

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference I8/4094/MA:

3405-AL(20)200 REV C6;
3405-AL(20)201 REV C8;
3405-AL(20)202 REV C5;
3405-AL(20)203 REV C5;
3405-AL(20)204 REV C4;
3405-AL(20)205 REV C4;
3405-AL(20)206 REV C4
3405-AL(20)207 REV C4;
3405-AL(20)208 REV C5;

3405-AL(20)300 REV PI;
3405-AL(20)301 REV PI;
3405-AL(20)302 REV PI;
3405-AL(20)303 REV PI;
3405-SK(24)01 REV PI;

3405-PL(20)001 PI;
3405-PL(20)002 PI;
3405-PL(20)003 PI;
3405-PL(20)004 PI;
3405-PL(20)005 PI;
3405-PL(20)006 PI;
3405-PL(20)007 PI;
3405-PL(20)008 PI;
3405-PL(20)009 PI;
3405-PL(20)010 PI;
3405-PL(20)011 PI;
3405-PL(20)012 PI;
3405-PL(20)013 PI;

Letters from Cunnane Town Planning dated 27 February 2019, 18 September 2019;
Letter from i-Transport dated 6 February 2020;
Email from Peabody dated 28 February 2020;
Road Safety Audit;
i-Transport Technical Report dated 6 February 2020;
Delivery and Servicing Plan dated February 2020;
Valley House Accommodation Schedule Rev G;
BREEAM Pre-Assessment Report dated March 2018;

Supporting Statement dated 22 November 2018;
Flood Warning and Evacuation Plan Reference: 19008 dated March 2019;
Previously Approved Elevations;
Previously Approved Plans;
Site Location Plan WRC2 P A0 01;
Air Quality Assessment dated January 2014;
Noise Impact Assessment Report Reference I1551.NIA.01 RevA dated 23 October 2014;
Statement of Community Involvement dated January 2016;
Statement of Community Involvement Addendum dated February 2016;
Landscape Proposals dated November 2014;
Flood Risk Assessment Reference:14119 RevA dated January 2016;
Energy Statement dated 13 October 2013;
Sustainability Statement dated 13 October 2013;
Design & Access Statement dated January 2016;

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference I8/4094/MA:

I. Approved Drawing Numbers

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

3405-AL(20)200 REV C6; 3405-AL(20)201 REV C8; 3405-AL(20)202 REV C5; 3405-AL(20)203 REV C5; 3405-AL(20)204 REV C4; 3405-AL(20)205 REV C4; 3405-AL(20)206 REV C4; 3405-AL(20)207 REV C4; 3405-AL(20)208 REV C5; 3405-AL(20)300 REV PI; 3405-AL(20)301 REV PI; 3405-AL(20)302 REV PI; 3405-AL(20)303 REV PI; 3405-SK(24)01 REV PI;

3405-PL(20)001 PI; 3405-PL(20)002 PI; 3405-PL(20)003 PI; 3405-PL(20)004 PI; 3405-PL(20)005 PI; 3405-PL(20)006 PI; 3405-PL(20)007 PI; 3405-PL(20)008 PI; 3405-PL(20)009 PI; 3405-PL(20)010 PI; 3405-PL(20)011 PI; 3405-PL(20)012 PI; 3405-PL(20)013 PI;

Letters from Cunnane Town Planning dated 27 February 2019, 18 September 2019;

Letter from i-Transport dated 6 February 2020;

Email from Peabody dated 28 February 2020;

Road Safety Audit;

i-Transport Technical Report dated 6 February 2020;

Delivery and Servicing Plan dated February 2020;

Valley House Accommodation Schedule Rev G;

BREEAM Pre-Assessment Report dated March 2018;

Supporting Statement dated 22 November 2018;

Flood Warning and Evacuation Plan Reference: I9008 dated March 2019;

Previously Approved Elevations;

Previously Approved Plans;

Site Location Plan WRC2 P A0 01;

Air Quality Assessment dated January 2014;

Noise Impact Assessment Report Reference I1551.NIA.01 RevA dated 23 October 2014;

Statement of Community Involvement dated January 2016;

Statement of Community Involvement Addendum dated February 2016;

Landscape Proposals dated November 2014;

Flood Risk Assessment Reference: I4119 RevA dated January 2016;

Energy Statement dated 13 October 2013;

Sustainability Statement dated 13 October 2013;

Design & Access Statement dated January 2016;

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Materials

The development hereby permitted shall be constructed in accordance with the details of materials shown on the approved drawings listed in Condition 1.

