

<b>PLANNING BOARD</b>	<b>Agenda Item: 5</b>
<b>2 February 2021</b>	<b>Reference No: 19/4058/R</b>

**Applicant: Greenwich Millennium Village Ltd**  
**Agent: Gerald Eve LLP**

<b>Site Address:</b> Plots 501-503, Parcel 5, Greenwich Millennium Village, 3-5 Peartree Way, Greenwich, SE10	<b>Ward:</b> Peninsula Ward  <b>Application Type:</b> Reserved matters
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## 1.0 Recommendation

1.1 The Board is requested to grant consent for reserved matters consent as outlined below:

Reserved matters application seeking approval of appearance, layout, scale and landscaping, for Plot 501, 502 and 503 (Parcel 5) of Greenwich Millennium Village Phases 3, 4 & 5 development (GMV 345) pursuant to Condition 2 of outline planning permission reference 19/1545/MA dated: 14/11/2019, involving the provision of 4,887 sqm of commercial floorspace (comprising 4,462sqm of Use Class B1 floorspace and 425sqm of Use Class A1 and/or A2 and/or A3 and/or A4 floorspace), plus associated infrastructure, landscape and car parking.

1.2 Subject to:

- i) The recommended conditions as set out in this report (Appendix 2);
- ii) To authorise the Assistant Director of Planning & Building Control to make any minor changes to the detailed wording of the recommended conditions as set out in this report (Appendix 2), its addendums and the minutes of this Planning Board meeting, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice

## 2.0 Executive Summary

2.1 Officers have considered the circumstances of this application against the relevant development plan policies in the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), the London Plan (2016), the National Planning Policy Framework and National Planning Practice Guidance and have concluded that the principle of redevelopment and general parameters for the proposed were established by the outline consent. These are discussed

further within the relevant section, and include design (heights & footprint), access, uses, sustainability, and parking.

- 2.2 The application site is constrained by contaminated land which prevents underground parking/basements as well as noise from the adjoining Aggregates Works which can operate 24/7 meaning the proposed requires extensive acoustic mitigation. These site constraints have been accounted for within the proposal.
- 2.3 The proposed is designed as a singular five storey building at Plot 503 with open space proposed at Plots 501 and 502. A car park with a total of 34 spaces is located between the proposed building and the open space. The proposed has a subtler colour strategy to earlier plots. The proposed delivers a total of 4,887 sqm of commercial floorspace which is made up of 4,462sqm of Use Class B1 floorspace and 425sqm of Use Class A1 and/or A2 and/or A3 and/or A4 floorspace).
- 2.4 The application has been subject to consultation with statutory consultees, local residents and interested groups. No objections have been received from local residents at the time of writing this report. Section 8 of this report details the responses from internal and external consultees.
- 2.5 The scheme is not liable to Mayoral or Borough CIL as the outline consent was approved prior to the adoption of either. The outline consent was subject to a number of financial and non-financial obligations, secured through a Section 106. These are applicable to this plot also.
- 2.6 The application is considered to comply with the parameters of the outline consent and is recommended for approval.

### 3.0 **Summary**

3.1 Detailed below is a summary of the application:

<b>The Site -</b>	
Site Area (m <sup>2</sup> )	0.9ha
Local Plan Allocation	Part of site allocation GP5 in the Site Allocations Preferred Approach August 2019 for residential-led mixed use development including local-scale retail / café / restaurant / leisure uses, B1 workspace and appropriate community facilities, including a nursery.
Heritage Assets	Not applicable

Tree Preservation Order	No
Flood Risk Zone	Flood Zone 3 - Area benefiting from flood defences

<b>Proposed Building</b>	
Building height (metres AOD)	26.70 AOD m
No. of storeys	5 storeys
Floor area (GEA) (m <sup>2</sup> )	4,887 sqm

<b>Proposed Building</b>		
Existing Uses	Existing Use (Classes) / Operator	N/A
	m <sup>2</sup>	0
Proposed Use(s)	Proposed Use (Classes) / Operator	BI and Flexible AI-A4
	m <sup>2</sup>	BI – 4,462m <sup>2</sup> AI-A4 – 425m <sup>2</sup>
Employment	Existing Number of Jobs	0
	Proposed Number of Jobs	TBC

<b>Transportation</b>		
Car Parking	No. existing car parking spaces	0
	No. Proposed Car Parking Spaces	34
Cycle Parking	No. Proposed Cycle Parking	61 long stay & 35 visitor spaces
	Complies with policy	Yes
Public Transport	PTAL Rating	2 / 3

<b>Sustainability / Energy</b>	
BREEAM Rating	Excellent
Renewable Energy Source (%)	12.3%

<b>Public Consultation</b>	
Number in Support	0
Number of objections	0
Main issues raised	-

3.2 The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.

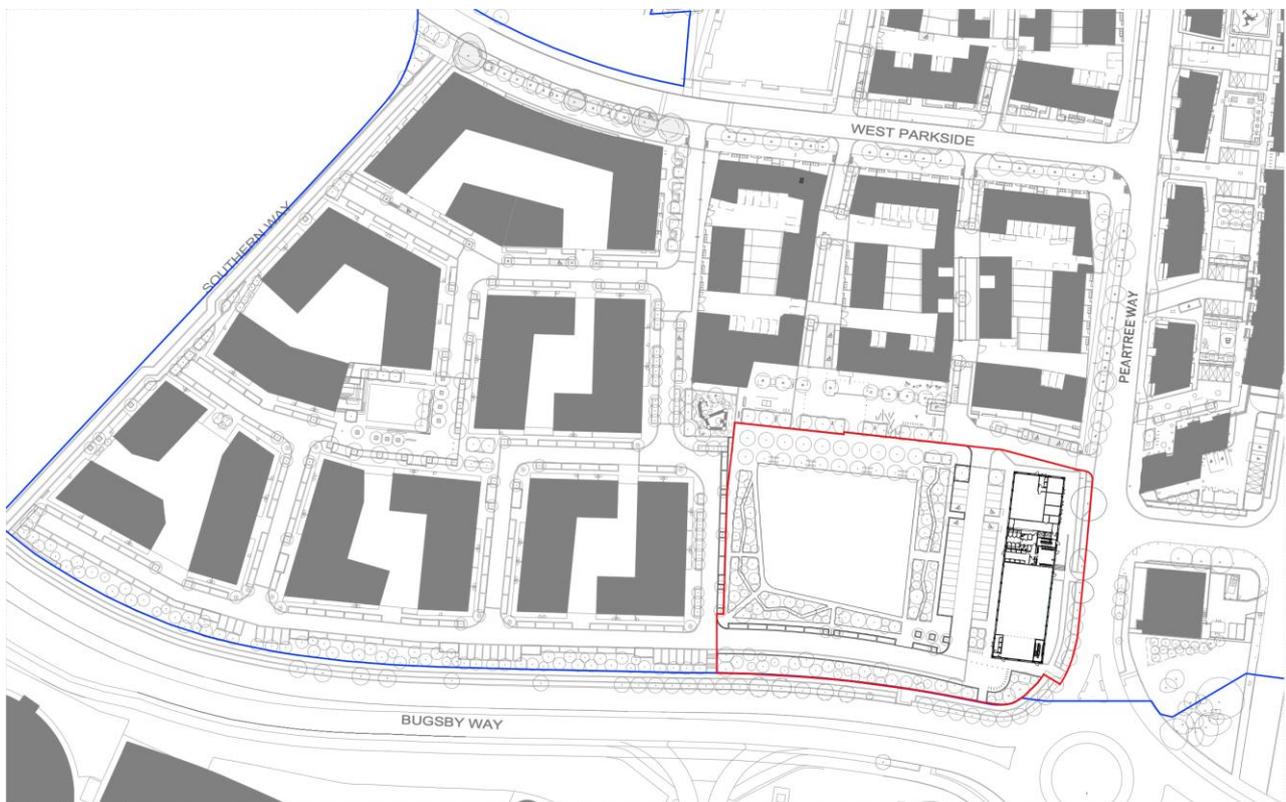
3.3 The application is considered acceptable and is recommended for approval, subject to conditions set out in the report.

#### 4.0 **Site**

4.1 Greenwich Millennium Village Phases 3, 4, 5, Peartree Way, Greenwich, SE10

4.2 This reserved matters application relates specifically to Plots 501-503

4.3 The following shows the site location plan for the reserved matters application (outlined in red):



#### 5.0 **Site and Surrounding Area**

5.1 The application site forms Plots 501, 502 and 503 of the Greenwich Millennium Village (GMV345) development and comprises an area of approximately 0.9 hectares. The application site is currently cleared with a temporary prefabricated site office on-site.

