

Appendix I - Drawing numbers

The following drawings and associated documentation have been submitted by the applicant in support of application reference I9/3451/F:

BKH-KID-HTA-L-DR-P3&5-9000 Rev B, BKH-KID-HTA-L-DR-P3&5-9001 Rev B, BKH-KID-HTA-L-DR-P3&5-9002 Rev B, BKH-KID-HTA-L-DR-P3&5-9003 Rev B, BKH-KID-HTA-L-DR-P3&5-9010 Rev B, BKH-KID-HTA-L-DR-P3&5-9011 Rev B, BKH-KID-HTA-L-DR-P3&5-9012 Rev B, BKH-KID-HTA-L-DR-P3&5-9013 Rev B, BKH-KID-HTA-L-DR-P3&5-9110, BKH-KID-HTA-L-DR-P3&5-9211, BKH-KID-HTA-L-DR-P3&5-9312, BKH-KID-HTA-L-DR-P3&5-9414 Rev A, BKH-KID-HTA-L-DR-P3&5-9510 Rev A, BKH-KID-HTA-L-DR-P3&5-9511 Rev A, BKH-KID-HTA-L-DR-P3&5-9512 Rev B, 2224-05-DR-05010 Rev P01, 2224-05-DR-050100 Rev P01, 2224-05-DR-050101 Rev P01, 2224-05-DR-050102 Rev P01, 2224-05-DR-050103 Rev P01, 2224-05-DR-050400 Rev P01, 2224-05-DR-050600 Rev P01, 2224-05-DR-050601 Rev P01, 2224-05-DR-050602 Rev P01, 2224-05-DR-050603 Rev P01, 2224-90-DR-900099 Rev P05, 2224-90-DR-900100 Rev P04, 2224-90-DR-900101 Rev P02, 2224-90-DR-900102 Rev P02, 2224-90-DR-900103 Rev P02, 2224-90-DR-900104 Rev P02, 2224-90-DR-900105 Rev P02, 2224-90-DR-900106 Rev P05, 2224-90-DR-900111 Rev P02, 2224-90-DR-900112 Rev P02, 2224-90-DR-900113 Rev P02, 2224-90-DR-900114 Rev P02, 2224-90-DR-900115 Rev P02, 2224-90-DR-900118 Rev P04, 2224-90-DR-900400 Rev P02, 2224-90-DR-910099 Rev P05, 2224-90-DR-910100 Rev P04, 2224-90-DR-910101 Rev P04, 2224-90-DR-910102 Rev P04, 2224-90-DR-910103 Rev P04, 2224-90-DR-910104 Rev P04, 2224-90-DR-910105 Rev P04, 2224-90-DR-910106 Rev P05, 2224-90-DR-910111 Rev P04, 2224-90-DR-910112 Rev P04, 2224-90-DR-910113 Rev P04, 2224-90-DR-910114 Rev P04, 2224-90-DR-910115 Rev P04, 2224-90-DR-910118 Rev P04, 2224-90-DR-910401 Rev P02, 2224-90-DR-920100 Rev P04, 2224-90-DR-920101 Rev P04, 2224-90-DR-920102 Rev P05, 2224-90-DR-920111 Rev P04, 2224-90-DR-920112 Rev P04, 2224-90-DR-920401 Rev P02, 2224-90-DR-900600 Rev P04, 2224-90-DR-900601 Rev P04, 2224-90-DR-900602 Rev P02, 2224-90-DR-900603 Rev P04, 2224-90-DR-910602 Rev P02, 2224-90-DR-920600 Rev P02, 2224-100-DR-1000100 Rev P03, 2224-100-DR-1000101 Rev P04, 2224-100-DR-1000102 Rev P03, 2224-100-DR-1000103 Rev P03, 2224-100-DR-1000107 Rev P03, 2224-100-DR-1000113 Rev P03, 2224-100-DR-1000150 Rev P03, 2224-100-DR-1000151 Rev P03, 2224-100-DR-1000152 Rev P03, 2224-100-DR-1000153 Rev P03, 2224-100-DR-1000157 Rev P03, 2224-100-DR-1000401 Rev P02, 2224-100-DR-1000402 Rev P02, 2224-100-DR-1000403 Rev P02, 2224-100-DR-1000404 Rev P02, 2224-100-DR-1000405 Rev P02, 2224-100-DR-1000406 Rev P02, 2224-100-DR-1000407 Rev P02, 2224-100-DR-1000601 Rev P03, 2224-100-DR-1000602 Rev P03, 2224-100-DR-1000603 Rev P03, 2224-100-DR-1000604 Rev P03, 2224-20-DR-200100 Rev P04, 2224-20-DR-200101 Rev P03, 2224-20-DR-200102 Rev P02, 2224-20-DR-200103 Rev P02, 2224-

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1009101-P01, 2224-20-DR-209320-P01, 2224-40-DR-409320-P01, 2224-80-DR-809320-P01, 2224-90-DR-909320-P01, 2224-100-DR-1009320-P01, 2224-20-DR-209220-P01, 2224-40-DR-409220-P01, 2224-40-DR-409221-P01, 2224-80-DR-809220-P01, 2224-80-DR-809222-P01, 2224-90-DR-909220-P01, 2224-90-DR-909221-P01, 2224-100-DR-1009220-P01, 2224-100-DR-1009221-P01, 2224-100-DR-1009222-P01, UAL-KV3-5 ESD-001, UAL-KV3-5 ESD-002, UAL-KV3-5 ESD-003, UAL-KV3-5 ESD-004, UAL-KV3-5 ESD-005, UAL-KV3-5 ESD-006, (For Information: Previously Approved Drawings (Blocks C, E, F, G and J)), Revised Sheet 3 - Full Drawing Schedule, Revised Sheet 2 – List of Application Documents, Landscape Design & Access Statement, Environmental Statement Addendum, ES Addendum Appendices, Environmental Statement Technical Chapters, Additional ES Addendum Information – ES Addendum Review Response Report May 2020 (LUC), Applicant’s ES Review Response April 2020, Applicant’s ES Review Further Response, Applicant’s ES Review Response Additional Information List May 2020, ES Addendum Non-Technical Summary, Transient Overshadowing Assessment 20.03.2020, Updated Flood Risk Assessment and Drainage Strategy Revision B Volumes 1- 24, Updated Figure 5.2, Updated Figure 17.1, ES Updated Table 6.1, Updated Accurate Visual Representations Parts 1, 2, 3 & 4, Updated Wind Microclimate Chapter, Transport Assessment, Statement of Community Consultation, Foul Sewage & Utilities, Design & Access Statement, Site Wide Demolition Plan, Waste Management Plan, Planning Statement, Daylight Sunlight & Overshadowing Report, Energy Statement, Fire Safety Strategy Report, Health Impact Assessment, Overheating Statement, Accommodation Schedule, Sustainability Statement and Covering Letter dated 13/09/2019, Letter dated 03.03.2020, Letter dated 13.03.2020, Letter dated 29.04.2020, Response to GLA & RBG Energy and Sustainability comments April 2020, South Cator Park – Urban Greening Factor, Supplementary Housing Delivery and Affordable Housing Note, CZWG Response to OT Comments Rev 01 09.04.2020, 2224-00-SC-009113-P01 – Disabled Car Parking Spaces, Supplementary Policy Note On The LWT Nature Pavilion dated 15.06.2020.