Reason: In accordance with Policies 3.5 and 7.6 of the London Plan 2016 and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

3. Hard and Soft Landscaping

Notwithstanding the details approved on 08/03/2018 under reference 18/0104/SD full details of all the hard and soft landscaping arrangements shall be submitted to and approved in writing, but the Local Planning Authority, prior to the implementation of the development. The hard landscaping as approved shall be completed before the development is first occupied. The soft landscaping as approved shall include native trees and shrubs, including sizes, species providing pollen, nectar and berries and shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority. The details shall ensure consistency with the proposed layout for external cycle parking.

Any tree, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to maintain the character and amenities of the area and ensure compliance with policies 7.4 and 7.5 of the London Plan (March 2016) and policies DHI, CHI and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

4. Ecological / Landscape Management Plan

Prior to the commencement of development a Landscape Management Plan, including long-term design objectives, management responsibilities and maintenance schedule for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by, the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever

possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

The submitted information shall include:

A report from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement.
Details of all landscape features including plans and cross sections.

The Landscape Management Plan shall be carried out as approved.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the ecological value of the site in accordance with policies 5.11 and 7.19 of the London Plan 2016 and Policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

The details submitted under planning reference I8/0104/SD and approved on 08/03/2018 are deemed to satisfy the requirements of this condition.

5. Intensive Green Roofs

Full details of an intensive green roof which shall be compliant with the GRO Green Roof Code 2011 shall be submitted to and approved in writing by, the Local Planning Authority, prior to the implementation of the development hereby approved. Information submitted shall include:

- a. An ecological management plan including the landscape features and cross section of the roof
- b. Specified maintenance plan with allocated responsibilities
- c. Assessment of the effectiveness of the living roof as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS).
- d. The green roof should be comprised of, but no necessarily limited to, the following:
 - Soil and vegetation to cover a minimum of 70% of the green roof area for water attenuation purposes.
 - A minimum of 25% of the vegetated area should be native species. Of the remaining vegetated area, a minimum of 50% should be of known wildlife value (rather than purely ornamental).
- v. Parts a to d must be addressed within a single submission document.

The development shall be carried out in accordance with the details approved and shall be maintained as such thereafter.

Evidence that the roof has been installed in accordance with the details above should be submitted to and approved in writing, by the Local Planning Authority, prior to first occupation.

Reason: To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as resident's wellbeing. To comply with policies 5.11 and 7.19 of the London Plan 2016 and policies OS4, DH1 and E(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

The details submitted under planning reference 18/0104/SD and approved on 08/03/2018 are deemed to satisfy the requirements of this condition.

6. Brown Roofs

Full details of a brown roof shall be submitted to and approved in writing by, the Local Planning Authority, prior to the implementation of the relevant part of the development hereby approved. The brown roof must provide / comprise of the at least the following:

- i. a base mixture of crushed brick or concrete aggregate from the original site graded from 25mm to dust
- ii. contain a collection of larger aggregate items 40-75mm
- iii. contain larger boulders
- iv. be contoured from heights of at least 5cm to 15cm
- v. have a gravel base and drainage points
- vi. have a protective rubber membrane
- vii. be allowed to colonise naturally or allow interspersed seed mix if appropriate
- viii. consist of material from the site itself and allowed to sit on site during construction
- ix. areas of bare shingle, areas of sand for burrowing invertebrates and individual logs or log piles
- x. mould dune sand and compacted crushed brick and concrete in gentle slope formation
- xi. A report from a suitable qualified ecologist specifying how the brown roof has been developed for biodiversity with details of landscape features and a roof cross section.

The development shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.

Evidence that the brown roof has been installed in accordance with the details above should be submitted to and approved in writing by, the Local Planning Authority prior to first occupation.

Reason: To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as resident's wellbeing; and to comply with policy 7.19 of the London Plan 2016 and policies OS4, DHI and E(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

The details submitted under planning reference 18/0104/SD and approved on 08/03/2018 are deemed to satisfy the requirements of this condition.