- 5.2 The site area forms part of the wider redevelopment site known as Greenwich Millennium Village (GMV) Phases 3, 4 and 5 which has outline planning permission to be developed for 1,746 residential dwellings, commercial, retail and community uses by the outline permission dated 30<sup>th</sup> March 2012 (“the Outline Planning Permission / OPP”). Planning permission 12/0022/O as amended by 14/1633/MA and 19/1545/MA reserves all matters except for access and Parcel 1.
- 5.3 To the north of the application site are Plots 302-304. These plots have been granted detailed consent for 170 residential dwellings and 613 sqm GEA Class A1-A4 retail/commercial units (18/1318/R). The non-residential floorspace is delivered across four individual units in Plots 302 and 303 and face onto a neighbourhood square which adjoins the application site. The maximum building heights across these plots is six storeys. The six storey elements create apartment blocks which border Plots 501-503. These plots are under construction and nearing completion. There is a play area as consented with Plots 302-304 which sits to the north west of the application site.
- 5.4 To the east of the application site are Plots 504 and 210. These plots are separated by the entrance to Horn Link Way which provides access to the adjacent wharfs. Horn Link Way experiences a high volume of daily vehicle movements including larger aggregate vehicles. Plot 504 is an energy centre with a height of between 8 and 16 meters with a flue of 26 meters in height. The energy centre is being delivered by EON to serve the Greenwich Millennium Village Masterplan, it was granted consent under reference 17/0576/R. Plot 210 is a residential building that forms the most southern plot in the ‘11-storey terrace’ that is designed to create the acoustic barrier to the masterplan. Plot 210 received detailed consent for 11 storeys under planning reference 13/3281/R.
- 5.5 To the south of the site is Bugsby’s Way, which is a highly trafficked road leading from the roundabout that sits south of the entrance to the masterplan from Peartree Way. A new signalled pedestrian crossing has recently been added adjacent to the application site. On the opposite side of Bugsby’s Way is the Millennium Leisure Park, which includes stores such as B&Q, Ikea and the Odeon Cinema.
- 5.6 To the west of the application site is the development site for Parcel 4 of the masterplan, which is to be a solely residential parcel within the masterplan. The plot immediately adjacent to Plot 501 is Plot 405. This Parcel is yet to receive detailed consent but has been submitted under planning reference 19/4075/R. Plot 405 is designed with a maximum height of eight storeys.

## 6.0 **Relevant Planning History**

- 6.1 Planning permission was initially granted on 30 March 2012 for a hybrid outline planning application for 1,746 residential units and 6,902 sq.m of non-residential floorspace comprising A1/A2/A3/A4/B1/ D1 and D2 uses; and full details for Parcel 1 for 459 of the residential units, an energy centre, open space, hard and soft landscaping, associated car parking, servicing, highways and transport works and ancillary works (Ref. 12/0022/O).
- 6.2 09.04.2014 – Reserved Matters (appearance, layout, scale and landscaping), for Parcel 2 Sub-Phase 1 of Greenwich Millennium Village Phases 3, 4 & 5 pursuant to Condition 2 of Outline planning permission dated 30/03/2012 (Ref: 12/0022/O) for the erection of 83 residential dwellings including associated infrastructure and car parking (Ref: 13/3281/R). This application was approved.
- 6.3 23.12.2014 - Minor Material Amendment under s73 to vary condition 1 (Approved Plans) of outline planning permission dated 30/03/12 (ref: 12/0022/O) involving changes to the footprint, no. of units, floorspace, elevations and associated landscaping in respect of Block 107. The application was approved and the scheme has been implemented.
- 6.4 24.02.2017 - Reserved Matters (Appearance, Landscaping, Layout and Scale) pursuant to condition 2 of planning permission dated 23/21/2014 (Reference: 14/1633/MA) for the erection of an energy centre (EC2) and associated infrastructure, landscape and parking was received for Plot 504. This application was approved (reference: 17/0576/R).
- 6.5 21.06.2017 - Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to Condition 2 of Planning Permission dated 24/12/2014 (Reference: 14/1633/MA) for the construction of 112 residential units with associated landscaping, infrastructure and parking was received for Plots 204 & 205. This application was approved (reference: 17/1631/R).
- 6.6 05.09.2018 - Submission of Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to condition 2 of Outline Planning Permission dated: 24/12/2014 (Reference 14/1633/MA) for the construction of 170 residential dwellings and 613 sqm GEA Class A1-A4 retail/commercial units, associated infrastructure, landscape and car parking plus temporary vehicle turning area for refuse/servicing vehicles and temporary GMV345 Concierge and Management Suite, situated immediately south of the site for Plots 302, 303 and 304 (18/1318/R). This application was approved.

- 6.7 11.06.2019 - Section 96a of the Town & Country Planning Act 1990 for a non-material amendment in connection with the planning permission 14/1633/MA, dated 23/12/2014 for the application for Minor Material Amendment under s73 to vary condition 1 (Approved Plans) of outline planning permission dated 30/03/12 (ref: 12/0022/O) involving changes to the footprint, no. of units, floorspace, elevations and associated landscaping in respect of Block 107 to allow:
- Amendment to wording of Condition 14 (Density) in respect of Parcel 3 and Parcel 5.
- This application was approved (reference: 19/1636/NM).
- 6.8 09.09.2019 - Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission 14/1633/MA (dated 23/12/2014) for mixed use development comprising: up to a total of 1,746 Class C3 residential units; up to a total of 1,190 sq.m (GEA) Flexible Class A1 (shops) and/or A2 (financial and professional services) and/or A3 (restaurants and cafes) and/or A4 (drinking establishments); up to a total of 4,462 sq.m (GEA) business space for B1(a) (offices) and/or B1(b) (research and development) and/or B1(c) (light industry); up to 500 sq.m (GEA) Class D1 for a children's nursery; up to a total of 750 sq.m (GEA) Class D2 for community space and a management facility; up to a total of 992 sq.m (GEA) for two energy centres; associated open space, hard and soft landscaping, car parking and servicing, highways and transport works and ancillary works; with all matters reserved for future approval except for access (Outline Application). In addition to the matters set out above, full details (access, appearance, landscaping, layout, scale) in relation to the first sub-phase, being Parcel 1, located to the north and east of the site for: 459 residential units; a 365 sq.m energy centre; associated open space, hard and soft landscaping, car parking and servicing, highways and transport works and ancillary works.
- To allow:
- Amendment to density requirement
  - Redistribution of non-residential floor space
  - Reduction in Car Parking Provision
  - Revision to Phasing
  - Increase in height by 1m on Plots 202, 203, 301, 401-405, 501-503
- This application was approved (reference: 19/1545/MA).
- 6.9 11.11.2019 - Submission of reserved matters application (appearance, layout, scale + landscaping) pursuant to condition 2 of planning permission dated 23/12/2014 (Ref:14/1633/MA) for the construction of 135 residential dwellings, ancillary residents screening room plus associated infrastructure, landscape and car parking (Plot 301). This application was approved (reference: 19/2055/R).

- 6.10 18.03.2020 - Submission of Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to condition 2 of Planning Permission dated 14/11/2019 (reference 19/1545/MA) for the construction of 122 residential dwellings, 152 sqm GEA Class A3 Cafe, 500 sqm Class D1 nursery, plus associated infrastructure, landscape and car parking on Plot 202. This application has been approved (reference: 19/3063/R).
- 6.11 21.11.2019 - Submission of Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to condition 2 of Planning Permission dated 14/11/2019 (Reference 19/1545/MA) for the construction of 119 residential dwellings, 750 sqm GEA Class D2 Community Centre and Management Facility, plus associated infrastructure, landscape and car parking on Plot 203. This application has been approved (reference: 19/4008/R).
- 6.12 02.12.2019 - Submission of Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to condition 2 of Planning Permission dated 14/11/2019 (Reference 19/1545/MA) for the construction of 65 residential dwellings with resident's lounge, plus associated infrastructure, landscape and car parking on Plot 201. This application is currently being considered (reference: 19/4064/R).
- 6.13 03.12.2019 - Submission of Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to condition 2 of Planning Permission Reference 19/1545/MA for the construction of 489 residential dwellings, plus associated infrastructure, landscape, car parking and associated works at Plots 401, 402, 403, 404 and 405 (Parcel 4). This application is currently being considered (reference: 19/4075/R).
- 6.14 19.12.2019 - Removal of the existing Gatehouse and adjoining buildings and the erection of a new Ecology Park Building to also include the diversion of the cycle path and associated ecological works. This application is currently being considered (reference: 19/4092/F)
- 6.15 07.02.2020 - Reserved Matters (Appearance, Layout, Scale and Landscaping) pursuant to condition 2 of Planning Permission dated: 23/12/2014 (Reference 14/1633/MA) for the construction of 65 residential dwellings, with resident's lounge, plus associated infrastructure, landscape and car parking on Plot 201 (reference: 18/0825/R). This application was refused by the Planning Board on 14.11.2018 and has subsequently been allowed by appeal on 07.02.2020 (reference: APP/E5330/W/19/3228947).
- 6.16 14.10.2020 - An application submitted under Section 96a of the Town & Country Planning Act 1990 for a non-material amendment in connection with the planning permission 19/1545/MA, dated 14/11/2019 for the minor

