; GMV401-WSP-00-XX-DR-HW-002251-P01;
GMV401-WSP-00-XX-DR-HW-000110-P02; GMV401-WSP-00-XX-DR-C-
000600-P03; 2971-DR-1914-P05; 2971-DR-1915-P05; 2971-DR-1916-P06;
2971-DR-1917-P06; 2971-DR-1910-P07; GMV400-WSP-00-XX-DR-HW-
002200-P01; GMV400-WSP-00-XX-DR-HW-002201-P01; GMV400-WSP-00-
XX-DR-HW-002210-P01; GMV400-WSP-00-XX-DR-HW-002210-P01;
GMV400-WSP-00-XX-DR-HW-001205-P02; GMV400-WSP-00-XX-DR-HW-
002210-P01; Accommodation Schedule (2971-SA-0005 Rev P03); Design and
Access Statement (produced by Jestico and Whiles, dated November 2019);
GMV Residual Masterplan Study (produced by Jestico and Whiles, dated
August 2018); Landscaping design Report (produced by Turkington Martin,
reference TM411-R09); Urban Greening Factor; Assessment of Economic
Viability and Affordable Housing Provision Parcel 4 and 5 of Phases 3, 4, and 5
of Greenwich Millennium Village, Greenwich, SE10 (produced by BNP Paribas
Real Estate, dated November 2019); Supplementary Viability Note (produced
by BNP Paribas Real Estate, dated 30/01/2020 and 27/11/2020); Proposed
Scheme Daylight, Sunlight & Overshadowing Parcel 4 (Plots 401, 401, 403,
404 and 405) (Produced by XCO2, dated January 2021); Daylight, Sunlight &
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(produced by Ramboll, dated 22/11/2019, reference LI700003981_2_Plot
400's RMA_EIA); 19290-M001-B GMV 400 and 500 series Sandy Brown

response to WBM, Safeguarded Wharf Operators, PLA and First Plan; Covering Letter dated 25/11/2019

Reason: 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 4

Noise Mitigation

The development hereby permitted shall be carried out in strict accordance with the following documents and any mitigation required therein *and retained thereafter for the lifetime of the development*:

Planning condition 87: Internal and facade sound levels (produced by Sandy Brown, dated 22/11/2019, reference 19222-R01-C, Part 1 of 4); Building 401 & 402 facade sound insulation mark ups – balconies and windows (produced by Sandy Brown, dated 22/11/2019, reference 19222-R01-C, Part 2 of 4); Planning condition 87: Internal and facade sound levels (produced by Sandy Brown, dated 22/11/2019, reference 19223-R01-C, Part 3 of 4); Building 403, 404 & 405 facade sound insulation mark ups – balconies and windows (produced by Sandy Brown, dated 22/11/2019, reference 19223-R01-C, Part 4 of 4); ~~Noise Memo, Response to WBM, Safeguarded Wharf Operators, PLA and First Plan (produced by Sandy Brown, dated 11/09/2020) 19290-M001-B GMV 400 and 500 series~~ Sandy Brown response to WBM, Safeguarded Wharf Operators, PLA and First Plan

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policies E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 8

Wheelchair Adaptable Dwellings Marketing – M4(3)(2)(a)

- a. Prior to the commencement of the residential part of the development, full details of the accessible dwellings marketing strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The wheelchair adaptable dwellings shall be marketed as such for a period of six months.
- b. On completion of the marketing period above, evidence of response to the marketing strategy shall be submitted to and approved *in writing* by, the Local Planning Authority in consultation with the Council's Occupational Therapist. Any allocated wheelchair adaptable units must comply with the provisions of M4(3)(2)(a) wheelchair adaptable at final completion.

- c. If, after the end of the marketing period, the units are not to be occupied by wheelchair users, installation of a standard kitchen will be acceptable. A bath can also be installed over the installed level access shower.

