

Appendix I - Drawing numbers

The following drawings and associated documentation have been submitted by the applicant in support of application reference I9/4370/F:

23221703-STR-HGN-100-DR-D-00500, 23221703-STR-HGN-100-DR-D-00502, 23221703-STR-HGN-100-DR-D-00601, 23221703-SDG-HGN-00-SK-D-00701, Transport and Design Statement (Ref: Document Issue – 17.12.2019), Preliminary Ecological Appraisal (Version 8.0 dated 20/12/2019), Water Vole Presence/Likely Absence Survey (Version 4.0 dated 20/12/2019).

Appendix 2 – Conditions and Informatives

Conditions and Reasons for Application Reference I9/4370/F:

Condition 1

Expiration of Planning Permission

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

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (As Amended).

Condition 2

Approved Drawings

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

23221703-STR-HGN-100-DR-D-00500, 23221703-STR-HGN-100-DR-D-00502, 23221703-STR-HGN-100-DR-D-00601, 23221703-SDG-HGN-00-SK-D-00701, Transport and Design Statement (Ref: Document Issue – 17.12.2019), Preliminary Ecological Appraisal (Version 8.0 dated 20/12/2019), Water Vole Presence/Likely Absence Survey (Version 4.0 dated 20/12/2019).

Reason: In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the Local Planning Authority.

Condition 3

Compliance with EIA Mitigation Measures

The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement (January 2020) and further documentation listed in condition 2, and whenever the Local Planning Authority is requested to approve a variation to those mitigation measures or a non-material or minor amendment as provided by planning procedures, it shall only do so if it is satisfied that the proposed variation or amendment would not have any significant environmental effects which have not been assessed in the Environmental Statement. All relevant submission of

details applications submitted pursuant to this planning permission hereby approved shall be in accordance with the Environmental Statement.

Reason: To ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.

Condition 4

Construction Environmental Management Plan (CEMP)

Notwithstanding the draft CEMP hereby approved, a final CEMP shall be produced in consultation with relevant stakeholders, including the Ministry of Justice, and submitted to and approved in writing by the Local Planning Authority in consultation with the Ministry of Justice prior to the commencement of development.

The CEMP shall include all relevant mitigation measures identified in the Environmental Statement, as well as measures for:

- Appointment of a Community Liaison Officer to maintain engagement between the site manager, Royal Borough of Greenwich, relevant stakeholders and local residents;
- Provision and location of welfare facilities, car parking, and loading/unloading areas;
- Requirement for use of street sweepers;
- Controlling construction noise and vibration in accordance with Chapter 6 of the Environmental Statement;
- Controlling impacts from construction related activities permitted in the hour prior to and after normal working hours;
- Safeguarding the security of the adjacent HMP sites;
- Embedded ecological mitigation, including clarification that any construction-related lighting used will be shielded from spilling onto the adjacent SBIINC which supports suitable habitats for bats, clarification as to where off-site reptile receptor sites are, and on what basis these sites have been selected, clarification on a proposed timeframe for when vegetation clearance will occur (to ensure that it is within the active season for reptiles) and clarification on the specific mitigation measures that will be implemented during the works to protect water voles.

The development shall be implemented in full accordance with the details so approved.

Reason: To safeguard residential amenity, safeguard the security of the adjacent HMP sites, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016).

Condition 5

Hard and Soft Landscaping

Prior to the commencement of the development, a detailed hard and soft landscaping strategy shall be submitted to and approved in writing by the Local Planning Authority. The landscaping strategy will include details of:

- Location, species, density and size of native scrub and hedge planting, including to increase the width of the westernmost hedgerow identified in the hereby approved Preliminary Ecological Appraisal;
- Location, species and size of at least two replacement trees;
- Means of enclosure;
- Lighting;
- Permeability of all hard surfaces; and
- Materials

All hard-landscaping works which form part of the approved scheme shall be completed prior to first use of the new prison access hereby approved. All planting, seeding or turfing comprised in the landscaping scheme shall be carried out in the first planting and seeding seasons following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the Local Planning Authority may be satisfied as to the details and quality of the landscaping scheme and to comply with policies 7.2, 7.5 and 7.19 of the London Plan (2016) and DHI, OS(f) and OS(g) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents.

Condition 6

Landscape and Ecological Management Plan (LEMP)

Prior to the commencement of the development a Landscape and Ecological Management Plan, long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, 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 for the approved site.

The submitted report shall include:

A) A method statement for the removal or long-term management /eradication of invasive species on the site (if identified). The method statement shall include proposed measures to prevent the spread of any invasive species identified during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.

B) Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement, are linked and will become part of the wider green infrastructure as well as provide ecological corridors for the local fauna. The mitigation and enhancement should include the following:

- i. Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance;
- ii. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;
- iii. Dense areas of shrubbery;
- iv. Habitat areas identified in the Greenwich Biodiversity Action Plan;
- v. Street trees;
- vi. Working with third party landowners to seek to provide additional bankside vegetation planting of the Belmarsh Ditches SBIINC to mitigate for the loss of semi-natural habitats, in line with paragraph 14.7.34 of the ES;

Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.