7. Bird and Bat Boxes

Details of bird and bat boxes shall be submitted to and approved in writing by, the Local Planning Authority prior to any superstructure works commencing on site. The details shall include the exact location, specification and design of the habitats. The boxes shall be installed prior to the first occupation of the development.

The nesting boxes shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with policies: 5.3 and 7.19 of the London Plan 2016.

The details submitted under planning reference 18/0104/SD and approved on 08/03/2018 are deemed to satisfy the requirements of this condition.

8. Future Connection to Heating, Cooling and Power Networks

Full details demonstrating how the approved scheme has been designed to allow for the future connection to any neighbouring heating and cooling system and/or any private wire power network shall be submitted to and approved in writing, by the Local Planning Authority. Evidence that the approved scheme has been implemented shall be submitted to and approved in writing, by the Local Planning Authority prior to the issue of a certificate of practical completion. The development shall be carried out in accordance with the approved design details.

Reason: To allow for the efficient distribution of energy, to minimise carbon dioxide emissions and to comply with Policy 5.6 of the London Plan (March 2016) and Policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

9. Carbon Emissions Reduction

The development hereby permitted shall achieve no less than a thirty five per cent (35%) reduction in building carbon dioxide emissions over Part L 2013 of the building regulations.

No development shall take place until an energy statement is submitted to planning control detailing how the development proposals, in accordance with the energy hierarchy, meet the required 35% reduction target.

Prior to first occupation of the building the developer shall submit evidence that the 35% reduction over Part L 2013 of the building regulations has been achieved

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with Policies 5.1, 5.2 and 5.3 of the London Plan Policy (March 2016) and Policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

10. Energy Performance

All dwellings within the development hereby permitted must achieve the following energy performance standards:

All houses and flats whose material operations have commenced prior to 1st October 2016 must achieve a minimum of a thirty five per cent (35%) reduction in building carbon dioxide emissions beyond Part L of the Building Regulations 2013.

All houses and flats whose material operations have commenced on or after 1st October 2016 must achieve zero carbon dioxide emissions.

No part of the development hereby permitted shall be occupied until evidence of the energy performance standard referred to in part [(i)] [(ii)] of this Condition having been achieved, has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with Policy 5.2 of the London Plan (March 2016) and Policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

11. Water Efficiency

The development hereby permitted shall comply with Regulation 36(2)(b) of the Building Regulations 2010 (as amended by the Building Regulations &c. (Amendment) Regulations March 2016/767) and as set out in section G2 of the Building Regulations Approved Document (110 litres per person per day).

Reason: To accord with policy 5.15 of the London Plan 2016 and Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

12. BREEAM (for all non-residential uses) – Minimum Level

The development hereby permitted shall be built to a minimum of BREEAM Very Good (or its successor).

Reason: In the interest of addressing climate change and to secure sustainable development and to comply with Policy 5.3 of the London Plan (March 2016) and DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

13. BREEAM (for all non-residential uses) – Design Stage Assessment

No relevant part of the 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.

Reason: In the interest of addressing climate change and to secure sustainable development and to comply with Policy 5.3 of the London Plan (March 2016) and DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

14. BREEAM (for all non-residential uses) – Post Construction Review Certificate

Within 3 months of first occupation of the relevant building, a copy of the summary score sheet and Post Construction Review Certificate (under BREEAM or its successor) shall be submitted to and approved in writing by, 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 Policy 5.3 of the London Plan (March 2016) and DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

15. On-site Renewable Energy Technologies

The renewable energy technologies, which shall provide for no less than 12.8% on-site CO₂ reduction as detailed within the 'Energy Statement', shall be installed and operational prior to the first occupation of the development. Details of the renewable energy technologies shall be submitted to and approved in writing, by the Local Planning Authority prior to the implementation of the development hereby approved. The details shall include:

An energy assessment stating:

baseline energy demand in KWh and kg/CO₂

energy reduction achieved on the baseline through the use of on-site renewable energy technologies in KWh, kg/CO₂ and % CO₂ reduction.

The resulting scheme, along with machinery/apparatus location, specification and operational details

A management plan for the operation of the technologies

(if applicable) A servicing plan including times, location, frequency, method of servicing (and any other details the Local Planning Authority deems necessary)

(if applicable) A noise assessment regarding the operation of the technology

The development shall be carried out in accordance with the details hereby approved and shall be maintained as such thereafter.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with Policy 5.7 of the London Plan (March 2016) and policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

16. On-site Renewable Energy Technologies – Evidence of Installation

Evidence that the scheme of renewable energy provision has been installed in accordance with condition 17, including evidence of commissioning and a copy of the building's Energy Performance Certificate, shall be submitted to and approved in writing, by the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with Policy 5.7 of the London Plan (March 2016) and policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

17. Remediation Strategy

Prior to the commencement of development approved by this planning permission, 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.
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.

