

Planning Board	Agenda Item: 6
4 December 2019	Reference No: I9/I460/MA

Applicant: Vision Construct
Agent: Alan Camp Architects LLP

Site Address: Sunbury Lodge, 1 Sunbury Street Woolwich, London, SE18 5NA	Ward: Woolwich Riverside Application Type: S73 Minor Amendment
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I. Recommendation

1.1 The Board is requested to grant a S73 amendment to a planning permission as outlined below:

An application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission 15/3555/F, dated the 31st of March 2016 for the 'Demolition of the existing care home and redevelopment of the site to provide 48 residential units: 14 x 1-bed, 21 x 2-bed, and 10 x 3-bed flats, and 3 x 2-bed houses incorporating 17 affordable residential units with associated car and cycle parking and landscaping' to allow the rewording of conditions 1 (Approved Plans), 3 (Demolition and Construction Management Plan), 25 (Root protection plan) and 28 (Hard and soft landscaping details) including a revised arboricultural impact assessment, construction management plan and landscaping details.

1.2 Subject to:

- (i) The satisfactory completion of a Section 106 (S106) Legal Agreement; and
- (ii) Conditions set out in Appendix 2.

2. Summary

2.1 Detailed below is a summary of the application:

The Site	
Site Area (m ²)	2156m ² (0.21 hectares)
Local Plan Allocation	No applicable allocations
Heritage Assets	The site does not contain any listed buildings and is not located within a Conservation Area.

	<p>The site is located approximately 60 metres to the west of the Grade II* listed Church Of St Mary Magdalene.</p> <p>The site is located approximately 50 metres to the east of the Grade II listed Woolwich Fire Station.</p>
Tree Preservation Order	No
Flood Risk Zone	Flood Zone I

Approved Building		
Building height (metres)		19.3 metres
No. of storeys		5

Approved Housing		
Approved Density	Habitable Rooms per Hectare (hr/ha)	646 hr/ha
Approved Dwelling Mix	1-bed (no. / %)	14 (29%)
	2-bed (no. / %)	24 (50%)
	3-bed (no. / %)	10 (21%)
Approved Affordable Housing / Tenure Split	Overall Affordable Housing (no. / %)	17 (35.5%)
	Shared Ownership (no. / %)	6 (12.5%)
	Social Rent (no. / %)	11 (22.9%)
	Private Rented Sector (no. / %)	31 (64.6%)
Approved Housing Standards	Complies with Technical housing standards – nationally described space standard and London Plan standards?	Yes

Approved Transportation		
Car Parking	No. approved car parking spaces	6
	Approved No. Wheelchair sized	5

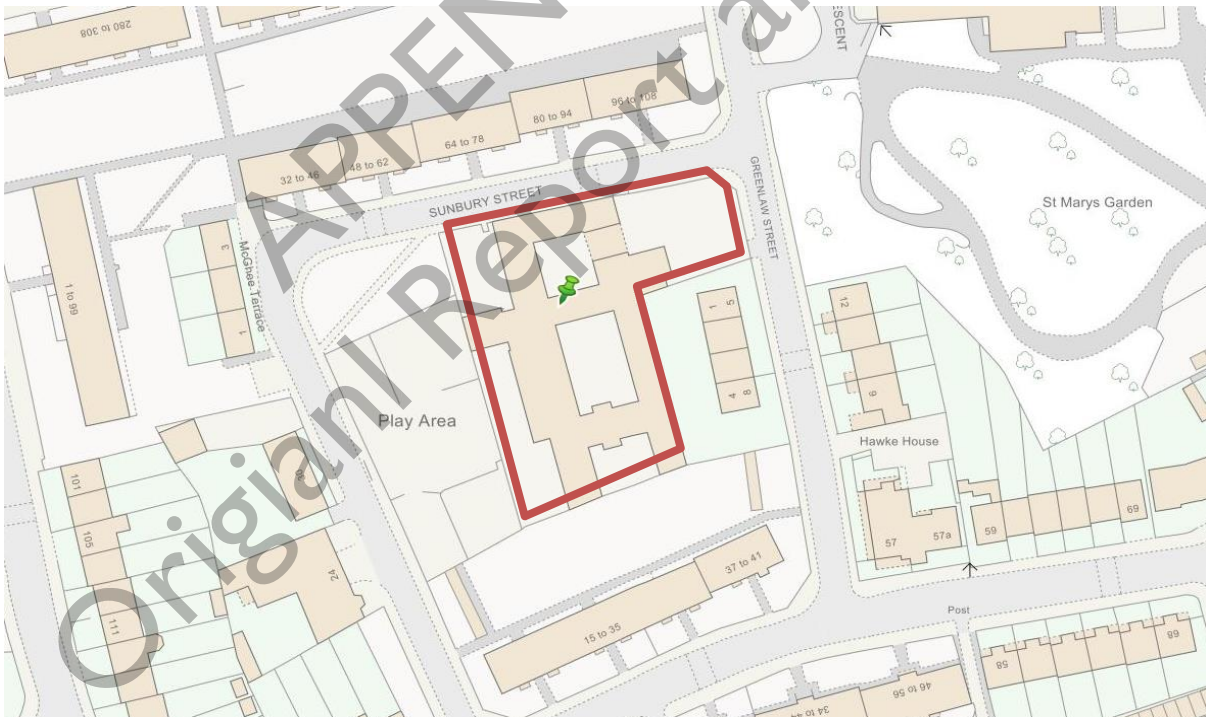
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	spaces	
Cycle Parking	No. Approved Cycle Parking	78
	Complies with policy	Yes
Public Transport	PTAL Rating	PTAL 4

Public Consultation	
Number in Support	0
Number of objections	1
Main issues raised	Loss of an amenity and ecological benefit with the tree removal

- 2.2 The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.
- 2.3 The minor material amendment is considered acceptable and is recommended for approval, subject to satisfactory completion of a revised Legal Agreement and conditions set out in the report.