material amendment in connection with the planning permission 14/1633/MA (dated 23/12/2014) for mixed use development comprising: up to a total of 1,746 Class C3 residential units; up to a total of 1,190 sq.m (GEA) Flexible Class A1 (shops) and/or A2 (financial and professional services) and/or A3 (restaurants and cafes) and/or A4 (drinking establishments); up to a total of 4,462 sq.m (GEA) business space for B1(a) (offices) and/or B1(b) (research and development) and/or B1(c) (light industry); up to 500 sq.m (GEA) Class D1 for a children's nursery; up to a total of 750 sq.m (GEA) Class D2 for community space and a management facility; up to a total of 992 sq.m (GEA) for two energy centres; associated open space, hard and soft landscaping, car parking and servicing, highways and transport works and ancillary works; with all matters reserved for future approval except for access (Outline Application). In addition to the matters set out above, full details (access, appearance, landscaping, layout, scale) in relation to the first sub-phase, being Parcel 1, located to the north and east of the site for: 459 residential units; a 365 sq.m energy centre; associated open space, hard and soft landscaping, car parking and servicing, highways and transport works and ancillary works to allow: - Amendment to wording of Condition 51 - BREEAM | GMV 345 Peartree Way, Greenwich SE10. This application has been approved (reference: 20/3021/NM)

- 6.17 19.01.2021- Environmental Impact Assessment Screening Opinion under the Town & Country Planning (EIA) Regulations 2011 for redevelopment of the site for of 4,887 sqm of commercial floorspace (comprising 4,462 sqm of Use Class B1 floorspace and 425sqm of Use Class A1 and/or A2 and/or A3 and/or A4 floorspace), plus associated infrastructure, landscape and car parking pursuant to condition 2 of planning permission dated 14/11/2019 Ref: 19/1545/MA. It has been determined that an addendum to the Environmental Statement is not required (reference: 19/4096/EIA).

## 7.0 **Proposal**

- 7.1 The principle of redeveloping the application site for residential development has been established by the Amended Outline Planning Permission (Ref. 19/1545/MA). The outline scheme set the parameters for the quantum of development, range of uses, maximum building heights and massing together with hierarchies of open spaces and circulation routes.
- 7.2 The detailed design of Plots 501-503 was reserved for approval through the submission of Reserved Matters applications. In particular, the external appearance, internal layout, scale and landscaping were reserved for future consideration.

7.3 Reserved Matters consent is sought for the construction of 4,887 sqm of commercial floorspace (comprising 4,462sqm of Use Class B1 floorspace and 425sqm of Use Class A1 and/or A2 and/or A3 and/or A4 floorspace) in a five storey building at Plot 503 along with a large area of open landscape and planting across Plots 501 and 502 and 34 car parking spaces.

## 8.0 Consultation

### 8.1 **Statutory Consultees**

A summary of the consultation responses received along with the officer comments are set out in table below:

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officers comments</b>
Environment Agency	Advised no objection. The EA do note however that the Finished Floor level is set at 3.5m AOD which is below the Maximum Likely Water Level as a result of a breach in the Thames Tidal Flood defences taking climate change into account. The drainage system is as agreed under the outline consent and ground contamination should also be undertaken as per the outline consent.	Conditions are attached to the outline planning permission regarding Finished Floor Levels, Drainage and Contamination. The Council's Emergency Planning officer has reviewed the submission and requested a Flood Evacuation Plan which shall be required by condition.
London Fire & Emergency Planning	Satisfied with the proposal in relation to the fire precautionary arrangements, subject to access and facilities for the fire service complying with the functional requirements of B5 of Approved Document B	This has been included in an informative to advise the applicant.
Transport for London	Advised no comments to make.	Noted
London City Airport	No safeguarding objection raised	Noted

Port of London Authority	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	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.
Firstplan (on behalf of Cemex/Tarmac/Aggregate Industries/ Daygroup)	Confirmed that the application is acceptable subject to the imposition of conditions and obligations.	The conditions have been accepted by the applicant and are included in Appendix 2 of this report. The obligations are to be imposed by the Deed of Variation. The Heads of Terms for this can be found in Section 25 of this report.
GLA	No comments have been received at the time of writing the report.	As this is a reserved matters application, referral to the GLA is not required.
Natural England	No comments have been received at the time of writing the report.	It is considered acceptable to proceed with the determination of the application in the absence of these comments.
Thames Water	This site is located within a CleanWater & Waste Water-INSET Zone. Meaning the Clean Water and WasteWater operates are not Thames Water but another 3rd Party company.	Noted
Crime Prevention Officer	Request that a condition be imposed on the application to require	Compliance with Secure by Design is Required by Condition 34 of the

	compliance with Secure by Design	outline planning permission.
GLAAS	Advised no objection to the proposal subject to the conditions attached to the outline consent being adhered to.	Noted

## 8.2 Council Departments

A summary of the consultation responses received along with the officer comments are set out in table below:

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officers comments</b>
Environmental Health	Noise – the report appears to adequately deal with acoustic aspects incorporating the relevant criteria from Condition 87 and specifying reasonable performance specifications	Noted
Emergency Planning	It appears that a Flood Evacuation Plan is needed for Plot 503.	This shall be requested by way of condition.
Waste Services	The refuse and recycling proposal for the commercial premises is satisfactory.	
Sustainability and Renewal	The details submitted are acceptable subject to further information being provided at submission of detail stage and the imposition of additional conditions on the reserved matters application.	The additional conditions are included in Appendix 2 of this report.
Transport and Highways	No highway objection raised	Noted
Occupational Therapist	The details submitted are acceptable subject to further information being provided at submission of detail stage	Noted, the applicant will still need to discharge the relevant conditions attached to the outline planning permission and full details will be required at this stage.

Children's Services	No comments to make on the application	Noted
Flood Risk Consultant	No objection to the reserved matters application.	Noted

### 8.3 **Local Residents and Amenity Groups**

Public consultation consisted of a press notice, site notice and letters sent to 637 individual neighbouring properties. No responses were received from local residents or amenity groups:

### 9.0 **Planning Context**

9.1 This application needs to be considered in the context of a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents.

#### **National Planning Policy Framework (NPPF – 2019)**

#### **Technical Housing Standards – Nationally Described Space**

**Standard** (Department for Communities and Local Government – March 2015)

**The London Plan (March 2016)** - Full details of relevant policies refer to appendix 3.

**The Royal Greenwich Local Plan: Core Strategy with Detailed Policies ("Core Strategy" – 2014)** - Full details of relevant policies refer to appendix 3.

Full details of relevant SPD / Documents refer to Appendix 3.

**The Publication London Plan** The Mayor has formally approved a new London Plan, the 'Publication London Plan'. It has been prepared to address the Secretary of State's directions of the [13 March 2020](#) and [10 December 2020](#) to the [Intend to Publish plan](#).

It has been sent to the Secretary of State for his consideration. He has up to 6 weeks to decide whether he is content for the Mayor to formally publish the Publication London Plan or apply for a further extension of time. Once the Mayor has formally received confirmation from the Secretary of State that he is content for the Publication London Plan to be published, the Mayor will proceed with the final steps to publish the final London Plan. On publication it will become the Spatial Development Plan for London and part of the statutory Development Plan for Greater London.

## 10.0 **Material Planning Considerations**

10.1 This section of the report provides an analysis of the specific aspects of the proposed development and the principal issues that need to be considered in the determination of the planning application (Ref: 19/4058/R):

- Section 11 - Principle of development;
- Section 12 - Use;
- Section 13 - Visual Impact (Design and Townscape);
- Section 14 - Landscaping / Public Amenity Space / Communal Space;
- Section 15 - Amenity Impacts;
- Section 16 - Biodiversity
- Section 17 - Sustainability and Energy;
- Section 18 - Transport and Access;
- Section 19 - Air Quality;
- Section 20 - Waste and Refuse Provision;
- Section 21 - Area of High Archaeological Potential;
- Section 22 - Flood Risk;
- Section 23 - Viability
- Section 24 - Legal Agreement;
- Section 25 - Community Infrastructure Levy (CIL); and
- Section 26 - Implications for disadvantaged groups.