Reference shall be had to Environment Agency Guide CLR11 Model procedures for the management of land contamination available at <https://www.gov.uk/government/publications/managing-land-contamination>. The scheme shall be implemented as approved.

Reason: To protect underlying groundwater. The site lies over a principal aquifer and the application form submitted indicates that the land is known to be contaminated. To ensure that the site is not subject to contamination and where contamination is present that appropriate measures are undertaken to deal with risks associated with contamination of the site arising from historic land uses and ensure compliance with Policy 5.21 of the London Plan (March 2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

The details submitted under planning reference 17/2941/SD and approved on 15/06/2018 are deemed to satisfy the requirements of this condition.

18. Verification Report

The development shall not be occupied until a Verification Report, demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect underlying groundwater. The site lies over a principal aquifer and the application form submitted indicates that the land is known to be contaminated. To ensure that the site is not subject to contamination and where the site is contamination is present that appropriate measures are undertaken to deal with risks associated with contamination of the site arising from historic land uses and 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.

19. No Piling Other Than with Express Written Consent

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.

Any piling shall in all respects be carried out in accordance with the piling method statement approved by the Local Planning Authority on the 15/06/2018 under planning reference 17/2941/SD.

Reason: To ensure piling works are carried out with due regard to protection of groundwater. The site lies over a principal aquifer and the application form submitted indicates that the land is known to be contaminated.

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

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.

20. Cycle Parking – Residential and Commercial Uses

Notwithstanding the details approved on 23/05/2018 under reference 18/1091/SD, prior to the commencement of the relevant part of the development, full details of facilities for parking of cycles for residential and commercial uses (including but not limited to locker and changing facilities for the commercial use) within the site shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of the development. The siting of external cycle parking facilities shall be consistent with the layout shown on the proposed landscaping scheme.

Reason: In order that the development promotes sustainable transport options for prospective residents and ensure compliance with Policy 6.9 of the London Plan (March 2016) and Policies IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

21. Delivery and Servicing Plan

The development hereby permitted shall be carried out in accordance with the Delivery and Servicing Plan by Paul Mew Associated dated February 2020.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy 6.3 of the London Plan (March 2016) and IM3 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

22. Electric Car Charging Points

Details of the electric vehicle charging points (EVCP) to be 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. Electric charging spaces will be provided for 20% of the total number of residential car parking spaces, with a potential provision for an extra 20% of residential car parking spaces. The submitted details shall thereafter be implemented in strict accordance with the approved details, prior to the occupation of the development.

Reason: To minimise carbon dioxide emissions and to comply with Policy 6.13 of the London Plan (March 2016) and IM3 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

23. Car Park Management Plan

The relevant part of the development hereby approved shall not be occupied until a car park management plan (including but not limited to details of disabled parking bays and details of car club provision) relating to that part of the development has been submitted to, and approved in writing by, the Local Planning Authority. The car park management plan shall be carried out as approved.

Reason: To ensure that safe and secure off-street parking is maintained and managed to the satisfaction of the Council and ensure compliance with IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

24. Construction Logistic Plan (CLP)

The relevant part of the development shall not be commenced until a detailed Construction Logistics Plan (CLP - to include but not be limited to, details of the expected number of lorry movements, routes taken and measures to reduce the impact on Woolwich Road and the rest of London's road network) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy 6.3 of the London Plan (March 2016) and IM3 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

The details submitted under planning reference I7/2941/SD and approved on 15/06/2018 are deemed to satisfy the requirements of this condition.

25. Accessibility

The applicant shall not implement any part of the development hereby permitted until drawings illustrating that a minimum of all dwellings in the development hereby permitted comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', have been submitted to and approved in writing by, the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

Reason: In order to comply 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).

26. Wheelchair Adaptable Dwellings

10% of all dwellings in the development hereby permitted shall comply with Building Regulation requirement M4(3)(2)a 'wheelchair adaptable dwellings'. Wheelchair adaptable dwelling are identified in drawing numbers hereby approved in Condition 1.