3. Site Plan



4. Site and Surroundings (in detail)

- 4.1 The former Sunbury Lodge Care Home site measures approximately 2,156 square metres and is situated in a residential area and predominantly surrounded by blocks of 2 to 4 storey residential flats and purposely built maisonette flats to the north, east and south.
- 4.2 The site is bounded by Sunbury Street to the north and Greenlaw Street to the east. Sunbury Street playground and the former Woolwich Fire Station (Grade II Listed Building) are located to the west of the site.
- 4.3 The public transport accessibility level (PTAL) of the site is 4 (on a scale of 1 to 6, where 1 is 'poor' and 6 is 'excellent'). Woolwich Dockyard Railway Station is located approximately 400 metres from the site (around 8 minute walk). The site is located within a controlled parking zone (CPZ - Woolwich Dockyard) which operates between the hours of 9am and 5pm, Monday to Friday.
- 4.4 The application property is neither statutorily listed nor locally listed. The site is not located within a flood zone or conservation area.
- 4.5 For clarity, the building which had occupied the site has been demolished.

5 Relevant Planning History

- 5.1 18/2210/D1 - Prior notification for the demolition of existing care home. Approved dated 20.07.2018
- 5.2 00/2138/F - Erection of a two storey addition. Granted dated 19.02.2001
- 5.3 00/0372/F - Erection of a two storey addition. Granted dated 20.12.2000
- 5.4 96/0855/F - First floor extension over entrance hall and ground floor glaze link. Granted dated 31.07.1996
- 5.5 94/0592/CE - Certificate of lawful development granted for the use as a residential home for elderly people. Approved dated 31.05.1994

6 Proposals (in detail)

- 6.1 The proposal seeks amendment to conditions 1 (Approved Plans), 2 (Demolition and Construction Management Plan), 25 (Root Protection Plan) and 28 (Hard And Soft Landscaping Details) of the original consent to allow

for a revised arboricultural assessment and construction management plan to be included within the conditions and approved plans of plan ref: 15/3555/F. The works are proposed as follows:

- The rewording of conditions are to incorporate an Addendum To Arboricultural Impact Assessment, Amended Ecological Enhancement Strategy, Environmental Construction Management Plan, Construction Management Plan and Soft Landscape Specification to remove trees T16 – T19.

7 **Consultation**

7.1 The application since being validated on the 16th April 2019 has been subject of public consultation, comprising of a press notice, site notice, two hundred, and seventy one (271) individual letters, sent to individual occupiers in the vicinity of the application site. This also included consultation with statutory bodies and local amenity groups.

7.2 **Statutory Consultees**

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

Details of Representation and date received	Summary of Comments	Officers comments
Natural England	No comment on the minor amendment	Noted.

7.3 **Council Departments**

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

Details of Representation and date received	Summary of Comments	Officers comments
Environmental Health	Original comments received on discharge of condition 19/0237/SD.	A condition was included on the extant permission requiring the submission of a construction management plan,

		including detailing both the hours of works, likely dust levels to be generated and any screening measures to be employed. A detailed CMP has been submitted in line with the above criteria and will be secured by condition.
Transportation and Highways	No highway objection to the minor amendment.	Noted. Transportation is considered further in the Material Considerations section of this report.
Occupational Health	No Occupational Health objection to the minor amendment.	Noted.
Parks & Open Space	No comment received a time of writing	Noted.
Sustainability & Renewal (S&R)	No Sustainability objection to the minor amendment.	The relevant planning conditions are retained.
Housing	No objection to the proposed amendments as these do not impact the Affordable Housing provision.	All secured housing benefits are retained with this scheme.
Tree Officer	No objection. Subject to revision in the type of trees proposed. The applicant has amended the scheme to provided 4 x hornbeam, instead of 2 x hornbeam and 2 x crab apple. This is considered to appropriate.	Noted.

7.4 Local Residents and Businesses

One letter in objection was received in response to consultation and is summarised below:

Objection	Officer Response
<ul style="list-style-type: none">• Loss of a mature and healthy tree• Harm to the amenity of the local area• Harm to the local ecology	<p>In terms of the ecological aspects this is addressed in the ecology section below, however the proposal will involve replacement planting.</p> <p>It should be noted that the proposal does not include the tree which is outside the site boundary and would be subject to a separate consent.</p> <p>In terms of the ecological aspects this is addressed in the tree section below, however all enhancements recommendations in the Arboricultural Impact Assessment have been supported by Council's tree specialists.</p>

8 Planning Context

8.1 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 (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.
- **Draft London Plan (2019)**
- **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.

8.2 The draft London Plan has completed the Examination in Public and has now reached an advanced stage in the adoption process. As such the draft London Plan is a material consideration in the determination of planning applications

and decision makers can now attach more weight to its policies. The draft London Plan however does not hold full weight until formally adopted and until this time applications will continue to be determined in accordance with the current Local Plan and policies as detailed in the above section and appendix 3 of this report.