10.2 The planning statement does state that in the future, an application to re-provide the commercial floorspace and provide additional residential units across Plots 501-503 may be bought forward (Paragraph 1.6). This would require a full planning application to be submitted and, depending on the scale, may be referable to the GLA. It should be noted that this cannot be given any weight in the determination of this reserved matters application. The application must be considered as presented in this submission.

## 11.0 **Principle of Development / Compliance with the outline consent**

11.1 The principle of the development was established as part of the outline planning application Ref. 12/0020/O approved on 30.03.2012, as amended by 14/1633/MA and 19/1545/MA.

11.2 The outline application as amended by 19/1545/MA established the following parameters for Plots 501-503:

### *Heights*

- Plot 501 and 502 – 6 storeys adjacent to Plots 302 and 303; 4 storeys in the centre and 7 storeys adjacent to Bugsby's Way

- Plot 503 – 7 storeys adjacent to Plot 304; 6 storeys in the centre and 9 storeys adjacent to Bugsby's Way

#### *Land Use*

- Plots 501-503 – Mixed Use Area including Class A1 and/or A2, and or A3, and/or A4, and /or B1

#### *Car Parking*

- Plots 501-502 – Undercroft Parking and on-street car parking
- Plot 503 – Parking court and on-street parking to the north
- Southern road end-on parking along to southern border of the site

#### *Access*

- Primary estate road to the south and west
- Secondary estate roads through the centre of the plots and to the north exiting onto Peartree Way

#### *Landscaping*

- Private open space in the centre of Plots 501 and 502
- Green buffer zone to the southern boundary of the masterplan adjacent to Bugsby's Way

11.3 The proposed is found to be in accordance with the parameters and principles established by the outline consent.

11.4 In addition, a review of the Environmental Statement finds that the site has been suitably assessed in terms of a worst-case scenario. An EIA Screening Opinion concluded that the subsequent application (the reserved matters) did not indicate a change in circumstance from the initial Environmental Impact Assessment as was undertaken to support 12/0022/O and subsequent minor amendments and further assessments were not required.

11.5 The proposed is considered to be in substantial accordance with the outline consent and no in principle objection is raised.

## 12.0 **Use**

12.1 Policy 4.2 of the London Plan states that the Mayor will, and Boroughs should support office development for businesses of different types and sizes. Publication London Plan Policy E1 recognises that improvement to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development.

- 12.2 London Plan Policy 2.13 and Table A1.A of Annex I set out that there is a strategic aspiration for the Peninsula to provide 7,000 jobs within the opportunity area. This figure has been increased to 15,000 jobs in the Publication London Plan. The Core Strategy identifies that 21,000 jobs are needed for Greenwich as a whole.
- 12.3 The proposal includes a total of 4,887 sqm of non-residential floorspace comprising 4,462 sqm B1 floorspace and 425 sqm of A1-A4 floorspace.
- 12.4 The Outline Planning Permission imposed conditions on the uses to be delivered across the masterplan. The following table shows the outline requirements against that which has been delivered/proposed including this reserved matters application:

Land Use	Masterplan Requirements		Masterplan Total (Proposed and Consented)		
	Minimum (C.101)	Maximum (C.11)	Parcel 1-3 (sqm)	Parcel 4 (sqm)	Parcel 5 (sqm)
A1-A4	657	1,190	765	0	425
B1	4,200	4,462	0	0	4,462
D1	470	500	500	0	0
D1 and D2	730	750	750	0	0
Total	6,057	6,902	2,015	0	4,887

- 12.5 As can be seen from the table, the proposed complies with the minimum and maximum requirements as established by the conditions attached to the outline consent.
- 12.6 The principle of concentrating the non-residential uses within Parcel 5 has been accepted through the grant of the 2019 S73 which moved away from a row of smaller units along the southern edge adjacent to Bugsby's Way as this was considered to be an inefficient approach with a move to larger floorplans that offer flexibility to businesses. There was also a desire to cluster businesses and non-residential uses rather than spread these throughout the masterplan. The non-residential building at Plot 503 includes both A1-A4 and B1 uses in one building and thereby offering diversity but is also located in close proximity to the row of A1-A4 shops delivered at Plots 302 and 303 which centre around the neighbourhood square.
- 12.7 The application is also supported by a report produced by Knight Frank detailing the type of occupiers that would seek to occupy such a space. The report examines local case studies and some that are slightly further from the application site to assess comparable examples. The impact on office space

through the Covid Pandemic is discussed noting that take-up in the South East since the announcement of the first lockdown up to the end of Q2 is 713,400 sq. ft. For context, this is 19% below a typical quarterly average. The report notes that despite initial predictions that companies would require more space to accommodate social distancing requirements, with a large portion of companies working from home the report does not find this to have been the case. Instead, it predicts that a hybrid model of both office based and home based working may prevail in the future. It is noted however that these are early predications and it is difficult at this stage to predict how business models will adapt. The report does however highlight that the impact of the pandemic has raised the importance of technology and this will be an important consideration for office users. This is discussed in more detail in the Knight Frank report.

- 12.8 Whilst the site has been considered appropriate for non-residential use as part of the outline consent, it is notable that this site is a 20 minute walk from North Greenwich Station and the principal amenity surrounding the O2. Thereby the offer in this location differs from that of the Greenwich Peninsula Masterplan. The site does have good visibility from Bugsby's Way however and is in very close proximity to other amenity facilities and retail uses such as Ikea, opposite, and the nearby Charlton retail park for example.
- 12.9 The report makes a number of design recommendations for the B1 floorspace. Some of these are met, such as high sustainability credentials (the building will achieve BREEAM 'Excellent' and shall seek to achieve 'Outstanding'); changing rooms are provided on the ground floor; well sized floorplate that can be split to accommodate office requirements; and a reasonable provision of car parking spaces to reflect its location and PTAL. Some suggestions have not been taken forward, such as a roof terrace. The applicant has explained that this has not been possible due to the conflicting demands for this space, for instance space for the green roof and solar panels. The report also recommends consideration of data and connectivity which will need to be considered further when an end user is identified. Recommendations are also made for the A1-A4 unit, which the applicant has confirmed will be taken into account and it is notable that the A1-A4 unit has high visibility from passing pedestrians and vehicles.
- 12.10 Details of the marketing strategy have been provided in the Knight Frank report. It is also noted that the S106 for the outline planning permission requires the delivery of affordable workspace. GMVL have provided a list of example end users and advised that the intention would be for the space to be owned and/or managed directly by an Affordable Workspace Provider. The letter sets out examples of how the space can be made affordable to relevant businesses, some examples are as follows: below market rent level;

fitout contribution; flexible lease terms; rent free periods and stepped rents. Final details of the terms are required via the S106 prior to any marketing commencing.

12.11 It is considered that the non-residential uses comply with the outline parameter requirements and have been designed to account for the various requirements of potential end users. The proposal is therefore considered acceptable in this regard.

### 13.0 **Visual Impact (Design and Impact on the Character of the Surrounding Area)**

13.1 Policy 7.4 of the London Plan requires that development have regard to the local character, by considering “form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings”. Policy 7.5 further emphasises the need for development to “relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces”. Policy 7.6 of the London Plan states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

13.2 Policy DHI of the Core Strategy requires that all developments be of a high-quality design and demonstrate that they positively contribute to the built and natural environment. The policy goes on to list the expectations of new development in achieving this policy aim.

13.3 Policy DHI is consistent with the NPPF which asserts in Chapter 12 (Achieving well-designed places) which sets out that “the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve”.

13.4 The application covers Plots 501, 502 and 503 of the Greenwich Millennium Village Masterplan. The Design and Access Statement (DAS) details the design process that has been undertaken and the final details of the proposal. The approved parameter plans allow the floorspace to be delivered in a mixture of building heights across Plots 501 to 503, setting a maximum of 36.15 AOD (Parameter Plan 2368-MP-012 Rev P03). Whilst the applicant has the option to include built form on each plot, the approach proposal is to concentrate the floorspace and built form onto Plot 503 and leave Plots 501 and 502 as open space. As such, the application proposes a single five storey building (26.7m AOD) on Plot 503. This encompasses all remaining non-residential floorspace and Plots 501 and 502 create a large open space. As such, the proposed complies with the Outline Parameter Plans.