The wheelchair adaptable dwellings shall be marketed as such for a period of eight months. After that period evidence of such marketing shall be submitted to and approved by, the Local Planning Authority in consultation with the Council's Occupational Therapist, prior to first occupation of the dwellings identified above.

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).

27. Wheelchair Accessible Dwellings

10% of all social rented units in the development hereby permitted shall comply with Building Regulation requirement M4(3)(2)b 'wheelchair user dwellings'. The applicant shall not implement any part of the development hereby permitted until full details of these units have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist. The applicant must fit out the dwellings such as to gain Greenwich Housing Occupational Therapist approval. The applicant must follow the eight stages for fit out and approval of plans as set out in Informative number 2.

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).

28. Non-residential Range and Size Restrictions

Details of the commercial uses, including their use class, hours of operation, times of deliveries and servicing shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of such uses and the uses shall thereafter operate in accordance with the approved details.

Reason: In order to provide a mix of sustainable retail uses and to safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with policies E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

29. Commercial Use Restrictions

The approved 257m² of commercial floor space, as shown on drawing nos. WRC2 P AI 01 (Rev. A) and WRC2 P AI 02 (Rev. A), shall be used only for A1, A2, A3 or A4 purposes and for no other purpose of the Town and Country Planning (General Permitted Development) (England) Order March 2016 (or any orders revoking, re-enacting or modifying this Order).

Reason: In granting this permission the Council has regard to special circumstances of the case and wishes to have a the opportunity of exercising control over the subsequent use of the premises in the event of the authorised user vacating the premises, and to protect the amenities of neighbouring occupiers and ensure compliance with E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

30. Impact Studies of the Existing Water Supply Infrastructure

Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

31. Flood Evacuation

Prior to the occupation of the development an evacuation plan covering flood evacuation and escape routes, signage within and outside buildings, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise risks the risk of flooding to users of the building and comply with Policy 5.12 of the London Plan (March 2016) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

32. Construction Method Statement

Prior to the construction of the building a 'Construction Method Statement' shall be submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall include details of the following:

- i. Works of construction shall be carried out during normal working hours, between 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays;
- ii. Haulage routes;
- iii. Likely noise levels to be generated from plant;
- iv. Piling method statement, which shall include details in respect of vibration and noise levels to be generated, 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;
- v. Details of noise screening measures;
- vi. Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;
- vii. Likely dust levels to be generated and any screening measures to be employed
- viii. Proposals for monitoring dust and controlling unacceptable releases
- ix. Wheel washing facilities and facilities for discharging the water

The demolition works associated with the development shall be implemented in accordance with these approved details.

Reason: To safeguard the amenity of neighbouring occupiers and the surrounding area generally in accordance with policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

The details submitted under planning reference I7/2941/SD and approved on 15/06/2018 are deemed to satisfy the requirements of this condition.

33. Details of a Protected Internal Route for the Provision of a Flue

Prior to the commencement of works on the development hereby permitted, details of a protected internal route for the provision of a flue (if necessary) through the building shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed in accordance with the approved details prior to the occupation of the development and shall be permanently maintained thereafter.

Reason: To safeguard the amenity of future occupiers, occupiers of neighbouring occupiers and the surrounding area generally in accordance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

The details submitted under planning reference I8/2469/SD and approved on 10/09/2018 are deemed to satisfy the requirements of this condition.

34. Scheme of Noise Insulation Measures

No development shall take place until a detailed scheme of noise insulation measures for all divisions (walls and/or floors) separating commercial/residential areas has been submitted to and approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +5dB above the Approved Document E standard (Dwelling houses and flats) for airborne sound insulation and -5dB for impact sound insulation. The approved scheme shall thereafter be implemented prior to the commencement of the use and be permanently retained thereafter.

Reason: To safeguard the amenity of future occupiers and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

The details submitted under planning reference I7/3792/SD and approved on 24/05/2018 are deemed to satisfy the requirements of this condition.

35. Sound Insulation (roof gardens)

Prior to the commencement of construction on the development hereby permitted, details of the proposed sound insulation scheme to be implemented between the residential accommodation and the roof garden shall be submitted to and approved by the Local Planning Authority. Details should include airborne and impact 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: To safeguard the amenity of future occupiers and ensure compliance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

The details submitted under planning reference I7/3792/SD and approved on 24/05/2018 are deemed to satisfy the requirements of this condition.