Appendix 2 – Conditions and Informatives

Conditions and Reasons for Application Reference 19/3415/F:

CONDITIONS – REF 19/3415/F

Condition 1

Expiration of Planning Permission

The development to which this permission relates must be begun not later than the expiration of three (3) 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). A period of 3 years is considered to be a reasonable time limit in view of the extent and timescale of the proposal.

Condition 2

Approved Drawings

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

BKH-KID-HTA-L-DR-P3&5-9000 Rev B, BKH-KID-HTA-L-DR-P3&5-9001 Rev B, BKH-KID-HTA-L-DR-P3&5-9002 Rev B, BKH-KID-HTA-L-DR-P3&5-9003 Rev B, BKH-KID-HTA-L-DR-P3&5-9010 Rev B, BKH-KID-HTA-L-DR-P3&5-9011 Rev B, BKH-KID-HTA-L-DR-P3&5-9012 Rev B, BKH-KID-HTA-L-DR-P3&5-9013 Rev B, BKH-KID-HTA-L-DR-P3&5-9110, BKH-KID-HTA-L-DR-P3&5-9211, BKH-KID-HTA-L-DR-P3&5-9312, BKH-KID-HTA-L-DR-P3&5-9414 Rev A, BKH-KID-HTA-L-DR-P3&5-9510 Rev A, BKH-KID-HTA-L-DR-P3&5-9511 Rev A, BKH-KID-HTA-L-DR-P3&5-9512 Rev B, 2224-05-DR-050010 Rev P01, 2224-05-DR-050100 Rev P01, 2224-05-DR-050101 Rev P01, 2224-05-DR-050102 Rev P01, 2224-05-DR-050103 Rev P01, 2224-05-DR-050400 Rev P01, 2224-05-DR-050600 Rev P01, 2224-05-DR-050601 Rev P01, 2224-05-DR-050602 Rev P01, 2224-05-DR-050603 Rev P01, 2224-90-DR-900099 Rev P05, 2224-90-DR-900100 Rev P04, 2224-90-DR-900101 Rev P02, 2224-90-DR-900102 Rev P02, 2224-90-DR-900103 Rev P02, 2224-90-DR-900104 Rev P02, 2224-90-DR-900105 Rev P02, 2224-90-DR-900106 Rev P05, 2224-90-DR-900111 Rev P02, 2224-90-DR-900112 Rev P02, 2224-90-DR-900113 Rev P02, 2224-90-DR-900114 Rev P02, 2224-90-DR-900115 Rev P02, 2224-90-DR-900118 Rev P04, 2224-90-DR-900400 Rev P02, 2224-90-DR-910099 Rev P05, 2224-90-DR-910100 Rev P04, 2224-90-DR-910101 Rev P04, 2224-90-DR-910102 Rev P04, 2224-90-DR-910103 Rev P04, 2224-90-DR-910104 Rev P04, 2224-90-DR-

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Sunlight Report (3rd October 2019), Utilities Assessment (September 2019) and Health Impact Assessment (September 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

Phasing of Development

The development shall be carried out in accordance with the 'CIL Phasing Plan (lower ground floor) Plan 001'; 'CIL Phasing Plan (ground floor) Plan 002'; 'CIL Phasing Plan (demolition of OneSpace) Plan 003' hereby approved.

This development is a 'phased planning permission' for the purposes of the CIL Regulations (2010) as amended (Reg 2(1)). Each phase of the development is a separate chargeable development. For the avoidance of doubt, CIL Phasing Plan (demolition of OneSpace) Plan 003' would not create any CIL chargeable floorspace. For each of the subsequent Development Phases (Plan 001 & 002), the respective liability and social housing relief relates specifically to that Phase.

Reason: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended, the Reason for Grant and also for the avoidance of doubt and in the interests of proper planning, and in line with the recommendations of the Environmental Statement.

Condition 4

Quantum of development:

- a Residential Development - The total amount of residential development within Use Class C3 (Dwelling Houses) shall be no more than 1,306 units; and
- b Nature Pavilion Building - The total floorspace of the Nature Pavilion shall not exceed 215sqm (GEA).

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 5

Maximum Heights

The development hereby approved shall be in substantial accordance with the maximum heights in the plans and drawings hereby approved.

Reason: In order to ensure that the development is carried out in accordance with the approved plans and drawings and is within the maximum height parameters as assessed in the Environmental Impact Assessment.

Condition 6

Compliance with Approved Environmental Statement

All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated August 2014, the Environmental Statement Addendum dated 28th January 2015, the Environmental Statement Addendum dated September 2019 which includes: ES Addendum Appendices, ES Technical Chapters, Applicant's ES Review Response April 2020, Applicant's ES Review Further Response, Applicant's ES Review Response Additional Information List May 2020, ES Addendum Non-Technical Summary, Updated Flood Risk Assessment and Drainage Strategy Revision B Volumes 1- 24, Updated Figure 5.2, Updated Figure 17.1, ES Updated Table 6.1, Updated Accurate Visual Representations Parts 1, 2, 3 & 4, Updated ES Addendum Wind Microclimate Chapter and ES Addendum Plans and Room Labels.

Reason: In order 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 7

Compliance with the EIA Mitigation Measures

The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement dated August 2014, the Environmental Statement Addendum dated 28th January 2015, the Environmental Statement Addendum dated September 2019 which includes: ES Addendum Appendices, ES Technical Chapters, Applicant's ES Review Response April 2020, Applicant's ES Review Further Response, Applicant's ES Review Response Additional Information List May 2020, ES Addendum Non-Technical Summary, Updated Flood Risk Assessment and Drainage Strategy Revision B Volumes 1- 24, Updated Figure 5.2, Updated Figure 17.1, ES Updated Table 6.1, Updated Accurate Visual Representations Parts 1, 2, 3 & 4, Updated ES Addendum Wind Microclimate Chapter and ES Addendum - Plans and Room Labels 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.