9 Material Planning Considerations

9.1 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: 19/1460/MA):

- Context of what is a minor material amendment
- Principle of development;
- Density, Affordable Housing and Residential Mix;
- Design and town scape;
- Landscaping, Ecology and Tree Removal
- Transport and Access;
- Environmental Pollution;
- Sustainability and Energy;
- Flood Risk;
- Community Infrastructure Levy (CIL);
- RBG CIL;
- Legal Agreement; and
- Implications for Disadvantaged Groups.

10 Context of what is a minor material amendment

10.1 An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of an S.73 application is to seek a minor material amendment to approved plans, which is the case in this instance.

10.2 A S.73 application results in a new permission being issued sitting alongside the original permission, which remains intact and unamended.

10.3 There is no statutory definition of a 'minor material amendment', however Government guidance has suggested a non-statutory definition: "a minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved".

- 10.4 As the principle of the proposal has been established under the previous application the current application can only be assessed on the impact of the changes.
- 10.5 With this in mind, Officers consider that the proposed changes would constitute a minor material amendment, as they would maintain the overall height, bulk and scale of the building which was originally approved and its use.
- 10.6 As discussed in the following sections of the report, the proposal is also considered to have an acceptable impact with regard to design and neighbouring amenity. It is therefore considered that the proposal can be supported.

11 Principle of Development

- 11.1 The principle of redeveloping the application site for a mixed use development was established by the approved full planning permission (Ref: 15/3555/F) which granted approval for the 'Demolition of the existing care home and redevelopment of the site to provide 48 residential units: 14 x 1-bed, 21 x 2-bed, and 10 x 3-bed flats, and 3 x 2-bed houses incorporating 17 affordable residential units with associated car and cycle parking and landscaping.
- 11.2 The application subject to this report does not seek to alter the quantum, mix or percentage of residential units approved via 15/3555/F dated 31.03.2016.
- 11.3 This application seeks to make a variation to conditions 1 (Approved Plans), 2 (Demolition and Construction Management Plan), 25 (Root Protection Plan) and 28 (Hard and Soft Landscaping Details) of the extant planning permission, to provide for the removal of trees identified as T16 – T19.
- 11.4 The principle of the development is not considered to be affected by the proposal.

12 Density, Affordable Housing and Residential Mix

- 12.1 The application subject to this report does not seek to alter the quantum, density mix or percentage of affordable housing secured via the Planning Legal Agreement and approved via 15/3555/F dated 31.03.2016.

12.2 As detailed in the parent application, the proposed development would provide 17 affordable units (35.5 percent), of which 11 units would be affordable rent and 6 units would be intermediate. The proposed affordable rent units would comprises of 6 two-bed unit and 5 three-bed units. The proposed intermediate unit would comprise of 2 one-bed and 4 two-bed.

13 Design and Townscape

13.1 The relevant design policies, including London Plan Policy 7.6 (Architecture) and Policy DHI (Design) of the Core Strategy were assessed when the permission for the wider site was granted via 15/3555/F dated 31.03.2016.

13.2 The building will remain unchanged by this proposal. The works as noted above are limited to tree removal and modification to access to the site during construction. As such, the proposed amendments would not compromise the overall design of the development and would not have a detrimental impact on the amenity of future occupiers.

13.3 On this basis on the above considerations, the proposal achieves the relevant national, London and local policies.

14 Landscaping, Ecology and Tree Removal

14.1 The application is supported by an Arboricultural Impact Assessment which proposes the removal of four low quality Category C trees to facilitate the proposed development. It is acknowledged that given the restrictive site and the extent of building proposed that full onsite tree removal is required to enable construction. However, the applicant is proposing a revised Landscaping Plan which includes four semi-mature trees in a similar location to the existing trees. As with all planning considerations, the loss of trees is considered against the benefits of the overall scheme.

14.2 As noted above, while four trees are to be removed, this is considered to be appropriately off-set (and improved) through the ecological and biodiversity enhancements and landscaping as proposed of 4 x hornbeam. This proposal has been reviewed by the Council's Tree Services and they raise no objection to the modification of the relevant arboricultural conditions.

14.3 Landscaping, Ecology and Tree Removal conditions present on the extant planning permission contribute to the any impacts, include:

- Condition 23 (Ecological / Landscape Management Plan) discharged under ref: 19/0392/SD

- Condition 24 (Bird and Bat Boxes) discharged under ref: 19/0392/SD
- Condition 25 (Root Protection Plan)
- Condition 28 (Hard and Soft Landscaping)

14.4 On the basis of the above assessment, and subject to compliance with the relevant conditions, it is considered the proposal achieves compliance with the relevant policies.

15 Transport and Access

- 15.1 Policy 6.13 (Parking) of the London Plan (2016) states that the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. Table 6.3 of the London Plan (2016) sets minimum cycle parking standards for residential and non-residential use classes.
- 15.2 These policies are supplemented by Policies IM(c) of the Core Strategy (2014) states that development must provide the minimum level of car parking provision necessary, for people with disabilities, as set out in the London Plan, and ensure provision for servicing, safe pick-up, drop off and waiting areas for vehicles such as taxis and coaches, where that activity is likely to be associated with the development.
- 15.3 The proposal involves a change in the access to the site during construction of the scheme at the junction of Sunbury Street and Greenlaw Street. The central site access has been approved through the discharge of condition 10 (vehicular access) ref: 19/2510/SD.
- 15.4 Although the additional access is sought for the construction, it is noted that construction effects would be temporary in nature and limited to the short construction period and no greater than what can be anticipated within an urban residential environment. A condition, however has been recommended to minimise impacts to residential amenity during construction to secure the submitted Construction Management Plan.
- 15.5 There are no proposed changes to the number of car parking spaces approved for the development, and the scheme will retain the five (5) Blue Badge car parking spaces proposed.
- 15.6 The scheme seeks to provide a total of 78 long stay residents' cycle spaces and this will be retained. The layout of these cycle spaces will be considered under a discharge application for condition 11.