Reason: To accord with Policy 3.8 of the London Plan (March 2016) and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 9

Energy Strategy

- A) Within three-months of the practical completion of the Parcel 4 (Plots 401-405) of the development and prior to occupation, the following information should be provided to the Local Planning Authority for written approval:
- i. technical information of the EC that the relevant plots will connect to, comprising of details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, updated diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised, if any, thermal storage, efficiency and carbon intensity of the heat network for the connection of all apartments into the centralised heating network;
 - ii. evidence including commissioning of installation that the renewable/low carbon technologies to provide heat, hot water and green electricity are installed in accordance with Part (B) and, where applicable, certified under the Microgeneration Certification Scheme (MSC).
 - iii. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER and TER from the "as built stage" to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (B).
 - iv. SAP Thermal Bridging and SAP Overheating modelling output reports from the 'as built' stage to confirm compliance with Accredited Construction Details (ACDs) and minimisation of overheating risk and Criterion 3 of the Building Regulations Part L 2013.
- B) Prior to the final completion of all residential units in Parcel 4 (Plots 401-405) of the development, the approved residential units shall incorporate and maintain measures to achieve an overall reduction regulated CO₂ emissions of at least 63% (equal to 447 tonnesCO₂/yr), unless otherwise agreed with the Local Planning Authority, beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy Statement for Greenwich Millennium Village Parcel 4

(Plot 401, 402, 403, 404 and 405) (08 November 2019) and supplementary information (28/09/2020, 09, 10 & 15/ 01/2021) submitted by XCO2.

Evidence of compliance shall be submitted to the Local Planning Authority for approval in writing:

- i. energy demand reduction measures to achieve at least annual carbon dioxide emission savings of 39 tonnes, equivalent to 5.5%, in regulated carbon dioxide (CO₂) emissions over the compliant BR Part L 2013 base case.
 - ii. Connection of Parcel 4 to Plot 504 EC of GMV site wide DHN for the provision of space heating and hot water to achieve at least annual carbon dioxide emission savings of 330 tonnes per year, equivalent to 49% in regulated carbon dioxide (CO₂), beyond the Be Lean stage of the energy hierarchy.
 - iii. Installation of 197.3kWp solar Photovoltaic (PV) system (including 23 no. 325W PV panels installed on GMV400s for Plot 503) to generate 150MWh/year of electricity and reduce the regulated CO₂ emissions of 77.9 tonnes per year, equating to 23% in regulated carbon dioxide (CO₂) emissions over the Be Clean case of the Energy Hierarchy.
 - iv. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated), including smart meters and energy efficient appliances (where installed) should be incorporated prior to occupation and maintained in the development in perpetuity.
- C) The development shall be carried out in accordance with the details approved in Parts A and B of this condition and retained for the lifetime of the development.

Reason: To ensure that the residential units within the development hereby approved are energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016, Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

Condition 13

Car Parking and Cycle Parking Spaces

Notwithstanding the details shown on the drawings and documents in Condition 2, prior to the commencement of the development a revised plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with TfL) to demonstrate suitably visibility splays are provided for access into and out of the under-croft car parking areas within

each plot and to demonstrate cycle parking provision is provided in each plot to comply with the London Cycle Design Standards (or most relevant standards). The development shall be delivered in accordance with the approved plan and maintained thereafter *for the lifetime of the development*. Reason: For reasons of public safety and promote sustainable travel and to ensure compliance with Policy 6.9 of the London Plan (2016), Policy T5 of the Draft London Plan (2019) and Policies IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 14 Living Walls

Prior to the commencement of the relevant part of the development full details of any green/living/biodiverse walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be delivered in accordance with the approved plan and maintained thereafter *for the lifetime of the development*.

Reason: To contribute to protecting and enhancing biodiversity and improving the aesthetic value of the development as well as resident's well-being. To comply with Policy 5.11 of the London Plan (2016), Policy G5 of the Draft London Plan (2019) and Policy OS(f) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

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