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 8 **Land Uses**

The land uses in respect of this development shall be carried out in substantial accordance with the layout of the development uses shown in the plans and drawings hereby approved and as set out in the Environmental Statement dated August 2014, the Environmental Statement Addendum dated 28th January 2015, the Environmental Statement Addendum dated September 2019 which includes: ES Addendum Appendices, ES Technical Chapters, Applicant's ES Review Response April 2020, Applicant's ES Review Further Response, Applicant's ES Review Response Additional Information List May 2020, ES Addendum Non-Technical Summary, Updated Flood Risk Assessment and Drainage Strategy Revision B Volumes 1- 24, Updated Figure 5.2, Updated Figure 17.1, ES Updated Table 6.1, Updated Accurate Visual Representations Parts 1, 2, 3 & 4, Updated ES Addendum Wind Microclimate Chapter and ES Addendum – Plans and Room labels.

Reason: To ensure that the land uses within the development do not have any effects which have not been assessed in the Environmental Statement.

Condition 9 **Quantum of Development**

The maximum amount of development as set out in the Environmental Statement Addendum dated September 2019 shall not exceed 1,306 residential units and 215m² of non-residential floor space subject to the maximum limits within each of the respective use classes included in Condition 4.

Reason: To ensure that any alteration to the layout of the development does not have any effects which have not been assessed in the Environmental Statement.

Condition 10 **Maximum Floor Space Restrictions**

The maximum floor space hereby permitted within each respective use class shall not exceed 136,947m² (GIA) (Use Class C3) for 1,306 dwellings and 215m² of non-residential floor space.

Reason: To ensure that any alteration to the floor space of the development does not have any effects which have not been assessed in the Environmental Statement.

Condition 11

Environmental Impact Assessment

No amendments to approved plans will be accepted unless:

- a. The Local Planning Authority first determines in writing that there is not likely to be a significant adverse environmental effect arising from the proposed amendments in comparison with the plans already subjected to environmental impact assessment and approved by this permission; or
- b. The submission for amendment has been accompanied by a supplementary Environmental Impact Assessment assessing the likely significant environmental effects of the amendments proposed in comparison with the plans already subjected to environmental impact assessment and the application has been appraised in accordance with the procedure set out in the Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended), as if the Regulations applied to the application to amend under this condition as they would apply to an application under Section 73 of the Town & Country Planning Act 1990 (as amended).

Reason: To ensure that the development is carried out in accordance with the parameters assessed in the Environmental Statement, as may be modified by those conditions which the Local Planning Authority considers necessary to secure a satisfactory development and to ensure that amendments to the plans may be made providing the proposed changes either do not give rise to likely significant adverse effects in comparison with the plans authorised by this; or that prior to approval such likely effects are subject to environmental assessment.

Condition 12

Floor to Ceiling Heights

Details of the final finished floor to ceiling height on all of the dwellings shall be submitted to, and approved in writing by, the Local Planning Authority prior to the implementation of the relevant part of the development, ensuring that a minimum of

2.5m is provided. The development shall thereafter be carried out in strict accordance with the approved details.

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

Condition 13

Materials

- a. No development shall commence on the relevant part of the site until a detailed schedule and sample panel constructed on site of all external materials and finishes, windows, external doors and roof coverings to be used on the buildings have been submitted to and approved in writing by the local planning authority.
- b. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the buildings and to comply with Policy 7.4 of the London Plan (2016), Policies DHI and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 14

Hard and Soft Landscaping Details

- a. Prior to commencement of the relevant part of the development, a detailed Landscaping Strategy for all the hard and soft landscaping of any part of the site not occupied by buildings including details of
 - Open space
 - Areas of paving
 - Car parking areas
 - Amenity areas
 - Pedestrian linkages
 - Playspace provision
 - Lighting
 - Bollards

- Street furniture (including waste bins)
- Cycle linkages
- Wayfinding
- Permeability of all hard surfaces
- Materials
- Use of planting to provide privacy and defensible areas
- Details of the mitigation measures listed in section 5.12.40 of the Environmental Statement Addendum (ESA) (as amended) dated September 2019

shall be submitted and approved in writing by the local planning authority.

b. All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

c. All planting, seeding or turfing comprised in the landscaping scheme under part (a) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. 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, to ensure the development provides a high quality environment for future occupiers and to comply with Policies 5.12, 7.4, 7.5, and 7.19 of the London Plan (2015) and Policies DH1, E3, OS(f) and CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 15

Landscape and Ecological Management Plan

Notwithstanding the Landscape Design and Access Statement Issue D prepared by HTA Design LLP (11 September 2019), ES Chapter 5 - Ecology and Nature Conservation (2014 ES Chapter 12) VI prepared by Plowman Craven (06 September 2019) and 19_3415_F-Landscape_Drawings-614707 prepared by HTA Design LLP (September 2019), South Cator Park – Urban Greening Factor, prior to any demolition or tree works and commencement of the development, an ecological and habitat management plan, including mitigation measures during demolition (if required) and construction, long-term design objectives, management

responsibilities and maintenance schedules for all landscaped areas including both residential and non-residential components, 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. Details of the calculation of the Urban Greening Factor for both residential and non-residential components.
- B. Details of all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.
- C. Detailed phase II roosting bats' and nesting birds' surveys which include: bat exit / re-entry and nesting bird checks.
- D. A detailed method statement for the removal or long-term management /eradication of invasive species on the site. 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.
- E. Details to protect the established vegetation from any damage and overshadowing that could be caused during demolition, construction and development. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work - Recommendations'. The details should ensure that existing commuting/foraging routes currently utilised by bats and other wildlife are maintained.
- F. Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement. 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. Living roofs and walls including extensive green roofs, brown roofs and intensive green roofs compliant with GRO Green Roof Code (2014 or subsequent version), substrate, vegetation and assessment of the effectiveness of the living roof/wall as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS);
- vi. Details of the number, location (including eastings and northings) and design of the bird/bat boxes to be provided as part of the development and bird and bat sensitive lighting;
- vii. Details of the number, location (including eastings and northings) and design of the bee brick or bee block to be provided as part of the development;
- viii. Street trees; and
- ix. Artificial nesting and roosting sites (including insects and hedgehogs' boxes)

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.

G. Evidence that the ecological measures approved under parts (A) to (F) have been installed in accordance with the details above and confirmation of installation by the suppliers should be submitted to and approved by the local planning authority prior to occupation of residential units.

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 16

Planting Protection

Any trees 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.

Reason: In order to improve and maintain the character, amenities and biodiversity of the area and ensure compliance with Policies 5.10 and 7.19 of the London Plan (2016) and Policies DHI and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 17

Tree Protection

Full details of the measures to preserve and protect any existing trees identified on drawings BKH-KID-HTA-L-DR-P3&5-9000 Rev B, BKH-KID-HTA-L-DR-P3&5-9001 Rev B, BKH-KID-HTA-L-DR-P3&5-9002 Rev B, BKH-KID-HTA-L-DR-P3&5-9003 Rev B, BKH-KID-HTA-L-DR-P3&5-9010 Rev B from any machinery or material during the course of the construction work shall be submitted to, and approved in writing by, the Local Planning Authority and full implemented before work commences on site.