- 15.7 The application was circulated to Council's Transportation Officer who had no objection to the proposal or any comment on the provision of cycle parking within the scheme.
- 15.8 Transport conditions present on the extant planning permission contribute to the manage impacts, include:
- Condition 7 (Car Parking Spaces) to discharge prior to occupation
 - Condition 8 (Car Park Management Plan) to discharge prior to occupation
 - Condition 9 (Electric Vehicle Charging Point) to discharge prior to occupation
 - Condition 10 (Vehicular Access) discharged under ref: 19/2510/SD
 - Condition 11 (Cycle Storage) to discharge prior to occupation
- 15.9 The proposal is considered to comply with policy 6.2 of the London Plan and Policies IM1 and IM(c) of the Core Strategy.

16 Environmental Pollution

- 16.1 London Plan Policies 5.21, 7.14 and 7.15 seek to manage potential impacts concerning contaminated land, air quality, and noise emissions (affecting both proposed occupants of the development and adjoining occupiers). The parent application was supported by a Geo-Environmental Desk Study/Preliminary Risk Assessment Report, Air Quality Assessment and Planning Statement.
- 16.2 The impact of contaminated, noise and air quality land was considered during the assessment of the original application (15/3555/F), and conditions were imposed relating to Environmental Pollution which include:
- Condition 3 (Demolition and Construction Management Plan)
 - Condition 12 (Noise from Plant)
 - Condition 13 (Contamination) to discharge prior to occupation
 - Condition 14 (Reporting of Unexpected Contamination)
 - Condition 15 (Air quality mitigation measures during construction activities)
 - Condition 16 (Traffic Noise Assessment)
- 16.3 No further consideration of environmental pollution is required in the assessment of this minor material amendment, except the modification to the construction management plan; to facilitate a temporary entrance.

- 16.4 An Environmental Construction Management Plan (Prepared by Vision Construct Ltd) and Construction Management Site Plan have been submitted, which has in turn been assessed by Council officers. The details of the report have been accepted to ensure appropriate mitigation measures to protect the amenity of local residents and ensure adequate highway and site safety.
- 16.5 The Councils Environmental Health Officer has reviewed the proposals and raised no objections. Subject to conditions, it is considered that the proposed development will meet the objectives of policy 7.14 of the London Plan (2016), Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

17 Sustainability and Energy

- 17.1 The Sustainability and Energy was considered during the assessment of the original application (15/3555/F), and conditions were imposed relating to Sustainability and Energy which include:

- Condition 17 (Energy Performance)
- Condition 18 (Water Efficiency)
- Condition 19 (Connection to Heating Network)
- Condition 20 (On-site Renewable Energy Technologies)
- Condition 21 (On-Site Renewable Energy Technologies – Evidence Of Installation)
- Condition (Green Roof)

These will be retained on this application.

- 17.2 Overall, subject to conditions and a S106 the scheme is considered to be acceptable and in line with London Plan Policies and Local Plan Policies.

18 Conditions as imposed on 15/3555/F

- 18.1 Further conditions were imposed relating to Demolition and Construction Management Plan, Waste, Secured by Design, Accessibility, Privacy Screen Installation, Archaeology and Piling these conditions were considered to meet that tests of planning conditions during the assessment of the original application (15/3555/F), and were imposed. These will be retained for this variation and include:

- Condition 4 (Waste and Recycling)
- Condition 6 (Wheelchair Unit detail)

- Condition 26 (Privacy Screens)
- Condition 27 (Archaeological Observation and Recording)
- Condition 29 (Wheelchair Provision)
- Condition 30 (Piling Condition)

18.2 The proposed changes to the conditions are considered to be acceptable in planning terms as a minor material amendment and would not alter the approved development to an unacceptable degree. On the basis of the, it is considered reasonable to amend the conditions to reflect the information submitted with the s73 application. Conditions 1 (Approved Plans), 3 (Demolition and Construction Management Plan), 25 (Root Protection Plan) and 28 (Hard And Soft Landscaping Details) within the decision notice will be amended accordingly as outlined below.

Deletions are noted with a ~~strikethrough~~ and additions are in **bold**.