- 13.5 Plot 503 occupies a prominent position within the masterplan as it sits at the entrance to the site on Peartree Way. The site is highly visible from the South-East approach to GMV from Busby's Way. Therefore, it is important that the scheme delivers high quality design and appropriately reflects its prominence in the masterplan.
- 13.6 The building on Plot 503 is a linear block and its orientation creates additional noise mitigation for Plots 401-405 which are located to the west of this reserved matters site. The five-storey height is in keeping with the surrounding development plots, which include Plot 304 to the North which has a maximum height of six storeys. The façade of the building has been designed to provide a 'playful and irregular character' as described in the DAS. For instance, the architect has designed the building to have irregular window arrangements to avoid a regular grid pattern with some windows on the lower floors also being taller with deeper reveals.
- 13.7 The building is proposed to be brick built, in line with the rest of the masterplan. The applicant is opting to bring forward Plot 503 using one of the existing brick types that has been used to date in Phases 1 and 2 on the eastern and northern terrace buildings (103-107, 210). This ensures the scheme fits within the surrounding context and means there is not an overprovision of different façade types which may detract from the character of the masterplan as a whole. Given that a number of bricks have been proposed across the masterplan as a whole already, it is possible to take this approach and retain the variety in design styles that the applicant is seeking to achieve. The applicant has sought to maintain some use of colour to align with the ethos of the masterplan; however, there has been an attempt to tone this down to reflect on lessons learnt elsewhere on site where it is considered that has been a slight overuse of colour.
- 13.8 The eastern façade of the building will be sealed to reflect the acoustic requirements of the masterplan.
- 13.9 The ground floor of the building is taller than the upper floors and different entrances are proposed for the two different uses, the retail use and the office floorspace. The building is catered for uses A1-A4 on the ground floor with an area of B1 floorspace also provided. The upper floors are exclusively for B1 floorspace. The floorplans have been designed flexibly to allow for either one occupier or to be partitioned for a number of smaller business operators. The ground floor also includes servicing and bin/bike stores. There is an entrance on each façade which increases the activation of the building.

13.10 Overall, the building complies with the outline parameter requirements and is considered to be a high-quality proposal. The design of Plots 501 and 502 are discussed further in the following section of the report (Section 14 – Landscaping).

#### 14.0 **Landscaping / Public Amenity Space / Communal Space**

14.1 Policy OS4 of the Core Strategy requires that new development enhances Royal Greenwich's rich biodiversity and geo-diversity. Policy OS(f) expands on the aspects that must be taken into account when assessing ecological factors.

14.2 Policy 5.10 of the London Plan requires development integrate green infrastructure to be incorporated in the design process to contribute to the Mayor's aim for 'urban greening'. Policy 7.19 requires a 'proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy' the policy goes on to list the considerations for planning decisions to achieve this strategic aim. Policy G1 in the Publication London Plan also requires green infrastructure to be fully integrated into new developments.

14.3 Policy E(f) of the Core Strategy and Policy 5.11 of the London Plan provide additional detail in terms of requirements for living walls/roofs.

14.4 As mentioned, a large portion of the reserved matters proposal includes open space. This space occupies Plots 501 and 502. This is a result of the non-residential floorspace being concentrated into Plot 503.

14.5 Plots 501 and 502 adjoin the square that has been consented within Plots 302-304, which are currently under construction. The proposed open space has therefore been designed to expand this area and create one large open space provision. The two sites are separated however by pedestrian access routes which are required within the masterplan; however, a cohesive approach to the landscaping has been proposed to create a unified approach. To the west of the landscaping is the 'Green Link' which creates a 'green spine' through the masterplan, drawing on the eco-swale adjacent to Plots 201-203. The details of the green spine are included within the reserved matters application for Plots 401-405 (19/4075/R) which is yet to receive consent.

14.6 The open space is proposed as an open lawn for informal play activities with a landscaped border. The border includes a 'wildflower meadow fringe' to the northern edge and a more 'woodland garden' feel to the east, south and western borders of the site.

- 14.7 The central open lawn has been designed to offer an alternative recreational space when compared to the more structured play provision elsewhere within the masterplan. The promenade creates an east-west link and is designed with large scale street trees to frame the space. The woodland garden area draws on the ecological elements of the masterplan and will deliver a range of native planting. A meandering pathway is proposed through the woodland planting and a more formal avenue is proposed along the northern edge to reflect its link to the adjacent neighbourhood square.
- 14.8 Additional planting is proposed along the boundary of the application site. This includes ornamental shrub planting to the east of the building on Plot 503 and a woodland edge along Bugsby's Way with pockets of wildflower meadow planting. This space is designed to have a denser feel than the woodland garden edge adjacent to the park which is designed to integrate with the recreational space. Access through the woodland edge has been intentionally placed to help link the masterplan to the wider pedestrian routes beyond the site boundary.
- 14.9 The plot is also served by a car park which sits to the west of the building and is therefore largely screened from outside of the masterplan. Landscaping is also proposed around the car park to create an element of screening within the masterplan.
- 14.10 The choice of hard landscaping is designed to integrate with the delivered/consented elements of the masterplan to create a cohesive approach.
- 14.11 Overall, the proposal includes high quality amenity space and offers a large recreational space for residents. The space is designed to be publicly accessible and therefore is a benefit beyond the masterplan as well.

## 15.0 **Amenity Impacts**

- 15.1 Policy 3.5 of the London Plan requires development to be of the highest quality internally, as well as externally, further noting that new homes should have adequately sized rooms and convenient and efficient room layouts which are functional and fit for purpose, meeting the changing needs of Londoners over their lifetimes.
- 15.2 Core Strategy Policy H5 seeks to ensure an adequate standard of accommodation is provided to ensure satisfactory levels of residential amenity and quality of life for future occupiers.

- 15.3 The issue of noise exposure is referred to in London Plan Policy 7.15. The policy seeks to ensure that development proposals reduce noise by minimising the existing and potential adverse impacts of noise on, from, within, or within the vicinity; by separating new noise sensitive development from major noise sources wherever practicable through the use of distance, screening or internal layout; and by promoting new technologies and improved practices to reduce noise at source.
- 15.4 Core Strategy Policy E(a) seeks to avoid locating housing on site adjacent to existing problem uses, unless ameliorating measures can reasonably be taken and which can be sought through the imposition of conditions.
- 15.5 GLA's Housing SPG (March 2016, Updated August 2017) dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements. Suitable plans have been provided.
- 15.6 The proposed building at Plot 503 serves as a form of mitigation for the residential plots at Plot 401, 402, 403, 404 and 405. The acoustic mitigation for these plots has been designed following acoustic testing that included Plot 503 in situ. As such, it is important that this building is delivered prior to the occupation of these plots otherwise the acoustic mitigation proposed for these residential plots will need to be revised and will likely be far more extensive, result in a loss of amenity standard for these residents. Whilst not required to make this application for Plot 501-503 acceptable in planning terms, it is noted that the reserved matters application for Plots 401-405 will require a Deed of Variation to the S106 for the masterplan to restrict the occupation of these plots until Plot 503 is completed to shell and core.
- 15.7 Plot 503 is located 19.9 meters from Plot 304 and 24.2 meters from Plot 210. Plot 504 is an energy centre and therefore no loss of amenity will arise. The privacy distances between the building at Plot 503 and the neighbouring development sites is sufficient to safeguard the privacy of surrounding residents. Additionally, the building is solely non-residential in use. Moreover, the building occupies the consented footprint and therefore complies with the outline parameter requirements. The distances and the fact that the proposed is within the consented height parameters means the proposed does not give rise to an overbearing impact and is not beyond that which was considered when the outline permission was consented.
- 15.8 A daylight, sunlight and overshadowing report produced by XCO2 has been submitted in support of the application.