Reason: In order to preserve the special character of the area and ensure compliance with Policy OS(g) of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014).

Condition 18

Flood Risk Assessment

The development shall be implemented in strict accordance with the Flood Risk Assessment and Drainage Strategy (Create Consulting Engineers Ltd, 17th April 2020, Document Ref: EW/JEB/PB18-1642/01-Rev B) hereby approved for the lifetime of the development.

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with Policy 5.13 of the London Plan (2016) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 19

Surface Water Drainage

Prior to commencement of construction, in accordance with the submitted Flood Risk Assessment and Drainage Strategy (Create Consulting Engineers Ltd, 17th

April 2020, Document Ref: EW/JEB/PB18-1642/01-Rev B), detailed design of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- Provide plot specific existing runoff rates and greenfield runoff rates.
- Demonstrate the drainage proposals have been optimised to achieve a runoff rate as close as possible to greenfield runoff rates. If it is not possible to achieve greenfield runoff rates, provide robust justification.
- Provide proposed surface water drainage calculations for Phase 5, Block C & E.
- Clarify the total volume of attenuation to be provided at Phase 3 and Phase 5.

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with Policy 5.13 of the London Plan (2016) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 20

Infiltration of Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To prevent pollution of groundwater and ensure compliance with Policy 5.14 of the London Plan (2015) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 21

Infiltration System

Any infiltration system shall be constructed in natural ground, such that its base is at least 1m above the seasonal water table and in any case no deeper than 3m.

Reason: To prevent pollution of groundwater and ensure compliance with Policy 5.14 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 22

Design of Residential Entrances

Prior to the commencement of the relevant part of the development, full details of the design of the residential entrances including pedestrian access must be submitted to, and approved in writing by, the Local Planning Authority. The entrances shall be fully implemented in accordance with the approved details prior to the occupation of the relevant part of the development and shall be retained thereafter for the lifetime of the development.

Reason: In order that the Local Planning Authority may be satisfied with the external appearance of the entrances to be 'tenure blind' and contribute to social inclusion, and to ensure compliance with Policies 3.5 and 7.6 of the London Plan (2016) and Policies H5 and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Plans (2014).

Condition 23

Nature Pavilion – internal and external layout

The Nature Pavilion shall be implemented in strict accordance with the details of the internal and external layout and appearance shown on drawings 2224-05-DR-050010 Rev P01, 2224-00-DR-050010 Rev P01, 2224-00-DR-050101 Rev P01, 2224-00-DR-050102 Rev P01, 2224-00-DR-050103 Rev P01, 2224-00-DR-050400 Rev P01, 2224-00-DR-050600 Rev P01, 2224-00-DR-050601 Rev P01, 2224-00-DR-050602 Rev P01 and 2224-00-DR-050603 Rev P01 hereby approved and thereafter shall be complied with.

Reason: In order to maintain the character and amenities of the area, to preserve the openness and character of the MOL and to ensure compliance with Policies 7.15 and 7.17 of the London Plan 2016 and Policies E(a), DHI, OSI, OS2 and OS(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 24

Nature Pavilion – uses

(a) The uses permitted within the Nature Pavilion shall be in strict accordance with those shown on drawings 2224-00-DR-050101 Rev P01, 2224-00-DR-050102 Rev P01, 2224-00-DR-050103 Rev P01 and as described in Supplementary Policy Note On The London Wildlife Trust Nature Pavilion dated 15.06.2020.

(b) The coffee bar shall not be permitted to operate independently of the educational / community use.

(c) For the avoidance of doubt, the following maximum areas (GIA) shall apply to each of the areas within the building:

- Hall – 55m²
- Coffee Bar/kitchen/meeting room – 23 m²
- Vestibule – 28 m²
- LWT Office – 22 m²
- WCs and Shower -13 m²
- Boot room/Equipment Storage – 12 m²

(d) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no extensions or alterations to the buildings hereby approved shall be carried out without the prior written permission of the local planning authority.

(e) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the premises shall be used for the uses stated within the Supplementary Policy Note On The London Wildlife Trust Nature Pavilion dated 15.06.2020 hereby approved and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order)

Reason: In order to maintain the character and amenities of the area, to preserve the openness and character of the MOL and to ensure compliance with Policies 7.15 and 7.17 of the London Plan 2016 and Policies E(a), DHI, OSI, OS2 and OS(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 25

Nature Pavilion Hours of Operation and Deliveries

Full details of hours of operation including but not limited to time of receiving deliveries or servicing of all uses hereby permitted within the Nature Pavilion shall be submitted to, and approved by, the Local Planning Authority prior to commencement of such uses. The uses shall thereafter be carried out in strict accordance with the approved details.

Reason: To safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with Policy 7.15 of the London Plan (2016) and Policies E(c) and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 26

Wheelchair Accessible Dwellings – M4(3)(2)(b)

- a. Prior to the commencement of the development of Block J, full details of the 20 wheelchair accessible dwellings of the proposed development that comply with Building Regulations 2016 (as amended) requirement M4(3)(2)(b) ‘wheelchair user dwellings’ shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council’s Housing Occupational Therapist.
- b. The applicant shall not implement any part of the development hereby permitted until full details of these units have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council’s Housing Occupational Therapist. The applicant must fit out the dwellings such as to gain Greenwich Housing Occupational Therapist approval.
- c. The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason: To accord with Policy 3.8 of the London Plan 2016 as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

Condition 27

Wheelchair Adaptable Dwellings – M4(3)(2)(a)

- a. Prior to the commencement of the development, full details of the 97 wheelchair adaptable dwellings of the proposed development that comply with Building Regulations 2016 (as amended) requirement M4(3)(2)(a) ‘wheelchair adaptable dwellings’ shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council’s Housing Occupational Therapist.
- b. The applicant shall not implement any part of the development hereby permitted until full details of these units have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council’s Housing Occupational Therapist..

Reason: To accord with Policy 3.8 of the London Plan 2016 as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

Condition 28

Accessible and Adaptable Dwellings

- a. Prior to the commencement of the relevant part of the development, drawings illustrating that all dwellings in the development hereby permitted that are not provided in accordance with conditions 26 and 27 (i.e. as units in compliance with either Building Regulation requirement M4(3)(2)(a) or M4(3)(2)(b)) comply with Building Regulations 2016 (as amended) requirement M4(2) 'accessible and adaptable dwellings', shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- b. The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason: To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

Condition 29

Car Park Management Plan

The relevant part of the development shall not be occupied until a car park management plan, including, but not limited to, details of disabled parking bays and further spaces that could be brought into such use to provide at least 10% of the dwellings with disabled spaces, relating to that part of the development has been submitted to, and approved in writing by, the Local Planning Authority. The car park management plan shall be carried out as approved.