1. **Approved drawings**

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

EX_OS, GA-SP, SP-01, GA-E-01, 02, 03, 04, 05, GA-P-L00, L01, L02, L03, L04, R01, GA-S-01, 6885/1, 2, 3, 1309/DSO/01, 02, Flood Risk Assessment, Geo-Environmental Desk Study/Preliminary Risk Assessment Report, Transport Statement, Energy Statement, Sustainability Statement, Archaeological Desk Based Assessment, Daylight and Sunlight Report, Arboricultural Impact Assessment Report, Design & Access Statement, Phase I Habitat Survey Report, Air Quality Assessment and Planning Statement, **Addendum to Arboricultural Impact Assessment Report REV C (Prepared by Sharon Hosegood) dated November 2019, Amended Ecological Enhancement Strategy (Prepared by Adonis Ecology Ltd), Environmental Construction Management Plan (Prepared by Vision Construct Ltd), GA-SP (Construction Management Site Plan) REV A dated 3.01.2016, Soft Landscape Specification (Prepared by Vision Construct Ltd) dated Jan 2019, VIS22287-11 (Landscape Proposals) dated Jan 2019**

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

3. **Demolition and Construction Management Plan**

~~Prior to the demolition and construction of any building a 'Demolition and Construction Management Plan' shall be submitted to, and approved in~~

~~writing by, the Local Planning Authority. The Method Statement shall include details of the following:~~

- ~~a) Haulage routes;~~
- ~~b) Likely noise levels to be generated from plant and dust screening methods to be employed;~~
- ~~c) Piling and vibration levels to be generated and noise screening measures mitigations measures to be employed;~~
- ~~d) Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;~~
- ~~a) Proposals for monitoring dust and controlling unacceptable releases~~
- ~~b) Wheel washing facilities and facilities for discharging the water~~
- ~~a) Measures to control traffic movement and deliveries on Sunbury Street and Greenlaw Street.~~
- ~~b) Works of construction shall be carried out during normal working hours, between 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays;~~
- ~~a) Identification of the roles and responsibilities with regard to managing and reporting on the construction phase sustainability measures and protection of any existing wildlife.~~

The demolition and construction works associated with the development shall be implemented in accordance with Sunbury Street Environmental Construction Management Plan including Site Management Plan Drawing Ref: GA-SP Rev B

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

Reason: To safeguard the amenity of neighbouring occupiers and the surrounding area generally in accordance with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

25. Root protection plan

~~Prior to the commencement of any construction work including site clearance, full detail of root protection area of all identified trees (T15, T16, T17, T18 and T19 in the Arboricultural Impact Assessment Report — Sharon Hosegood Associates June 2015) to be retained within and adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority. The root protection area is as defined in BS 5837(2012). The~~

~~works shall be carried out in accordance with the approved specification. The identified trees shall be retained in accordance with the Arboricultural Impact Assessment Report.~~

The development shall be carried out in strict accordance with the Addendum to Arboricultural Impact Assessment Report REV C (Prepared by Sharon Hosegood) dated November 2019 and the tree protection measures contained within the report until completion of construction in accordance with BS 5837:2012. The works shall be carried out in accordance with the approved specification.

Reason: To ensure the protection of the trees within and adjacent to the site which are of important to the setting of the area and in accordance with Policy 7.21 of the London Plan (2016) and Policies OS4 and OS(f) of the of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

28. Hard and soft landscaping details

~~Full details of all the hard and soft landscaping arrangements shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the development. The development shall be carried out in strict accordance with the VIS22287-11 (Landscape Proposals) dated Jan 2019 and Soft Landscape Specification (prepared by ACD environmental). The hard landscaping hereby approved shall be completed before the development is first occupied. The soft landscaping as approved shall include native trees and shrubs, including sizes, species providing pollen, nectar and berries and shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority. The replacement trees shall be of adequate quality and quantity to replace the loss of existing trees on site.~~

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

Reason: In order to maintain the character and amenities of the area and ensure compliance with Policies 3.5 and 7.4 of the London Plan (2016) and Policies H5, DH1 and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

19 Community Infrastructure Levy (CIL)

19.1 The Mayor has introduced a London-wide Community Infrastructure Levy (CIL) to help implement the London Plan, particularly policies 6.5 and 8.3. The Mayoral CIL formally came into effect on 1st April, and it will be paid on commencement of most new development in Greater London that was granted planning permission on or after that date. The Mayor's CIL will contribute towards the funding of Crossrail. The Mayor has arranged boroughs into three charging bands. The rate for Greenwich is £35 per square metre.

19.2 The current application is liable to this requirement.

20 RBG CIL

20.1 The Royal Borough adopted its Local Community Infrastructure Levy (CIL) charging schedule, infrastructure (Regulation 123) list, instalments policy and exceptional circumstances relief policy on the 25th March 2015 and came into effect in Royal Greenwich on the 6th April 2015.

20.2 The current application is liable to this requirement.

21 Legal Agreement

21.1 A planning legal agreement was signed on the 31 of March 2016 prior to the issuing of the decision notice of the Full Planning Permission. In order to ensure that these obligations are captured by the current section 73 application, a revised consolidated planning legal agreement is required.

22 Implications for Disadvantaged Groups

22.1 The implications for disadvantaged groups identified below are an integral part of the consideration of the development. The proposed modifications do not remove any public benefit created by the original proposal, and will retain all the original use areas. As such the proposal continues to provide for the following.

- Delivery of much needed housing for Borough residents, which meet their needs in terms of unit size, mix and affordability.
- The securing of an inclusive environment for prospective residents including units designed specifically for the disabled.

23 Conclusion

- 23.1 The proposed residential development continues to be acceptable in principle as an improvement of an underutilized site. The proposed amendments are considered to be minor in nature, and will ensure the deliverability of the scheme, and given the mitigation proposed will not harm the character or wider context of the streetscape.
- 23.2 Accordingly, it is recommended that permission be granted for application reference 19/1460/MA, in line with Section 1 of this report.