36. Refuse and Recycling Details

Prior to the implementation of the development full details of the refuse storage facilities/bin stores and refuse collection arrangements for the residential accommodation and the commercial units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the refuse storage facilities/bin stores and refuse collection arrangements for the residential accommodation and the commercial units shall be completed prior to the occupation of the development.

Reason: In order that appropriate refuse storage facilities/bin stores and refuse collection arrangements are in place, which will encourage the recycling of waste material and ensure compliance with Policy 5.17 of the London Plan (March 2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

The details submitted under planning reference I8/2469/SD and approved on 10/09/2019 are deemed to satisfy the requirements of this condition.

37. Secure by Design

The development hereby approved shall comply with the requirements of Secure by Design and details demonstrating that the development has achieved such accreditation shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

Reason: To ensure that the development provides a safe and secure living environment for all prospective residents and ensure compliance with policy 7.3 of the London Plan 2016 and policies H5, DH1 and CH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

38. Shop Front Design

Prior to the first occupation of the commercial units full details of the proposed shop front(s) to be installed shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be fully implemented before the units are first occupied.

Reason: In order that the external appearance of the commercial units is acceptable and does not have a detrimental impact on the character and appearance of the area and ensure compliance with Policy 7.4 of the London Plan (March 2016) and

Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

39. Travel Plan

A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. Thereafter the Travel Plan shall be implemented in accordance with the approved details.

Reason: To encourage sustainable modes of travel and ensure compliance with Policy 6.1 of the London Plan (March 2016) and Policies CH2 and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

40. Floor to Ceiling Heights

Details of the final finished floor to ceiling height on all of the dwellings shall be submitted to and approved in writing, by the Local Planning Authority prior to the implementation of the relevant part of development, ensuring a minimum of 2.5 metres is provided. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: In order to comply with Policy 3.5 of the London Plan (March 2016), Standard 5.4.1 of the Mayors Housing SPG and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

41. Scheme of Mechanical Ventilation

The residential accommodation hereby permitted shall not be occupied until full particulars of a scheme of mechanical ventilation to limit the exposure of future residential occupiers as identified and detailed within report 'London Green Ltd – Valley House, Woolwich Road Charlton Air Quality Assessment by AMEC Foster Wheeler Ltd, dated January 2016' to air pollution at the development are submitted to, and approved in writing by, the Local Planning Authority. The mitigation shall include mechanical ventilation to all residential units facing Woolwich Road and Gallions Road and treatment to protect the amenity areas on these facades. The inlet to the ventilation shall be at the top and to the rear of the affected units. Other necessary mitigation measures shall include an air pollution information pack for each residential unit detailing the operation and necessity of the installed mechanical ventilation.

Reason: To safeguard the amenity of future occupiers in accordance with policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

42. Details of all Proposed Domestic Boilers

Details of all proposed domestic boilers - Prior to the commencement of the use the applicant shall provide in writing for the approval of the Local Planning Authority details of all proposed domestic boilers demonstrating that the rated emissions of Oxides of Nitrogen (NO_x) do not exceed 'air quality neutral' standards of no more than 40 mg/kWh NO_x, as per London Plan policy 7.14 'Improving air quality' or better.

Reason: To safeguard the amenity of future occupiers, neighbouring occupiers and area in general, in accordance with Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

The details submitted under planning reference 18/0104/SD and approved on 08/03/2018 are deemed to satisfy the requirements of this condition.

43. Noise Assessment

Prior to the first occupation of the residential units hereby permitted, a survey measuring the noise levels in the vicinity of the rear of the development (including night time noise) shall be submitted to and approved in writing, by the Local Planning Authority.

Details should include mitigation measures such as siting, orientation, noise barriers and other such measures where appropriate. In assessing noise the Local planning Authority shall have regard to BS 4142:2014, draft Professional Practice Guidance Notes on Planning & Noise issued by The Chartered Institute of Environmental Health; the Association of noise Consultants & the Institute of Acoustics and the Planning Policy Practice Guidance on Noise <http://planningguidance.planningportal.gov.uk/blog/guidance/noise/noise-guidance/>. Noise mitigation measures should produce internal noise levels specified in table 4 section 7.7.2 of BS8233:2014. The mechanical ventilation system shall meet or exceed the specifications set out in clause 6, schedule 1 of the Noise Insulation Regulations 1975 with regard to acoustic performance and airflow rates. Alternative schemes that meet the above noise and ventilation standards can be considered. The approved scheme shall be completed prior to the occupation of the development and shall be permanently maintained thereafter. The developer shall certify by submitted evidence to and approved in writing, by the Local Planning Authority that the noise mitigation measures agreed have been installed.