- 15.9 The daylight impact on Plots 405, 302(D), 303(H), 304(M) and 210 have all been tested as these are the neighbouring plots. It is noted that Plot 405 is not consented and therefore the test has used the detailed design as proposed under planning reference 19/4075/R. All 113 windows tested on Plot 405 pass the 25° degree test. For Plot 302(D) the results show that of the 101 windows assessed, 53 pass the initial 25° degree line test, 23 of the remaining achieve VSCs greater than 27% and 25 windows attain relative VSCs greater than 1.0 against the maximum permitted massing as a baseline. For Plot 303(H), 96 windows were tested and 34 pass the initial 25°- degree line test, 33 of the remaining achieve VSCs above 27% and 29 windows attain relative VSCs of greater than 1.0 against the masterplan baseline. For Plot 304(M), 100 windows were tested and 14 pass the 25° degree line test, 52 of the remaining achieve a VSC of greater than 27% and 34 windows attain a relative VSC greater than 1.0 against the masterplan baseline. For Plot 210, 125 windows were tested and 84 pass the initial 25° degree line test, 32 of the remaining achieve VSCs greater than 27% with 9 windows attaining relative VSCs greater than 1.0 against the masterplan baseline. As such, there are no windows that have a loss of amenity standard against that which was assessed at outline stage and the for the majority of windows tested, the impact is compliant with the BRE Guidelines in respect to daylight.
- 15.10 To assess the sunlight impacts, again the surrounding blocks were tested. These included 392 windows from buildings surrounding the site (Plots 405, 302-304 and 210) which were highlighted as facing the development and within 90° of due south. A total of 220 of these windows passed the 25° degree test and the remaining 172 all achieve APSH greater than 25% and WPSH greater than 5%, or of at least 0.8 of their former existing value. The proposal therefore complies with the BRE Guidelines in respect of sunlight.
- 15.11 The applicant has tested the overshadowing impacts on the surrounding amenity space. This includes the open space proposed with this reserved matters along with the amenity space delivered in Plots 302-304. The report concludes that at least 50% of the analysed spaces will receive more than 2 hours of sunlight on 21 March under proposed conditions, meeting the BRE requirements for overshadowing. In fact, the building at Plot 503 results in only a small amount of overshadowing to the amenity space to the south of Plot 304 (less than one percent of the space). The rest of the open space achieves 2 hours across 100% of the space.
- 15.12 The application is supported by a wind/microclimate report prepared XCO2 which details the testing process, results and recommendations for the reserved matters application. A condition shall be imposed requiring the mitigation included in this report shall be delivered prior to occupation.

## 16.0 **Biodiversity**

- 16.1 Paragraph 8(c) of the NPPF sets out the environmental objective of the Framework in terms of achieving sustainable development and includes 'helping to improve biodiversity',
- 16.2 Paragraph 170 of the NPPF, states that the planning system should contribute to and enhance the natural and local environment and lists several ways this should be done. These include minimising impacts on biodiversity and providing net gains in biodiversity where possible
- 16.3 Paragraph 175 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying several principles which the paragraph goes on to list.
- 16.4 Paragraph 180(c) states that planning decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 16.5 Policy 7.19 of the London Plan (Biodiversity and access to nature) states that wherever possible, development should make a positive contribution to the protection, enhancement, creation and management of biodiversity
- 16.6 Policy DHI of the Core Strategy states that all developments are expected to enhance biodiversity consistent with the Greenwich Biodiversity Action Plan.
- 16.7 Policy OS4 of the Core Strategy states that the Royal Greenwich's rich biodiversity and geodiversity will be protected, restored and enhanced.
- 16.8 Policy OS(f) states that development proposals will be expected to take account of ecological factors, paying attention to the need for: Consideration of the biodiversity and geological features of the site and the surrounding area, including protected species (Refer to Policy OS4). These features should be respected, and the area's natural character enhanced. An appropriate level of surveying is required to enable decisions to be made about the existing trees on the site and to ensure that landscaping schemes include environmentally appropriate planting using locally native species and demonstrate appropriate irrigation plans for landscaping.
- 16.9 The supporting text for Policy OS(f) further states that where development is proposed on sites adjacent to protected SINCs, applicants must demonstrate that habitats will not be adversely affected.

- 16.10 The application site is currently cleared, with a prefabricated construction site office building occupying part of the site. The application site has previously been cleared and used as a storage area for site spoil. A Phase I Habitat Survey and Ecology Assessment was undertaken in 2019 to support the application and this included an assessment of the site's current value. The survey concluded that the current site offers limited value for breeding birds; could be suitable for use by a range of invertebrates; no roosting or hibernating bats were present although the habitat could offer feeding opportunities; no expectation of reptiles, great crested newt *Triturus cristatus* and badgers on site and is an unlikely site for amphibians. As such, the survey concluded that the area is of Site Level importance only.
- 16.11 To minimise the impact from the development the application has reviewed the impacts during construction and from the completed development. As the main ecological constraint is the potential impact on breeding birds, the clearance of on-site vegetation with the potential to support nesting birds, i.e. any of the vegetation, must be undertaken between September and February inclusive (outside the bird nesting season) which is reflective of the ES recommendations. This will be included within the CEMP which is required by a condition attached to the outline consent. Following this measure means there are no significant negative effects that are likely to arise during construction.
- 16.12 From the completed development, given the distance between the application site and the nearby SINC (the Ecology Park and Southern Park), no overshadowing impacts are expected to arise.
- 16.13 The development includes a large open lawn along with areas of native planting. A biodiverse roof and bird/bat boxes are also proposed on the building at Plot 503. As such, the proposal results in a positive enhancement to local biodiversity and a net gain. The proposal is therefore considered acceptable in this regard.

## 17.0 **Sustainability and Energy**

- 17.1 The NPPF supports proposals for improvements to environmental sustainability. Paragraph 11 placing sustainability at the heart of the NPPF, with the presumption in favour of sustainable development. As noted in paragraph 8, sustainability is considered to be three dimensional; environmental sustainability forming one part of this along with economic and social sustainability.

- 17.2 Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change) elaborates on this. Paragraph 148 requires planning authorities to plan for new development in locations and ways which reduce greenhouse gas emissions.
- 17.3 The London Plan is consistent with the aims of the NPPF, with Policy 5.1 setting out the strategic overview for London stating that “the Mayor seeks to achieve an overall reduction in London’s carbon dioxide emissions by 60 per cent (below 1990 levels) by 2025”. Policy 5.2 goes on to set out how planning decisions should be made to ensure carbon dioxide emissions are minimised; requiring that development “make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy: be lean (use less energy); be clean (supply energy efficiently) and be green (use renewable energy)”.
- 17.4 Chapter 4.6 of the Core Strategy is also consistent with the aims of the NPPF and discusses Environment and Climate Change. Policy EI “supporting the incorporation of renewable energy generation within development proposals (Be Green)”.
- 17.5 A condition was attached to the outline application requiring that the renewable energy technologies on site shall provide no less than 18.5% on-site CO<sub>2</sub> reduction and details of the renewable energy technologies shall be provided to the Local Planning Authority prior to the implementation of the development (condition 64). The condition was amended under the 2019 S73 to further state that reasonable endeavours to achieve zero carbon standard on site should be taken through implementation of high efficiency systems (e.g. state of the art PV panel models) and innovative technologies in the interest of maximising on-site CO<sub>2</sub> reductions, to be evidenced with each subsequent reserved matters application.

#### *Be Lean*

- 17.6 A range of energy efficiency measures are proposed that improve upon the Building Regulation minimum requirements including improved U-Values and air permeability, reduction of artificial lighting through maximisation of daylight in all habitable spaces, 100% low energy lighting internally and externally, mechanical ventilation with heat recovery (MVHR), Building Management Systems (BMS) to monitor the space conditioning and electricity consumption of each area and solar control glazing with g-values of 0.3 wherever necessary to minimise solar gains. These measures predict an annual reduction in regulated CO<sub>2</sub> emissions of 31.63 tonnes, equivalent to 24.5%, beyond the compliant Building Regulations Part L 2013 base case.

### *Be Clean*

- 17.7 The proposed non-residential units will connect to the site wide District Heat Network (DHN) served by 1.6MWe gas CHP of 85% efficiency to provide 66% of the space heating and hot water and top up boilers of 85% efficiency to cover the remaining demand. The energy centre for this DHN is located at Block 504 at the south-eastern part of the GMV masterplan for Phases 3, 4 and 5. The network is supported by thermal storage will operate on circa 80/40°C flow and return temperature in line with the CIBSE Heat Networks Code of Practice. In line with the report, the network heat losses are 15%. The connection of the non-residential units to the site wide DHN CHP system predicts an annual reduction in regulated CO<sub>2</sub> emissions of 13.3 tonnes, equating to 13.7%, beyond the Be Lean case. The DHN at Plot 504 is not yet operational and therefore a condition will be attached to this reserved matters consent to require the development to be connected and the energy centre to be operational prior to occupation to ensure the energy saving measures set out in the submission documents are achieved.