24. Background Papers

National Planning Policy Framework (2019)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The London Plan (2016)

Minor Alterations to the London Plan (March 2016)

Draft London Plan (2019)

Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014)

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Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 19/1460/MA:

- Addendum to Arboricultural Impact Assessment Report REV C (Prepared by Sharon Hosegood) dated November 2019
- Amended Ecological Enhancement Strategy (Prepared by Adonis Ecology Ltd)
- Environmental Construction Management Plan (Prepared by Vision Construct Ltd)
- GA-SP (Construction Management Site Plan) REV A dated 3.01.2016
- Soft Landscape Specification (Prepared by Vision Construct Ltd) dated Jan 2019
- VIS22287-11 (Landscape Proposals) dated Jan 2019

APPENDNDNED
Original Report and Appendices

Appendix 2 – Conditions and Informatives

Conditions and Reasons for Application Reference 19/1460/MA:

1. Approved drawings

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

EX_OS, GA-SP, SP-01, GA-E-01, 02, 03, 04, 05, GA-P-L00, L01, L02, L03, L04, R01, GA-S-01, 6885/1, 2, 3, 1309/DSO/01, 02, Flood Risk Assessment, Geo-Environmental Desk Study/Preliminary Risk Assessment Report, Transport Statement, Energy Statement, Sustainability Statement, Archaeological Desk Based Assessment, Daylight and Sunlight Report, Design & Access Statement, Phase I Habitat Survey Report, Air Quality Assessment and Planning Statement, Addendum to Arboricultural Impact Assessment Report (Prepared by Sharon Hosegood) dated 18.01.2019, Amended Ecological Enhancement Strategy (Prepared by Adonis Ecology Ltd), Environmental Construction Management Plan (Prepared by Vision Construct Ltd), GA-SP (Construction Management Site Plan) REV A dated 3.01.2016, Soft Landscape Specification (Prepared by Vision Construct Ltd) dated Jan 2019, VIS22287-11 (Landscape Proposals) dated Jan 2019

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

2. Sample materials

Full details of all facing materials and finishes to be used on the buildings, including the communal bicycle storage shall be submitted to, and approved in writing by, the Local Planning Authority prior to the implementation of the development and the development shall thereafter be implemented in accordance with these approved details.

Reason: In order that the Council may be satisfied with the external appearance of the building, its relationship with the surrounding area and ensure compliance with Policy 7.4 of the London Plan (2016) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

The details submitted under planning reference 18/4487/SD and approved on 11.03.2019 are deemed to satisfy the requirements of this condition.

3. Demolition and Construction Management Plan

The demolition and construction works associated with the development shall be implemented in accordance with Sunbury Street Environmental Construction Management Plan including Site Management Plan Drawing Ref: GA-SP Rev B

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

Reason: To safeguard the amenity of neighbouring occupiers and the surrounding area generally in accordance with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

4. Waste and recycling

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

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

The details submitted under planning reference **18/4487/SD** and approved on **16.05.2019** are deemed to satisfy the requirements of this condition.

5. Secured by Design

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

Reason: To ensure that the development provides a safe and secure living environment for all prospective residents and ensure compliance with Policy 7.3 of the London Plan

(2016) and Policies H5, DHI and CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

6. Wheelchair Units

Prior to the implementation of the development full details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that 10 percent of the units would comply with Greenwich Council's Wheelchair Site Brief including the elevation details of the kitchen and bathroom (1:20).

Reason: To ensure that a mix of units is secured on site to meet the needs of the Borough's residents, that a good living environment is secured for disabled people and to ensure compliance with Policies 3.8 and 7.2 of the London Plan (2016), Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) and Greenwich Wheelchair Site Brief.

*The details submitted under planning reference **18/4489/SD** and approved on **05.07.2019** are deemed to satisfy the requirements of this condition.*

7. Car parking spaces

The parking space(s) including the disabled parking space(s) provided shall only be used for that purpose and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) shall be carried out so as to interfere with such use.

Reason: To ensure adequate off-street parking provision is provided for the residential development and to ensure compliance with Policy 6.13 of The London Plan (2016) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

8. Car park management plan

Prior to the occupation of the buildings, a 'Car Park Management Plan' shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of how parking will be managed or allocated to all of the units, the suggested charges from the management company. The approved plan shall then be implemented at the site and managed thereafter.

Reason: To ensure that safe and secure off-street parking is maintained and managed and to ensure compliance with Policy 6.13 of The London Plan (2016) and Policy IM(c)

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

9. Electric Vehicle Charging point

Prior to the occupation of the buildings, full details of electric charging points associated with the car parking spaces shall be submitted to, and approved by, the Local Planning Authority. A minimum of 20 percent parking spaces provided shall be fitted with electric vehicle charging points (EVCP) and a further 20 percent shall be passive provision for future installation. The charging points shall be in place and operating prior to the occupation or use of any of the flats and shall thereafter be maintained in good working order.

Reason: To encourage more sustainable modes of transport and to ensure compliance with Policy 6.13 of The London Plan (2016) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

10. Vehicular Access

Prior to the construction work, full details of the vehicular access point, including vertical clearance and sight lines at the access shall be submitted to, and approved in writing by, the Local Planning Authority. The vehicular access shall then be implemented in accordance with the approved details.

Reason: To ensure that safe and secure off-street parking and traffic movement can be provided and ensure compliance with Policy 6.13 of The London Plan (2016) and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

*The details submitted under planning reference **19/2510/SD** and approved on **03.09.2019** are deemed to satisfy the requirements of this condition.*

11. Cycle storage

Prior to the occupation of the development, details of the cycle storage facilities provided within the development shall be submitted and approved by the Local Planning Authority. The cycle storage facilities shall then be implemented in accordance with the approved details.