Reason: To safeguard the amenity of future occupiers in accordance with policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

44. Odour from Fixed plant & Equipment

No use of the commercial unit hereby permitted within Class A3 or A4 of the Town & Country Planning Use Classes Order 1987 (as amended) shall commence unless full details of any mechanical ventilation or other plant have first been submitted to and approved in writing, by the Local Planning Authority.

Details should include full specifications of all filtration, deodorising systems, noise output and termination points. Particular consideration should be given to the high level discharge of kitchen extract air/ the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential. Reference shall be had to Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems published by DEFRA

(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf).

The approved scheme shall be completed prior to the commencement of the Class A3 / A4 use and shall be permanently maintained thereafter.

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

45. Noise from Fixed plant and Equipment

Prior to the first occupation the residential units hereby permitted, an acoustic report shall be submitted to and approved in writing, by the Local Planning Authority. The noise from any plant or equipment such as air handling units, boilers, lifts, mechanical ventilation, electrical substation etc. which forms part of the development shall not cause the existing background noise level to increase when measured at one metre from the façade of the nearest noise sensitive premises and at residential units within the same buildings. 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). Where the noise affects residential units within the same building, internal noise levels shall not exceed those specified in table 4 section 7.7.2 of BS8233:2014. The approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter. The developer shall certify to the local planning authority that the noise mitigation measures agreed have been installed. Reference shall be had to BS 4142:2014 in making the noise assessment. Any assessment shall include the possible impacts due to potential problems with low frequency noise.

Reason: To protect the living conditions of future occupiers of the development hereby permitted from excessive road noise in accordance with Policies DH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

46. Green Wall Details

Notwithstanding the details shown on the approved plans, full details of a green wall shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the relevant part of the development.

The green wall shall be carried out strictly in accordance with the details approved, shall be maintained as such thereafter.

Evidence that the green wall has been installed in accordance with the approved details shall be submitted to and approved in writing by the local planning authority prior to first occupation.

Reason: To ensure compliance with Policy E(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

47. Marketing of Residential Units

Prior to the marketing of the residential units a Marketing Strategy shall be submitted to and approved in writing by the Local Planning Authority, identifying how the units will be marketed initially in the home market before they are promoted overseas.

Reason: To ensure that the units would be homes, rather than investments and ensure compliance with policies 3.1 and 3.8 of the London Plan (March 2016) and policies H1 and H3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

The details submitted under planning reference 18/3990/1106 and approved on 20/08/2019 are deemed to satisfy the requirements of this condition.

48. Obscure Glazing

Prior to the first occupation of the development hereby permitted details of a scheme to provide obscure glazing to the south facing side windows of units C03, C06, C09, C12 and C15, shall be submitted to and approved in writing by the Local Planning Authority. The obscure glazing shall be installed prior to the first

occupation of the affected units and shall be maintained for the lifetime of the development.

Reason: In order to ensure a satisfactory standard of amenity to future occupants of the development in accordance with policies DH1 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

2. Informatives for Application Reference I8/4094/MA:

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.

2. M4(2)

The applicant is reminded that compliance with Building Regulation requirement M4(2) 'accessible and adaptable dwellings' as required by Condition 28 and 29 will need to be stated on the Building Regulations application to Building Control and that compliance will be confirmed by Building Control at completion of the development.

3. Wheelchair Accessible Dwellings

All wheelchair accessible dwellings must be constructed in accordance with the following eight stages of fit out:

STAGE 1 Contact to view 1:50 plans with essential furnishings shown at the planning application stage, preferably a few weeks before submission date so as to allow for comments to be acted upon and any alterations reviewed.

STAGE 2 Final 1:50 plans agreed.

STAGE 3 1:20 plans with elevations for WC, Shower Room, Bathroom and Kitchen submitted to Housing OT's for layout approval.