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

Condition 30

Electric Vehicle Charging Points

- a. Details of the electric vehicle charging points (EVCP) to be provided within the scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the relevant part of the development.

b A minimum of 20% of the total number of car parking spaces shall have active charging provision. All other spaces should have passive provision to enable these to provide electric vehicle charging in the future.

c The submitted details shall thereafter be implemented in strict accordance with the details approved under (a), prior to the occupation of the development.

Reason: To minimise carbon dioxide emissions and to comply with Policy 6.13 of the London Plan (2015) and Policies E(a), E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014)

Condition 31

Loading and Unloading

No loading or unloading of vehicles arriving at, or departing from, the premises shall be carried out except within the curtilage of the site and all activities associated with the use shall be confined to the curtilage of the site.

Reason: In order to safeguard the safety and amenity of users of surrounding roads and footways and to ensure compliance with Policy 6.3 of the London Plan (2016) and Policies IM(a), IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 32

Site-wide way-finding Strategy

Prior to the first occupation of the development hereby permitted, details of the signage and way-finding strategy (to include but not limited to improved way-finding to/from the railway station, bus routes, local community facilities, and green finger routes) shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed signage shall be implemented prior to first occupation, in accordance with the approved details.

Reason: In order to achieve safe movement for pedestrians and in the interest of public safety more generally and to ensure compliance with Policy 6.10 of the London Plan (2016) and IM4, IM(a) and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 33

Archaeology

No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological

investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the Written Scheme of Investigation.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The Local Planning Authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF and policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 34
Contamination

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development meets with the aims of the NPPF with regard to protection of the water environment from any contamination resulting from historic site activities and to ensure compliance with Policy 5.21 of the London Plan (2015) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 35

Contamination (Verification Report)

Prior to occupation of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and the Mayor's London Plan Policies 5.21 Contaminated Land and 5.22 Hazardous substances.

Condition 36

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 unexpected contamination shall be dealt with.

Reason: Groundwater quality needs to be protected. Any visibly contaminated or odorous material encountered on the site during the development work must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. This condition has also been imposed to ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 37

Impact Piling and Piling Method Statement

- a. No impact piling or any other foundation designs using penetrative methods shall take place until a piling method statement (detailing the depth and type of piling or other foundation designs to be undertaken and the methodology by which such piling or foundation designs will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, the programme for the works, sufficient information to demonstrate that there is no resultant unacceptable risk to groundwater) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water and the Environment Agency.
- b. The piling shall be undertaken in strict accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Principal and Secondary Aquifers and to ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 38

Thames Water Main

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water prior to the commencement of construction. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main utility infrastructure. The works have the potential to impact on local underground water utility infrastructure. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Principal and Secondary Aquifers and to ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 39

Noise Pollution Mitigation

Prior to the commencement of above ground works for the relevant part of the development, full details of a scheme of acoustic window insulation and mechanical ventilation, as proposed in Chapter 9 of the Environmental Statement dated August 2014 and section 5.1.73 of the Environmental Statement Addendum dated September 2019, for the residential facades facing Kidbrooke Park Road and Block E2 to be installed to achieve standards set out in BS 8233:1999 (namely a minimum of 45dB_L for living rooms and 35dB_L for bedrooms) shall be submitted to, and approved in writing by, the Local Planning Authority. Other necessary mitigation measures shall include an air pollution information pack for each residential unit detailing the operation and necessity of the installed mechanical ventilation. All works forming part of the approved scheme shall be completed to the satisfaction of the Local Planning Authority before the relevant part of the development is occupied.

Reason: In order to safeguard the amenities of residential properties and ensure compliance with Policy 7.15 of the London Plan (2015) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 40

Plant Noise

Full details of any plant and/or equipment such as, but not limited to, air handling units, boilers, lifts, mechanical ventilation and CHP to be used in the development shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the development. Such plant and/or equipment shall not cause the existing noise level to increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the details shall demonstrate that the plant has been designed/selected, or the noise from the plant will be attenuated, so that it is 10dB below the existing background noise level. The scheme shall be implemented in accordance with the approved details.

Reason: To maintain the existing noise climate and prevent 'ambient noise creep' and to safeguard the amenities of future residents and the area generally and in order to comply with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 41

Demolition/Construction Method Statement

Prior to the commencement of the relevant part of the development, a Demolition/Construction Method Statement for the relevant part of the development shall be submitted to, and approved in writing by, the Local Planning Authority for a management scheme to control and minimise emissions of pollutants from and attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority. The scheme shall set out the secure measures, which can, and will, be put in place. The Method Statement shall include full details of the following:

- a. Site hoarding
- b. Wheel washing including location and equipment to be used
- c. Dust suppression methods to be used including details of equipment during the different stages of the development
- d. Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation
- e. Site plan identifying location of site entrance, exit, wheel washing, hard standing, hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors
- f. Specification of equipment with likely noise and vibration levels to be generated during demolition and construction works;
- g. Details of any proposed noise screening measures;
- h. Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;
- i. Identification of the roles and responsibilities with regard to managing and reporting on the demolition and construction phase noise and vibration measures
- j. Surface water management measures

The development shall be carried out in accordance the approved Demolition and Construction Method Statement.

Reason: In order to prevent nuisance and protect environmental health and safeguard the amenities, health and safety of neighbouring properties and occupiers

and of the area generally, to prevent contaminated surface water runoff and pollution of groundwater and to ensure compliance with Policies 5.14 and 7.15 of the London Plan (2016) and Policies E(a) and E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 42

Hours of Demolition and Construction

The demolition, earth removal, piling work and any mechanical building operations required to implement the development shall only be carried out between the hours of:

Monday to Friday 8.00am to 6.00pm

Saturdays 8.00am to 1.00pm

And not at all on Sunday and Public and Bank Holidays

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

Condition 43

Non Road Mobile Machinery

- a. Prior to the commencement of the [relevant part of the] development details of all plant and machinery to be used at the demolition and construction phases shall be submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW must be registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
- b. The NRMM used during the demolition and construction phases [as detailed above] must be carried out in accordance with the approved details.
- c. An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan (2016) and the GLA NRMM LEZ.