Evidence that the ecological measures approved under parts (A) and (B) have been installed in accordance with the details above shall be submitted to and approved by the Local Planning Authority prior to first use of the new access road hereby approved.

Reason: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site and character of the area, to prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with London Plan policies 5.11 (Green Roofs and Development Site Environs) and 7.19 (Biodiversity and Access to Nature) and Core Strategy policy OS4 (Biodiversity), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

Condition 7

Water vole surveys/displacement exercise

Prior to the commencement of development, a water vole field survey shall be undertaken in accordance with the recommendations in the hereby approved Preliminary Ecological Appraisal and details of a water vole displacement exercise in accordance with the recommendations of the hereby approved Water Vole Presence/Likely Absence Survey shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the details so approved.

Reason: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site in line with London Plan policy 7.1 and Core Strategy policy OS4 and the Mayor's Sustainable Design and Construction SPG (2014).

Condition 8

Badger Setts

A pre-works check for badger setts shall be undertaken immediately prior to the commencement of development in accordance with the recommendations in the hereby approved Preliminary Ecological Appraisal.

Reason: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site in line with London Plan policy 7.1 and Core Strategy policy OS4 and the Mayor's Sustainable Design and Construction SPG (2014).

Condition 9
Levels Plan

Prior to the commencement of the development, plans showing the existing and proposed land levels across the site and the gradients of the access road shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the details so approved.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposed access in accordance with policies 6.3 and 6.10 of the London Plan and policy IM(b) of the Core Strategy.

Condition 10
Archaeology - Written Scheme of Investigation

- A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of geo/archaeological evaluation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing and a report on that evaluation has been submitted to and approved by the Local Planning Authority in writing.
- B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of geo/archaeological observation and recording/evaluation in accordance with a Written Scheme of Investigation.
- C) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of geo/archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

- D) Under Part C, the applicant (or their heirs and successors in title) shall implement a programme of geo/archaeological mitigation in accordance with a Written Scheme of Investigation.
- E) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Parts (A and C), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

Condition 11

Foundation Design

Prior to the commencement of the development, details of the foundation design of the access road, footpath and cycleway and construction methods required to protect archaeological remains shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The Local Planning Authority wishes to secure physical preservation of the site's archaeological interest in accordance with the NPPF.

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

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

London's Places

2.13 Opportunity Areas

London's People

3.16 Protection and enhancement of social infrastructure

London's economy

4.4 Managing industrial land and premises

London's response to climate change

5.3 Sustainable design and construction

5.12 Flood risk management

5.13 Sustainable drainage

London's Transport

6.1 Strategic approach

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

London's Living Places and Spaces

7.5 Public Realm

7.8 Heritage assets and archaeology

7.14 Improving air quality

7.19 Biodiversity and access to nature

7.21 Trees and woodlands

Implementation, Monitoring and Review

8.2 Planning Obligations

8.3 Community Infrastructure Levy

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

Planning London's Future – Good Growth

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

Spatial Development Patterns

- SD1 Opportunity areas

Design

- D5 Inclusive design
- D8 Public realm

Economy

- E4 Land for industry, logistics and services to support London's economic function
- E5 Strategic Industrial Locations (SIL)
- E7 Industrial intensification, co-location and substitution

Social Infrastructure

- SI Developing London's social infrastructure

Heritage and Culture

- HCI Heritage conservation and growth

Green Infrastructure and Environment

- G1 Green infrastructure
- G4 Open space
- G6 Biodiversity and access to nature

Sustainable Infrastructure

- SI1 Improving air quality
- SI12 Flood Risk Management
- SI13 Sustainable Drainage

Transport

- T2 Healthy Streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T7 Deliveries, servicing, and construction

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

Economic Policies

- EA4 Strategic Industrial Locations

Design and Heritage Policies

- DH3 Heritage Assets
- DH(b) Protection of Amenity for Adjacent Occupiers
- DH(m) Archaeology

Open Space Policies

- OS1 Open Space
- OS4 Biodiversity
- OS(f) Ecological Factors

Environment and Climate Change Policies

- E2 Flood Risk
- E(a) Pollution
- E(c) Air Pollution

Infrastructure and Movement Policies

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

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

- Mayor of London's Accessible London: Achieving an Inclusive Environment SPG (2014)
- Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG (2014)
- Mayor of London's Social Infrastructure SPG (2015)
- Mayor of London's Sustainable Design and Construction SPG (2014)
- Mayor of London's Planning for Equality and Diversity in London SPG (2007)
- Mayor of London's Use of Planning Obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy SPG (2013)
- Mayor of London's Crossrail Funding Use of Planning Obligation and the Mayoral Community Infrastructure Levy SPG (2016)
- Air Quality Neutral GLA Planning Support Update (2014)
- Royal Borough of Greenwich Planning Obligations SPD (July 2015)
- Royal Borough of Greenwich Greener Greenwich SPD
- Royal Borough of Greenwich Strategic Flood Risk Assessment (2011)
- Royal Borough of Greenwich Infrastructure Delivery Plan
- Thamesmead and Abbey Wood Opportunity Area Planning Framework (Consultation draft)