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

12. Noise from plant

The noise from any plant or equipment such as air handling units, boilers, lift mechanical ventilation or machinery which forms part of the development shall not cause the existing noise levels to increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, plant should be designed, located, selected or the noise from the plant attenuated so that it is 10dB below the existing background level.

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

13. Contamination

Prior to any construction works begin on site the developer shall undertake:

- a) A site investigation scheme to provide a detailed assessment of the risk to all receptors, including off site receptors; and
- b) A remediation proposal based on the results of the site investigation and risk assessment set out above, giving full details of the remediation required. The site investigation and remediation proposals shall be agreed with the local planning authority. On completion of the remediation but before the site is first occupied the developer shall: -
- c) Provide a verification report to demonstrate the completion of the works set out in the agreed remediation proposals in (b) above.

Reason: To ensure the site is not subject to contamination and where the site is contamination is present that appropriate measures are undertaken to deal with risks associated with contamination of the site arising from historic land uses and ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

14. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure the site is not subject to contamination and where the site is contamination is present that appropriate measures are undertaken to deal with risks

associated with contamination of the site arising from historic land uses and ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

15. Air quality mitigation measures during construction activities

The identified air quality mitigation measures as set out in the submitted Air Quality Assessment (prepared by GEM Air Quality Ltd, report ref: AQ0670, dated November 2015) shall be fully implemented during the construction.

Reason: To safeguard the amenity of neighbouring occupiers and the surrounding area generally in accordance with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

16. Traffic Noise Assessment

Prior to the construction of work, a noise impact assessment on road traffic noise and mitigation measures shall be submitted to, and approved in writing by the local planning authority. Such a noise assessment must demonstrate how the internal noise levels as specified in BS 8233:2014 for living rooms & bedrooms will be achieved. This should be submitted to this Local Planning Authority for approval together with any mitigation proposals for glazing and ventilation prior to any development taking place. The approved mitigation scheme shall thereafter be implemented prior to the occupation of the dwellings and be permanently retained thereafter.

Reasons: To ensure the quality and standard of living accommodation and compliances of Policies 3.5 and 7.15 of the London Plan (2016) and Policy E(a) and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

*The details submitted under planning reference **19/0238/SD** and approved on **15.03.2019** are deemed to satisfy the requirements of this condition.*

17. Energy Performance

- (i) All houses and flats whose material operations have commenced prior to 1st October 2016 must achieve a minimum of a thirty five per cent (35%) reduction in building carbon dioxide emissions beyond Part L of the Building Regulations 2013.
- (ii) All houses and flats whose material operations have commenced on or after 1st October 2016 must achieve compliance with Policy 5.2 (or

equivalent) of the latest version of the London Plan at the point of commencement.

- (iii) The relevant part of the development hereby permitted shall not be occupied until evidence of the energy performance standard referred to in part (i) and (ii) of this Condition having been achieved, has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with Policy 5.2 of the London Plan (2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

18. Water Efficiency

The development hereby permitted shall comply with Regulation 36(2)(b) of the Building Regulations 2010 (as amended by the Building Regulations &c. (Amendment) Regulations 2015/767) and as set out in section G2 of the Building Regulations Approved Document (110 litres per person per day).

Reason: In accordance with Policy 5.15 of the London Plan (2016) and Policy DH1 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

19. Connection to Heat Network

Prior to development works commencing (excluding demolition works), full details demonstrating how the approved scheme has been designed to allow for the future connection to any neighbouring heating and cooling system and/or any private wire power network shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of addressing climate change, to secure sustainable development and to ensure compliance with the requirements of Policy 5.3 of the London Plan (2016) and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

20. On-site renewable energy technologies

The renewable energy technologies, which shall provide for no less than 20% on-site CO₂ reduction as detailed within the 'Energy Statement', shall be installed and operational prior to the first occupation of the development. Details of the renewable energy technologies shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the development hereby approved. The details shall include:

- a) An energy assessment stating:
 - baseline energy demand in KWh and kg/CO₂
 - energy reduction achieved on the baseline through the use of on-site renewable energy technologies in KWh, kg/CO₂ and % CO₂ reduction.
- b) The resulting scheme, along with machinery/apparatus location, specification and operational details
- c) A management plan for the operation of the technologies
- d) (if applicable) A servicing plan including times, location, frequency, method of servicing (and any other details the Local Planning Authority deems necessary)
- e) (if applicable) A noise assessment regarding the operation of the technology

The development shall be carried out in accordance with the details hereby approved, shall be maintained as such thereafter and no amendments to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with Policy 5.7 of the London Plan and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

21. On-site renewable energy technologies – evidence of installation

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

Reason: To contribute towards carbon dioxide emissions reduction and to comply with Policy 5.7 of the London Plan and Policy E1 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

22. Green Roof

Full details of a green roof which shall be compliant with GRO Green Roof Code 2011 shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the relevant part of the development.

Reason: To ensure that the development maximises the ecological benefits of the site as set out in the Habitat Survey and ensure compliance with Policy 5.11 of the London

Plan (2016) and Policies DHI, E(f) and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

23. Ecological / Landscape management plan

Prior to the commencement of development a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens and balconies), shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

The submitted information shall include:

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

The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

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

*The details submitted under planning reference **19/0392/SD** and approved on **17.05.2019** are deemed to satisfy the requirements of this condition.*

24. Bird and Bat Boxes

Details of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the buildings. The details shall include the exact location, specification and design of the habitats. The boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure that the development maximises the ecological benefits of the site as set out in the Habitat Survey and ensure compliance with Policy 5.11 of the London Plan (2016) and Policies DHI, E(f) and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

The details submitted under planning reference **19/0392/SD** and approved on **17.05.2019** are deemed to satisfy the requirements of this condition.

