

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

The National Planning Policy Framework (NPPF) (2019) confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Of relevance in this instance is:

- Chapter 5 Delivering a sufficient supply of homes
- 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

The London Plan (March 2016) – The following London Plan policies are of consideration:

London's People

- 3.1 Ensuring Equal Life Chances for all
- 3.2 Improving Health and Addressing Health Inequalities
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Development
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual, private residential and mixed use schemes
- 3.13 Affordable Housing thresholds

London's Economy

- 4.1 Developing London's economy
- 4.4 Managing industrial land and premises

London's response to climate

- 5.1 Climate change mitigation
- 5.2 Minimising Carbon dioxide emissions

- 5.3 Sustainable design and construction
- 5.4A Electricity and gas supply
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Management
- 5.13 Sustainable drainage
- 5.14 Waste quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.17 Waste capacity
- 5.18 Construction, excavation, and demolition waste
- 5.21 Contaminated Land

London's Transport

- 6.1 Strategic approach to transportation
- 6.3 Assessing effects of development on transport capacity
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking

London's Living Places and Spaces

- 7.1 Lifetime Neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscape
- 7.19 Biodiversity and Access to Nature

Implementation, Monitoring and Review

- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

Intend to Publish London Plan (2019) - The following emerging London Plan policies now include some weight of consideration ahead of adoption later in 2020, in the policy context of this application, these are as follows:

Planning London's Future – Good Growth

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need

Design

- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D10 Basement Development
- D11 Safety, security, and resilience to emergency
- D12 Fire Safety
- D14 Noise

Economy

- E7 Industrial intensification, co-location and substitution

Housing

- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H7 Monitoring of Affordable Housing
- H10 Housing size mix

Social Infrastructure

S1 Developing London's social infrastructure

Green Infrastructure and Environment

G5 Urban greening

G6 Biodiversity and access to nature

Sustainable Infrastructure

S11 Improving air quality

S12 Minimising greenhouse gas emissions

S13 Energy infrastructure

S14 Managing heat risk

S112 Flood Risk Management

S113 Sustainable Drainage

Transport

T2 Healthy Streets

T4 Assessing and mitigating transport impacts

T5 Cycling

T6 Car parking

T6.1 Residential Parking

T7 Deliveries, servicing, and construction

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

Housing Policies

H1 New Housing

H2 Housing Mix

H3 Affordable Housing

H5 Housing Design

H(e) Children's play areas

Economic Activity and Employment

EA(a) Local Employment Sites

Design and Heritage Policies

DH1 Design
DH(b) Protection of Amenity for Adjacent Occupiers
DH(m) Archaeology

Open Space Policies

OS1 Open Space
OS4 Biodiversity
OS(f) Ecological Factors

Environment and Climate Change Policies

E1 Carbon Emissions
E2 Flood Risk
E(a) Pollution
E(c) Air Pollution
E(e) Contaminated Land
E(f) Living Roofs and Walls

Cohesive and Healthy Communities Policies

CH1 Cohesive Communities
CH2 Healthy Communities

Infrastructure and Movement Policies

IM1 Infrastructure
IM4 Sustainable Travel
IM(a) Impact on the Road Network
IM(b) Walking and Cycling
IM(c) Parking Standards

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

- Affordable Housing & Viability SPG (August 2017)
- Housing SPG (March 2016)
- Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government – March 2015)

- Planning Obligations SPD
- Play and Informal Recreation SPG (September 2012)

Appendix 2 – Plans and Documents

Drawings:

2960/L/01, 2960/L/02, 2960/L/03-Rev-H, 2960/P/101, 2960/P/102, 2960/P/103, 2960/P/104, 2960/P/105, 2960/P/106, 2960/P/107,

2960/P/111-Rev-O, 2960/P/112-Rev-T, 2960/P/113-Rev-M, 2960/P/114-Rev-L, 2960/P/115-Rev-K, 2960/P/116-Rev-K, 2960/P/118-Rev-J, 2960/P/119-Rev-M, 2960/P/120-Rev-H, 2960/P/121-Rev-N, 2960/P/123/Rev-H, 2960/P/124-Rev-L, 2960/P/130-Rev-G, 2960/P/131-Rev-G, 2960/P/141/Rev-D. 2960/P/142-Rev-D, 2960/P/143-Rev-E, 2960/P/201-Rev H, 170881/PP/01, Existing and Proposed Views from East, Existing and Proposed Views from West, 3331/SW/SW (10/07/2020), 3331/OW/OW (02/07/2020),

Reports:

- Daylight and Sunlight Assessment (March 2020);
- Preliminary Ecological Appraisal Survey (29/11/2018);
- Economic Statement (3rd December 2018);
- Construction. Method Statement (November 2018)
- Planning Statement (December 2018);
- Design and Access Statement (3rd December 2018);
- External Materials Schedule (3rd December 2018);
- Financial Viability Assessment (November 2018);
- Foul Sewage and Utilities Assessment (3rd December 2018);
- Health Impact Assessment (3rd December 2018);
- Housing Statement (3rd Dec 2018);
- Sustainability Statement (19th November 2018);
- Heritage Statement (3rd December 2018)
- Noise Impact Assessment (3rd October 2017);
- Transport Statement (March 2020);
- Parking Provision Document (3rd December 2018)
- Site Waste Management Plan (3rd December 2018);
- Phase I Contaminated Land Assessment – Revision B

- Planning Obligations (Draft Heads of Terms) Document (3rd December 2018);
- Statement of Community Consultation (3rd December 2018);
- Sustainable Design and Construction Statement (3rd December 2018):
- Preliminary Outline Schedule of Areas (28th May 2020):
- Goodwin Ellis Letter – Market Review 05/03/2020:
- GLA Good Practice Checklist 07.11.2019:
- GLA Checklist Expansion Letter 6th February 2020; and
- Air Quality Assessment 15th November 2018.