Condition 44 Construction Logistics Plan

Prior to the commencement of the relevant part of the development, including but not limited to, demolition, a detailed Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall include measures to dissuade construction workers from parking in the vicinity of the development. The CLP shall in all respects be implemented in accordance with the details approved pursuant to this condition

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy 6.3 of the London Plan (2016) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 45

Demolition/Construction Travel Plan

Prior to the commencement of the relevant part of the development, a detailed site specific Demolition / Construction Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking, cycling and use of the river) and monitoring arrangements for the construction of the development shall be submitted to, and approved by, the Local Planning Authority. The Demolition / Construction Travel Plan shall be implemented in accordance the approved details.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policies 6.13 and 7.14 of the London Plan (2016) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 46

Secured by Design

Prior to the commencement of any above ground level works, details of Secured by Design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall achieve Secured by Design 'Silver' standard as a minimum and aim to achieve the Secured by Design 'Gold' standard where feasible. The Secured by Design measures shall be implemented in accordance with the

approved details, completed prior to the first occupation of the development and retained for the lifetime of the development.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policies 7.3 of the London Plan (2016) and policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 47

Children's Play Areas

- a. Full details of the children's play areas (as shown on the drawings hereby approved as listed in condition 2, play equipment and safety measures proposed for the development shall be submitted to and approved in writing by, the Local Planning Authority prior to the first occupation of the development.
- b. The play areas and play equipment shall be fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

Reason: In order to ensure that sufficient on-site play facilities are provided for the future occupiers of the development and to ensure compliance with Policy 3.6 of the London Plan (2016) and Policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 48

Access to Amenity Space and Play Space Onsite

A All future occupants of Phase 3 Blocks F and G and Phase 5 Blocks C, E and J of the development hereby approved shall have full access upon occupation to the combined amenity and child play space identified for their respective Block on the drawings hereby approved as listed in condition 2 for the lifetime of the development, and

B The whole of the amenity space (including roof terraces and balconies) as shown on drawings hereby approved as listed in condition 2 shall be retained for the lifetime of the development, for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that all future occupants have full and continuous access to the amenity space and play space on-site, and to ensure compliance with Policy 3.6 of

the London Plan (2016) and Policies H5 and H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 49

Refuse and Recycling

a Prior to the commencement of the above ground works for the relevant part of the development, full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to:

- Separate storage areas for bulk storage and bin storage;
- Turning areas to allow the refuse trucks to move in forward motion when entering and exiting the road;
- Bin store arrangements for front gardens of houses and ground floor units.
- Provision of bin storage for each non-residential unit; including location of any communal collection points for each of the units; details of any enclosures to be provided for all of the external communal collection points; details of management arrangements for movement of refuse to any collection points;

b The storage and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant part of the development is first occupied and maintained for the lifetime of the development.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policy 5.16 of the London Plan (2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 50

Signs/Road Markings and Details of Traffic Calming

Full details of traffic calming measures, road markings, signage, street lighting, highways drainage, and location of highways trees (including size and species) within the relevant part of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the development. The scheme shall be implemented in accordance with the approved details.

Reason: In order to maintain safety for all road users and to ensure compliance with Policy 6.3 of the London Plan (2015).

Condition 51

Parking for Car Club

- a. Details of the number and location of car club parking spaces shall be provided prior to first occupation of the development hereby approved.
- b. The car club spaces approved under part (a) shall be provided and made available for use before any part of the development is occupied.
- c. Thereafter the spaces shall be retained for the lifetime of the development and used only for parking cars associated with a Car Club.

Reason: To limit car ownership/use and encourage sustainable modes of transport in accordance with Policy 6.9 of the London Plan (2015) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014)

Condition 52

Car Parking

Full details of land reserved within the relevant part of the development for the parking of cars in accordance with the Council's approved standards, including full details of parking bays suitable for wheelchair users shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the development.

Reason: To ensure that adequate parking provision is maintained in the interests of general traffic and safety 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 (2014).

Condition 53

Car Parking Spaces - Protection

The car parking spaces provided for the residential units hereby approved shall be maintained and no development, whether or not 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 of the parking.

Reason: In order to safeguard the safety and amenity of users of surrounding roads and footways and ensure compliance with Policy 6.13 of the London Plan (2016) and Policies IM(a), IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 54

Car Park Management Plan

a The relevant part of the development shall not be occupied until a car park management plan (including details of disabled parking bays and further spaces that could be brought into such use) relating to that part of the development has been submitted to, and approved in writing by, the Local Planning Authority.

b The car park management plan as approved shall be implemented prior to occupation of the development and shall thereafter be retained and maintained in accordance with the details approved under (a)

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

Condition 55

Cycle and Motorcycle Parking

Prior to the commencement of the relevant part of the development, full details of facilities for parking of cycles and motorcycles for residents, visitors and the Nature Pavilion (including locker and changing facilities for the Nature Pavilion) within the site shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The cycle parking shall be designed in accordance with Transport for London's Cycling Design Standards or their successor. The cycle and motorcycle parking shall be implemented in accordance with the approved details prior to the occupation of the development.

Reason: To promote sustainable travel and to ensure compliance with Policy 6.9 of the London Plan (2015) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 56

Accessibility Arrangements

Full details of access arrangements for each relevant part of the development for people with mobility difficulties shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the

development and such development shall be completed in accordance with such approved details. For the avoidance of doubt this shall include large scale plans illustrating the different gradients on all routes to and through the site.

Reason: To facilitate movement by those with mobility difficulties and to comply with Policy 7.2 of the London Plan (2015) and Policies DH1 and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 57

Travel Plan

- a. No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- b. The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- c. Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy Policies 6.3 and 7.14 of the London Plan (2016) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 58

Delivery and Servicing Plan

- a. The relevant part of the development shall not be occupied until a detailed Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the local planning authority.
- b. The DSP shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.

- c. The approved DSP shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to for the lifetime of the development.
- d. For the avoidance of doubt, the DSP is required in respect of the residential units as well as the Nature Pavilion hereby approved

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy 6.3 of the London Plan (2016) and Policies E(c), IM4 and IM(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 59

BREEAM New Construction Standards

The new non-residential development should be registered with Building Research Establishment (BRE), achieve a BREEAM Rating Excellent and make reasonable endeavours to achieve (based on the latest related BREEAM Technical guidance or subsequent BREEAM version).

- i. Within three months of the commencement of the new non-residential building, Interim BREEAM (or subsequent scheme) Assessment, copy of the summary score sheets and related Interim Design Certificates all verified by the BRE shall be submitted to and approved in writing by the Local Planning Authority.
- ii. Within three months from the date of first use of the new non-residential building, Post Construction Stage (or subsequent scheme) Assessment, copy of the summary score sheets and related Certification all verified by the BRE shall be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.

Following any approval of a 'Post Construction Stage' assessment and certificate of the non-residential building, the approved measures and technologies to achieve the BREEAM Excellent or higher standard shall be retained in working order for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan

(2016); and policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 60

District Heating Network

Prior to occupation of the residential units in Phase 3 (Blocks F and G only) and Phase 5 (Blocks C, E and J only), the connection of the residential units to the site wide district- heating network EC located in EC4 and EC8 as shown in Figure 8 of Energy Statement V3 prepared by Hodkinson Consultancy (06 September 2019) shall be provided, which shall thereafter be the sole source of heat to these properties.