### *Be Green*

- 17.8 A number of renewable technologies has been investigated in terms of technical, physical and financial feasibility, with Solar PV panels found to be appropriate for Plots 501-503 of GMV. The 29.45kWp solar PV is designed to reduce the annual regulated CO<sub>2</sub> emissions by 12%, equivalent to 10.5 tonnes CO<sub>2</sub>, beyond the Be Clean case. It is noted that the additional PV panels will be incorporated on Parcel 4 (Plots 401-405) and Plot 203 to offset the shortfall for these proposed Plots (501-503) to meet the CO<sub>2</sub> reduction target from onsite energy generation as required by Condition 64. A total of 45 panels of 325W PV, equating to 14.63kWp will be located on Plot 203, and 20 panels of 325W PV, equating to 6.5kWp, will be located on Parcel 4. This will make up for the shortfall from the Condition 64 CO<sub>2</sub> reduction target on Plot 503. A total reduction of circa 22% is estimated from the PV capacity proposed on Parcel 5 and the additional capacity on Parcel 4 and Plot 203. An indicative roof plan of Plot 503 showing the location of the solar PV panels has been provided. Additional equipment installed on the roof does not allow the installation of additional PV panels.
- 17.9 High efficiency air cooled roof mounted chillers/ Air Source Heat Pumps (ASHPs) and central chilled water will be provided through air cooled roof mounted chillers to provide 100% of cooling demand for the non-residential units. The Coefficient of Performance (CoP) of the chillers/ASHP is 4.0 and is predicted to further reduce the regulated CO<sub>2</sub> emissions by 5.2 tonnes CO<sub>2</sub>/year, equivalent to 4.1% beyond the compliant Part L 2013 base case.

17.10 The combination of the solar PV and chiller/ASHP predicts a reduction in the annual regulated CO<sub>2</sub> emissions by 18.7%, equivalent to 15.68 tonnes CO<sub>2</sub>, beyond the Be Clean case.

#### *Cumulative Savings*

17.11 The combination of the proposed passive design and active energy measures, connection of the non-residential units to the site wide DHN served by 1.6MWe gas CHP and gas boilers, 29.25kW<sub>p</sub> solar PV onsite and chiller/ASHP for cooling predict an annual reduction in regulated CO<sub>2</sub> emissions of 59.3 tonnes equating to 46.5% beyond Building Regulations Part L 2013 compliant case. Additional total solar PV capacity of 21.13kW<sub>p</sub> on Parcel 4 and Plot 203 is proposed in order to demonstrate compliance with condition 64 of the Outline Planning Permission.

#### *Carbon Off-set Payment*

17.12 The original outline planning permission did not include the requirement for a carbon off-set payment to be required in the S106 as it was not a policy requirement at that time. Given the policy changes, this was included in the 2019 amendment to the legal agreement. Given the viability constraints of the development, this shall be triggered should the viability assessment submitted at reserved matters stage show a surplus beyond the minimum 20% affordable housing provision to ensure this obligation is unaffected. The applicant has provided an addendum to the Energy Strategy which shows that following the savings on site detailed above there is a remaining 68.3 tonnes of CO<sub>2</sub> per year, equivalent to 2,049 tonnes over 30 years, which would be required to be offset through carbon offset contributions. This would be the equivalent of a financial contribution of £122,940.00. The Viability Assessment produced by BNP Paribas however does not identify a surplus and therefore this requirement is not triggered.

#### *Overheating*

17.13 A number of additional passive design measures, in addition to those mentioned above, have been assessed over 6 habitable spaces including 2 ground floor commercial elements and 4 office spaces to reduce the risk of overheating including insulation of the distribution network in line with CIBSE CoPI guidance, internal blinds, a range of increased free areas and enhanced glazing g values. The results showed that all habitable spaces tested under CIBSE TM52 criteria and 2020 weather file, high emissions, 50% percentile scenario fail to meet the criteria. For the assessed habitable spaces to pass the CIBSE TM52 criteria under DSY1 weather file, a glazing g value of 0.3 and mechanical cooling is required.

- 17.14 Two measures were investigated under the more extreme weather scenarios including glazing g value of 0.3 and glazing free area of 60%. The results demonstrated that the habitable spaces fail CIBSE TM52 criteria under DSY2 and DSY3 weather files. For this reason, a glazing g value of 0.3 and mechanical cooling is required.
- 17.15 The actual area weighted average cooling demand has been provided and shown to be significantly reduced compared to the notional. Compliance with Criterion 3 of Part L Building Regulations has been demonstrated.

### *Conclusion*

- 17.16 The Sustainability Officer has reviewed the submission documents and found the information to be acceptable subject to further information being submitted pursuant to Conditions attached to the Outline Planning Permission and the additional imposition of conditions on this reserved matters application.

## **18.0 Impact on Transport and Infrastructure**

- 18.1 Policy 6.3 of the London Plan requires a full assessment of a proposals impact on the transport network; requiring that development does not adversely impact on safety. Policy IM(b) of the Core Strategy and Policies 6.9 and 6.10 of the London Plan set out the consideration for walking and cycling in new development and Policy IM(c) of the Core Strategy and Policy 6.13 of the London Plan set out the requirements for parking provision. Policy 6.13 of the London Plan requires that proposals include provision for the needs of businesses for delivery and servicing. Policy 6.13 sets out the requirements for parking in London. The policy is supported by Table 6.2 which sets out the maximum standards taking account of density and PTAL rating.
- 18.2 Policy 6.10 of the London Plan places great emphasis on the aim to increase walking in London. To achieve this, the policy requires decision makers take account of the quality of the pedestrian environment, taking account of Transport for London's Pedestrian Design Guide. Policy IM(b) includes a requirement for promoting safety to pedestrians and cyclists. The Mayor's key target, as now set out in Publication London Plan Policy T1 is that 80% of all trips in London are to be made by foot, cycle or public transport by 2041.
- 18.3 As noted, the outline consent included a general overview of the parking strategy (Drawing Number: 2368-MP-014 Rev P02). Due to land contamination and remediation issues, there is no ability for basement parking to be provided in GMV.

- 18.4 In regard to car parking spaces, a total of 34 off-street car parking spaces are proposed to serve the non-resident building. Of these, four are proposed as blue badge parking spaces. The car parking spaces will also include five active Electric Vehicle Charging Points (20%) and five passive Electric Vehicle Charging Points (20%). The active spaces are to be provided from the outset and the passive spaces are designed to cater for future demand.
- 18.5 An additional nine car parking spaces are proposed along the southern edge of the open landscape. The southern hammerhead is intended as a loading / delivery bay although this it is proposed that this is not formally demarcated. The Highways Officer has confirmed that the layout should be sufficient for the limited occurrences and that parking restrictions exist on Peartree Way to avoid this road being used.
- 18.6 In regard to cycle parking, the development includes 96 cycle parking spaces in total. Of which, 61 will be long-stay spaces and 35 will be short-stay. For the B1 floorspace, the proposal includes 58 long-stay and 9 short-stay. For the A1-A4 floorspace, the proposal includes 3 long-stay and 3 short-stay spaces. The long-stay spaces are located in a dedicated storage area on the ground floor of the proposal and are accessed from Peartree Way. This accords with Policy 6.9 of the London Plan. The short-stay spaces are provided as Sheffield Stands and are located externally to the south of the building.
- 18.7 Vehicles can enter the access road either from an entrance from Peartree Way which has been delivered as part of Plots 302-304 and then turn into this site or vehicles can access the site from the access road leading from Plots 401-405.
- 18.8 A number of pedestrian access points are proposed along Peartree Way and Bugsby's Way which have been designed to follow appropriate desire lines through the site. There are no formal cycle routes within the GMV masterplan other than those that already exist on public highways / park / Thames Route; the site employs shared access for pedestrians, cyclists and vehicles. Hard landscaping is used to delineate between vehicular areas and pedestrian areas. As discussed in Section 14 (Landscaping) pedestrian routes around the landscaping will take a more formal approach in some areas and a more informal approach in others, such as the meandering pathway through the woodland border to the open space.
- 18.9 The Aerodrome Safeguarding Map shown in Figure 8 of Policy IM(d) indicates the outer safeguarding boundary for the airport, in terms of proposed building heights that must be referred to the Civil Aviation Authority. The proposal falls within the area for which development over 15 meters must be

referred to London City Airport. London City Airport have raised no objection to the application.

## 19.0 **Air Quality**

19.1 Air Quality was fully considered with the outline planning permission as part of the Environmental Statement.

19.2 The reserved matters application is supported by a letter from Ramboll (dated 22.11.2019) that finds that there are no new environmental impacts or effects that would arise over and above those previously assessed in the 2011 Environmental Statement. The proposed is consistent with the outline consent, the absence of built form at Plot 501 and Plot 502 does not affect the modelling previously undertaken. Furthermore, there would be no material change to energy provisioning, car parking arrangements or trip generation.