25. Root protection plan

The development shall be carried out in strict accordance with the Addendum to Arboricultural Impact Assessment Report REV C (Prepared by Sharon Hosegood) dated November 2019 and the tree protection measures contained within the report until completion of construction in accordance with BS 5837:2012. The works shall be carried out in accordance with the approved specification.

Reason: To ensure the protection of the trees within and adjacent to the site which are of important to the setting of the area and in accordance with Policy 7.21 of the London Plan (2016) and Policies OS4 and OS(f) of the of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

26. Privacy screen

Prior to the occupation of the building, details of balcony privacy screening measures shall be submitted and approved the Local Planning Authority. The approved details shall be implemented in accordance with the approved details.

Reason: In order to ensure adequate level of privacy can be provided between the proposed units and compliance with Policy of AH1 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

27. Archaeological Observation and Recording

- 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 archaeological observation and recording in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
- b) The applicant (or their heirs and successors in title) shall implement a programme of archaeological observation and recording in accordance with a Written Scheme of Investigation.
- c) 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 Part (A), 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, Policy 7.8 of the London Plan (2016) and Policy DH(m) of the adopted Core Strategy (2014).

*The details submitted under planning reference **18/4493/SD** and approved on **29.01.2019** are deemed to satisfy the requirements of this condition.*

28. Hard and soft landscaping details

The development shall be carried out in strict accordance with the VIS22287-11 (Landscape Proposals) dated Jan 2019 and Soft Landscape Specification (prepared by ACD environmental). The hard landscaping hereby approved shall be completed before the development is first occupied. The soft landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

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

Reason: In order to maintain the character and amenities of the area and ensure compliance with Policies 3.5 and 7.4 of the London Plan (2016) and Policies H5, DH1 and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

29. Wheelchair provision

Prior to any construction work commencing on site, a scheme for the provision of affordable housing including a fully fitted wheelchair unit shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:

- (i) The number, type and location of the site of the affordable housing provision to be made;
- (ii) The timing of the construction of the affordable housing;
- (iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and

- (iv) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy shall be enforced.

Reason: In order to ensure adequate affordable housing can be provided and ensure compliance with Policies 3.10, 3.11, 3.12 and 3.13 of the London Plan (2016), Policy H3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014) and the Greenwich Wheelchair Site Brief (2012).

*The details 2 submitted under planning reference **19/0241/SD** and approved on **04.09.2019** are deemed to satisfy the requirements part (i) of this condition.*

30. Piling Condition

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

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

Informatives for Application Reference 19/1460/MA:

1. The Councils' Construction Site Noise Code of Practice
http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_-_construction_information_and_advice
2. The Mayor of London's 'The control of dust and emissions from construction and demolition' Best Practice Guidance
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp and BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.
3. The Borough Transportation Manager should be consulted regarding street naming and/or numbering of the premises.

4. The applicant is advised that the proposed hard landscaping should incorporate sustainable urban drainage systems in order to mitigate against the impact of surface water run-off.
5. Written schemes of Archaeological investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
6. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.
7. No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
8. It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

9. Thames Water aims to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. A non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
10. The discharge groundwater into a public sewer will require a permit.

APPENDNDNED
Original Report and Appendices

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

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

London's Places

2.15 Town Centres

London's People

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

London's response to climate

- 5.1 Climate change mitigation
- 5.2 Minimising Carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.4A Electricity and gas supply
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Assessment
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation, and demolition waste
- 5.21 Contaminated Land

London's Transport

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

London's Living Places and Spaces

- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive design
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.10 World Heritage Site
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscape
- 7.18 Protecting open space and addressing deficiency
- 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

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

Housing Policies

- H1 New Housing
- H2 Housing Mix
- H3 Affordable Housing
- H5 Housing Design
- H(e) Children play areas

Design and Heritage Policies

- DH1 Design
- DH3 Heritage Assets
- DH(g) Local Views
- DH(m) Archaeology

Open Space Policies

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

Environment and Climate Change Policies

E1	Carbon Emissions
E2	Flood Risk
E3	Residual Flood Risk
E(a)	Pollution
E(c)	Air Pollution
E(e)	Contaminated Land
E(f)	Living Roofs and Walls

Infrastructure and Movement Policies

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

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

- National Planning Policy Framework (March 2012)
- The London Plan (2016)
- Royal Greenwich Core Strategy with Detailed Policies (April 2014)
- Planning Obligations SPD (2015)
- Greener Greenwich SPD (September 2017)
- Greenwich Biodiversity Action Plan (March 2010)
- Accessible London: Achieving an inclusive environment SPG (October 2014)
- Planning for Equality and Diversity in London (October 2007)
- Sustainable Design and Construction (April 2014)
- Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)
- Land for Industry and Transport (September 2012)
- Mayor of London - Planning for Equality and Diversity in London (October 2007)
- Strategic Flood Risk Assessment – Greenwich (October 2011)
- Mayor of London - Shaping Neighbourhoods: Play and Informal Recreation space (September 2012)
- Mayor of London - Housing SPG (March 2016)