Reason: In the interest of securing the centralised energy centre for the site and its sustainable connection to the development in accordance with policies 5.2 Minimise Carbon Dioxide Emissions, 5.3 Sustainable Design and Construction, 5.6 Decentralised Energy: Heating, Cooling and Power, 5.7 Renewable Energy and 5.9 Overheating and Cooling of the London Plan 2016, policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents.

Condition 61

Overheating & Cooling

- A. Notwithstanding the Dynamic Overheating Assessment V3 for Phase 3 (Blocks F and G only) and Phase 5 (Blocks C, E and J only) of Kidbrooke Village prepared by Hodkinson Consultancy (06 September 2019), prior to commencement of the residential and non-residential buildings, hereby approved, the details of the dynamic thermal modelling, being applied to each unit proposed using the guidance and criteria provided in CIBSE TM52 & TM49 (DSY1, DSY2 and DSY3) and Cooling Hierarchy, and demonstrating how these units perform against and even exceed the overheating criteria, shall be submitted to the Local Planning Authority for written approval. The details of any additional measures to be incorporated into each unit to minimise the risk of overheating (without active cooling first) shall also be submitted and evidence that these measures can and will be incorporated into the development if the dynamic thermal modelling demonstrates that overheating would occur. Compliance with Criterion 3 of the Building Regulations should also be demonstrated.

- B. Each residential and non-residential unit shall thereafter be provided in accordance with the approved details.

Reason: To ensure that the development, hereby approved, is energy efficient and to reduce the risk of overheating in line with policy 5.9 of the London Plan 2016, and policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) or subsequent versions of the above related documents.

Condition 62

Water Efficiency

- A. No above ground development shall commence until Water Efficiency calculations, prepared by suitably qualified assessor, shall be submitted to and approved in writing by the local planning authority to demonstrate that the detailed design of the dwellings is designed to meet water efficiency standards with a maximum water use target of 105 litres of water per person per day for the residential component and BREEAM Excellent standard for the 'Wat 01' BREEAM water category for the non-residential component.
- B. Prior to occupation of each residential unit within the development, evidence that the approved dwellings have incorporated water saving and monitoring measures that is in line with Part A shall be submitted to the Local Planning Authority for written approval.
- C. Prior to first use of the non-residential unit within the development, evidence that the approved non-residential spaces have incorporated water saving and monitoring measures that will prevent the undue consumption of water in line with Part A shall be submitted to the Local Planning Authority for written approval

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy 5.15 of London Plan (2016).

Condition 63

Rainwater Harvesting

- A. Prior to the implementation of the development, including residential and non-residential components, hereby approved, details of the rainwater recycling system shall be submitted to and approved in writing by the Local

Planning Authority. The details shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

- B. Evidence that the rainwater harvesting systems approved under part A have been installed in accordance with the details above should be submitted to and approved by the local planning authority prior to first occupation of the residential and non-residential buildings within the development.

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

Reason: To reduce the amount of potable water consumed from the water mains supply and contribute towards the sustainable use of water. To comply with London Plan Policy 4A.16 and Core Strategy DHI Design

Condition 64

Sustainable Design and Construction

- a) Prior to the first occupation of the residential units within the approved development, the approved dwellings shall incorporate sustainability measures as detailed in the approved Sustainability Statement V5 for Phase 3 (Blocks F and G only) and Phase 5 (Blocks C, E and J only) of Kidbrooke Village prepared by Hodkinson Consultancy (12 September 2019) and Energy Strategy approved as per Condition 68;
- b) Prior to the first use of the non-residential unit within the approved development, the approved non-residential units shall incorporate sustainability measures as detailed in the approved Sustainability Statement V5 for Phase 3 (Blocks F and G only) and Phase 5 (Blocks C, E and J only) of Kidbrooke Village prepared by Hodkinson Consultancy (12 September 2019) and Energy Strategy approved as per Condition 68.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7 and 5.9 of the London Plan 2016, Policy DHI Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

Condition 65

BRE Green Guide

Prior to commencement of the residential and non-residential components of the development, hereby approved, details demonstrating that all building materials to be used on the development comply with the BRE Green Guide to Housing Specification categories A, B or C only shall be submitted to and approved by the Local Planning Authority.

The development shall be carried out in accordance with the details as approved unless minor variations thereto are otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with Policy 5.3 of the London Plan (2016) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) or subsequent versions.

Condition 66

Ultra-Low gas boilers & CHP dry NOx emission

Any gas boilers accommodated in the onsite plant rooms of Blocks F and G of Phase 3 and Blocks C, E and J of Phase 5 to be provided as back/ top up to the site wide energy centre, should use Ultra-Low NOx boiler(s) with maximum NOx Emissions that are compliant with or better than the NOx (g/m²) benchmarks as set out at Appendices 5 and 7 of the Mayor's Sustainable Design and Construction SPG.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3 of the London Plan 2015, policies DH1 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Mayor's Sustainable Design and Construction SPG, April 2014.

Condition 67

Energy Centre (EC) - Communal/District Heating Network (DHN)/ Connection to Kidbrooke site wide DHN EC

A) Six months prior to the of completion of the casting of the ground floor/podium slab on the approved development in Phases 3 (Blocks F and G only) and 5 (Blocks C, E and J only) including residential and non-residential components, the following details should be submitted to the Local Planning Authority for written approval:

- I. Evidence of investigation of ways of heat exported from the site and briefings of discussions with neighbouring developers

2. Evidence of developing decarbonisation plans, including for low carbon heat to be supplied to the network from plant installed to serve the proposed phases and engagement with GLA and RBG through the Energy Review Panel (ERP) .
 3. Details of the plant room(s), including size, layout and location, size of boilers and thermal stores (if available);
 4. Details of the technologies installed within Blocks F and G of Phase 3 and Blocks C, E and J of Phase 5 and how they are going to operate in tandem, including technical information such as operational data and operational performance, costs and QI rating, monthly demand profiles for heating and hot water demand, specification and operation/management strategy, a servicing plan including times, frequency, method of servicing (and any other details the Local Planning Authority deems necessary)
 5. Details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised) and information on the real carbon intensity of Kidbrook's site wide heat network for the connection of the residential component to the Kidbrooke site wide DHN EC.
 - i Details of how the non-residential component will facilitate connection to the Kidbrooke site wide DHN EC;
 6. Details of schematic of the plant room and connection to the Kidbrooke site wide DHN EC.
 7. Details and evidence to demonstrate that the building heating systems, building connections and heat network required for Blocks F and G of Phase 3 and Blocks C, E and J of Phase 5 to connect to the Kidbrooke site wide district heating network shall be designed in accordance with Heat Networks: Code of Practice for the UK and Heat Trust Code of Practice.
- B) Prior to final completion of the development in Phases 3 (Blocks F and G only) and 5 (Blocks C, E and J only) including residential and non-residential components, hereby approved, the following details should be submitted to the Local Planning Authority for written approval:

- I. Details and evidence of a post-commissioning assessment, completed by an independent assessor, for any system installed to provide the space heating/ hot water/ cooling, certifying that it has been well designed in line with Part A, runs efficiently, has reliability of supply, a reasonable customer tariff and appropriate management and maintenance arrangements are in place.