STAGE 4 Final 1:20 plans agreed. If kitchen plans produced by a specialist firm (after this stage) these must be approved by Housing OT before installation.

STAGE 5 Site visit at first fix and subsequently at appropriate times to ensure minimal disruption if alterations are required. An example would be when plumbing and electrics are in place but wall finishes not completed. RSL Development Manager and Employers Agent or Consultant shall be present when Housing OT visits site.

STAGE 6 Site visit prior to handover to Registered Social Landlord "OT snagging". RSL Development Manager and consultant shall be present.

STAGE 7 Nomination of potential tenants at a maximum of six weeks before viewing.

STAGE 8 Tenant viewing must be accompanied by Housing Occupational Therapists so that customising details can be agreed such as shower seat and rail positions and kitchen worktop height. These are to be completed prior to the tenant moving in.

4. Thames Water - Petrol / Oil Interceptors

Thames Water has advised that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

5. Thames Water – Property Protection

Thames Water advise you to incorporate into the proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

6. Thames Water – Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that you should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where it is proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

7. Thames Water – Shared Pipes and Public Sewer

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes Thames Water recommend you contact them to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit their website at www.thameswater.co.uk.

8. Thames Water – Piling

You are advised with regard to Condition 21 to contact Thames Water Developer Services on 0800 009 3921 to discuss any matters relating to piling.

9. Thames Water - Groundwater Risk Management Permit

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. Thames Water 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 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

10. Thames Water - existing water supply infrastructure

You are advised with regard to Condition 30 to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the Impact studies of the existing water supply infrastructure.

11. Environment Agency's 'Flood Line'

You are advised, as recommended in the Flood Risk Assessment that future occupants register with the Environment Agency's 'Flood Line' (Tel: 0345 988 1188).

12. Sport England – Active Design Guidance

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), Sport England has advised that consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

13. Underground Infrastructure

The applicant is advised of the presence of underground services and infrastructure in the vicinity of the site. Advice in relation to any works affecting this infrastructure should be sought from the following utilities undertakers:

Scotia Gas Networks – Tel: 0800 912 1722

Maintenance.Land.Owner.Enquiries@sgn.co.uk

UK Power Networks – Tel: 0800 0565 866 Opt 1

plans@ukpowernetworks.co.uk

Zayo Group UK Ltd - Tel: 01992 655 919 zayoplantenquiries@jsmgroup.com

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

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

London's Places

- 2.13 Opportunity Areas and Intensification Areas
- 2.14 Areas for Regeneration

London's People

- 3.1 Ensuring Equal Life Chances for all
- 3.2 Improving Health and Addressing Health Inequalities
- 3.3 Increasing Housing Supply
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.7 Large residential developments
- 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
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and social care facilities
- 3.18 Education facilities
- 3.19 Sports facilities

London's Economy

- 4.1 Developing London's Economy
- 4.3 Mixed use development and offices
- 4.6 Support for an enhancement of arts, culture, sport and entertainment
- 4.11 Encouraging a connected economy
- 4.12 Improving opportunities for all

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
- 5.5 Decentralised energy networks
- 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 Assessment
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.16 Waste net self-sufficiency
- 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
- 6.4 Enhancing London's Transport Connectivity
- 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 Building London's neighbourhoods and communities
- 7.2 An inclusive design
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public Realm
- 7.6 Architecture
- 7.7 Location and design of tall and large buildings
- 7.13 Safety Security and resilience to emergency
- 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

2. 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 Policies

- EA1 Economic Development
- EA2 Charlton Riverside
- EA5 Tourism
- EA(c) Skills and Training

Design and Heritage Policies

- DH1 Design
- DH2 Tall Buildings
- DH(b) Protection of Amenity for Adjacent Occupiers
- DH(m) Archaeology

Open Space Policies

- OS4 Biodiversity
- OS(c) Public Open Space Deficiency Areas
- OS(f) Ecological Factors

Environment and Climate Change Policies

- E1 Carbon Emissions
- E2 Flood Risk
- E3 Residual 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

3. Supplementary Planning Guidance and Documents – the following planning guidance and documents are considered relevant:

- Technical Housing Standards – Nationally Described Space Standards, Department for Communities and Local Government March 2015
- Mayor of London Housing SPG March 2016
- Planning Obligations SPD July 2015
- Charlton Riverside Masterplan 2017