## 20.0 **Waste**

20.1 Policy 5.17 of the London Plan seeks to minimise waste and 'achieve high reuse and recycling performance' and requires suitable waste and recycling storage on all new developments.

20.2 Two refuse storage areas are proposed, one for the B1 floorspace and one for the A1-A4 floorspace. Both stores will be accessible through external doors for collection but also internally accessible for occupants of the building to take waste to the stores. A total of 13 bins are proposed across the development to provide both refuse and recycle waste facilities.

20.3 The application has been reviewed by the Waste Services team and has been found to be acceptable. Full details of refuse provision are required by condition 35 attached to the Outline Planning Permission. The details provided at this stage are therefore considered to be acceptable.

## 21.0 **Areas of High Archaeological Potential (AHAPs)**

21.1 The application site is located within an area of high archaeological potential (AHAPs), as such Policy DH(m) "expect applicants to properly assess and plan for the impact of proposed developments on archaeological remains". The outline consent was granted subject to a condition requiring such an assessment be undertaken and provided to the LPA for review (condition 27). An application was made for submission of details pursuant to this condition (ref: 12/2314/SD). This was approved in 25/10/2012 for the whole of the

GMV site. It is therefore not considered necessary for such details to be subsequently provided at this stage.

## 22.0 **Flood Risk**

- 22.1 Paragraph 155 of the NPPF requires consideration of flood risk and states that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere”. Policy E2 of the Core Strategy sets out the Royal Borough’s Strategic Flood Risk Assessment and Policy 5.12 of the London Plan, is in line with the NPPF in its consideration of Flood Risk Management for new development. The site is not designated as having a residual flood risk as set out in Policy E3.
- 22.2 The site is located within Flood Risk Zone 3 – Area benefiting from flood defences. The outline drainage strategy has been designed to take account of surface water run-off during all events up to and including the 100 year return period plus 30 % or 40 % climate change allowance. In addition, the use of SuDS has been optimised, including permeable paving, drainage channels and geo-cellular tank attenuation. The proposal complies with the drainage and land use strategy approved by the Outline Planning Permission. The scheme is therefore considered to be acceptable.

## 23.0 **Viability Assessment**

- 23.1 Policy 3.12 describes the process of negotiating affordable housing provision in the decision-making process. The policy seeks to maximise the amount of affordable housing sought considering ‘current and future requirements for affordable housing’. Policy 3.12 requires planning decisions to take account of ‘the need to encourage rather than restrain residential development’. Policy H5 of the draft London Plan sets out how the threshold approach applies to major development proposals which trigger affordable housing requirements.
- 23.2 At reserved matters stage, the S106 agreement requires a review of the viability to be submitted for approval to ascertain whether any further affordable units can be provided. The review allows for the capture of potential future uplift from schemes that would be unviable if they provided the amount of affordable housing required in terms of Development Plan policies as a means of potentially increasing the amount of affordable housing should the viability of the scheme improve.
- 23.3 This Plot does not contain any housing; however if a surplus were to be identified this could result in an uplift elsewhere within the masterplan.

23.4 In accordance with the requirements of the legal agreement and current policy, a viability assessment has been submitted with the application. The Independent Viability Assessment undertaken by BPS concludes that:

*The appraisal before our changes produces a profit output of 17.49% of GDV (£153,730,215) compared to a target profit benchmark of 20% of GDV as identified in the Section 106 agreement for the masterplan development. Even after adopting our slightly increased private residential values, BNPPRE show the appraisal produces a profit of 18.11% which remains less than the benchmark profit, as such there is no surplus arising. We are therefore in agreement with BNPPRE's conclusions that the proposed scheme is currently contributing towards the maximum viable level of affordable housing.*

23.5 The assessment therefore finds that the GMV development is unviable and that the overall provision of 20% site wide, as required by the S106, is a risk to the developer and that these Plots would not be viable with any additional affordable units.

#### 24.0 **Legal Agreement**

24.1 The application is a reserved matters application and therefore the proposed development has already been the subject of a legal agreement in terms of the Outline Planning Permission.

24.2 The S106 Agreement dated 30th March 2012 for the Outline Planning Permission (Ref 12/0022/O) secured the following obligations:

- provision of 20% affordable housing across the outline scheme with a 70:30 split in favour of affordable rental units;
- a review of the affordable housing provision with each submission of a reserved matters application;
- financial contributions towards bus improvements, cycle parking at North Greenwich Station, upgrades to the Riverside Walk, under five childcare provision, the Cultural Strategy, Public Art, off-site Community facilities, Social Services, increased provision of primary school places, improvements to secondary school education, health facilities, environmental monitoring, public realm and open space, GLLaB, emergency services and public safety improvements;
- carrying out of highways works;
- submission of a travel plan and car park management plan;
- provision of a car club and assistance with membership fees;
- provision of an on-site children's centre/under 5's nursery;
- amendments to the CPZ to prevent parking permits being issued for residents;

- provision of cycle routes, provision of a community building; implementation of a Low Emission Transport Strategy;
- provision of open space;
- provision of play areas;
- participation with GLLaB; and
- provision of affordable business space and implementation of development management arrangements

24.3 A Section 73 to the outline planning permission (19/1545/MA) was recently granted. This secured the following amendments:

- Definition of planning and commercial building to be added/amended
- Viability late stage reviews to be added
- Trigger on community facility to be updated
- Trigger on education facility to be updated
- Trigger on open space to be updated
- Trigger on MUGA to be updated
- Reduction of Car Parking provision to be reflected in s106 clauses
- Trigger to be imposed on provision of non-residential floor space

24.4 A Deed of Variation is being prepared to restrict occupation of Plots 401-405 until Plot 503 has been delivered. This legal agreement is not required to make Plot 503 acceptable in planning terms and therefore this reserved matters application can be determined whilst the legal agreement is completed.

## 25.0 **Community Infrastructure Levy (CIL)**

25.1 As the Outline Planning Permission was granted consent prior to the 1st of April 2012, the development is not be liable for CIL.

## 26.0 **Implications for Disadvantaged Groups**

26.1 The implications for disadvantaged groups identified below are an integral part of the consideration of the development and community benefits as set out in the report.

26.2 Access to and within the development for persons with physical disabilities will be improved.

26.3 The proposal will provide new job opportunities in the construction phase and in the completed development.

26.4 The development creates a large open space for use by residents of the masterplan and the wider community.

26.5 The development includes affordable business floorspace.

26.6 The proposal includes blue badge parking spaces.

## 27.0 **Conclusion**

27.1 The proposal is considered acceptable in principle and is in substantial accordance with the outline consent.

27.2 Both the B1 and A1-A4 floorspace has been carefully designed to account for the needs of an end user. A portion of the space will be delivered as affordable workspace in line with the S106 requirements. Further details of this will be provided pursuant to the legal agreement.

27.3 The proposal includes a large open space that is accessible to both residents of the masterplan and members of the public. This offers a substantial public benefit to the area. The space has been well-designed with a variety of landscaped areas for variety.

27.4 The proposal is considered to be well designed and in accordance with the wider site aspirations. There is sufficient variation from the previously consented elements of the scheme, whilst being in substantial accordance to encourage a sense of continuity and site character.

27.5 Amenity of future residents and surrounding properties has been considered and it is concluded that amenity is safeguarded in respect of noise, overlooking, and overshadowing.

27.6 Overall, no concerns are raised regarding the cycle or car parking provision and impact on highways as the proposed is in accordance with the outline parameters.

27.7 The impact on biodiversity has been considered and has been found to be acceptable, with a net gain in biodiversity resulting from the proposal.

27.8 In conclusion it is considered that the proposed is in accordance with the parameters or the outline planning permission as well as local, regional and national planning policy. It is recommended that the reserved matters application be approved, subject to conditions.

## 28. Background Papers

- National Planning Policy Framework (2019)
- Planning Practice Guidance
- London Plan (2016)
- Publication London Plan (December 2020)
- Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014)

Report Author: Elizabeth Jump – Principal Planning Officer  
Tel No.: 020 8921 4388  
Email: [elizabeth.jump@royalgreenwich.gov.uk](mailto:elizabeth.jump@royalgreenwich.gov.uk)

Reporting to: Victoria Geoghegan - Assistant Director, Planning & Building Control  
Tel No.: 020 8921 4296  
Email: [victoria.geoghegan@royalgreenwich.gov.uk](mailto:victoria.geoghegan@royalgreenwich.gov.uk)