C) The allocated space(s) shall be constructed in accordance with the approved details.

Reason: To ensure that the allocated spaces for energy equipment within the development are designed in a manner that ensures that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, and to reduce emissions of greenhouse gases in accordance with policies 5.3, 5.5 and 5.6 of the London Plan 2016, policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents.

Condition 68

Energy and Carbon Performance

- A) Notwithstanding the Energy Statement V3 prepared by Hodkinson Consultancy (06 September 2019), Sustainability Statement V5 prepared by Hodkinson Consultancy (12 September 2019) and Dynamic Overheating Assessment V3 prepared by Hodkinson Consultancy (06 September 2019) all prepared for Phase 3 (Blocks F and G only) and Phase 5 (Blocks C, E and J only) of Kidbrooke Village, prior to the commencement of development, other than site preparation, remediation and / or the formation of accesses, a revised Energy Strategy shall be submitted to the Local Planning Authority for written approval.

The Energy Strategy shall outline the measures to be incorporated into the development to demonstrate compliance with the current zero carbon standard and minimum 35% CO₂ emission reduction target for residential and non-residential buildings, respectively, (regulated carbon dioxide emissions based on both SAP2012 and SAP10 carbon emission factors) above Building Regulations Part L 2013.

Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be identified and related recommendations should be demonstrated in the energy report.

The Energy Strategy should investigate energy efficiency measures to maximise energy and carbon savings prior to incorporation of renewable/low carbon technologies, aspire to meet the EE targets in line with the Draft New London Plan, identify measures to reduce energy uses not covered by Building Regulations (un-regulated) and be based on the connection of the approved residential buildings to the site wide district heating system served by the Kidbrooke site wide DHN EC comprising gas boilers, Combined Heat and Power (CHP) plant or other alternative low carbon source and renewable energy technology(ies).

- B) Within three-months of the practical completion of the development, the following information should be provided to the Local Planning Authority for written approval:
- i. technical information and evidence that the renewable/low carbon technologies are installed in accordance with Part (A) and certified under the Microgeneration Certification Scheme (MSC) and, if appropriate, complies with the Enhanced Capital Allowances (ECS) product criteria.
 - ii Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER/ BER and TER, thermal bridging , from the “as built stage” to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (A).

When assessing the CO₂ emissions savings provided by the Kidbrooke site wide DHN EC under the second stage of the Energy Hierarchy (Be Clean), the revised Energy Statement shall demonstrate and use the actual carbon intensity of the heat network for the heat delivered to each block by the energy centre.

The approved development shall be carried out strictly in accordance with the details so approved, and the necessary equipment to allow connection of the approved development to the site wide district heating system served by Kidbrooke Village shall be installed and operational prior to the first occupation of the development.

Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016 or subsequent version, Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener

Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014) or subsequent versions.

Condition 69

Existing Buildings

The existing Henley Cross Medical Practice & Wellbrook Surgery shall not be demolished until the Local Planning Authority is satisfied that sufficient replacement floorspace had been provided on site as part of the development hereby approved or another suitable site in the Kidbrooke Village Masterplan Area or that the buildings are no longer required on the site.

Reason: In order to ensure that a suitable and sustainable mix of local facilities will be available at all times to existing and future residents of the Kidbrooke Strategic Development Location until such time as suitable replacement permanent local facilities are provided within the Kidbrooke Village Centre and to ensure compliance with Policy 4.8 of the London Plan (2016) and Policy TC7 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 70

Fire Statement

The development shall be implemented in strict accordance with the measures outlined in the Fire Safety Strategy Report dated September 2019 prepared by International Fire Consultants Limited and retained as such for the lifetime of the development.

Reason: In order to protect the living conditions and safety and security of the occupants in accordance with Policy 7.13 of the London Plan (2016).

Condition 80

Structures, Fences and Overhanging Structures

There shall be no structures, fences and overhanging structures such as balconies within 8 metres of the culvert edge of the Lower Kid Brook main river.

Reason: To ensure that the development does not cause detriment to the culvert structure, restrict access for inspection, repair and/or renewal; prevent future culvert replacement or enlargement as part of flood improvement works.

Condition 90

Active Travel Zone Assessment

a Prior to the commencement of the development, an Active Travel Zone Assessment, in accordance with the aims of Healthy Streets for London, shall be submitted to and approved by the Local Planning Authority in consultation with Transport for London.

b The measures contained in the details approved under part (a) shall be implemented prior to the first occupation of the development and retained and maintained for the lifetime of the development.

Reason: To promote healthy and active lifestyles in accordance with Policies 3.2 and 7.1 of the London Plan (2016) and Policy CH2 of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

Condition 91

Wind Microclimate

Notwithstanding the Wind Microclimate Assessment Chapter 5.11 (as amended) in the Environmental Statement Addendum (ESA) dated September 2019 hereby agreed, prior to the commencement of construction and additional report containing the following information shall be submitted to and approved by the Local Planning Authority:

1. An additional report of further modelling undertaken for areas identified as suitable for walking conditions to confirm that no further strong winds occur in these areas beyond that stated in the ESA shall be submitted to and approved by the Local Planning Authority.;
2. A quantitative study of the Cumulative Schemes to ensure that no additional comfort safety concerns arise;
3. The results of testing of the mitigation measures listed in section 5.12.40 of the ESA to ensure that following their implementation no instances of strong winds will occur, and that all areas are suitable for their intended use.

The scheme shall thereafter be implemented in accordance with any further recommended mitigation in the approved details.

To ensure the areas of the Proposed Development are safe for pedestrians to use and to comply with policy 7.7 of the London Plan (2016).

INFORMATIVES

GLAAS

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs. It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive. The advice provided on 9th October 2014 can stand for a Watching Brief archaeological programme in respect of the substantive ground disturbance works that are deemed to merit monitoring.

Environment Agency

With respect to any proposals for piling through made ground, please refer to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" (NGWCL Centre Project NC/99/73). It is suggested that approval of piling methodology is further discussed with the EA when the guidance has been utilised to design appropriate piling regimes at the site.

Please be aware that the Lower Kid Brook is a designated 'main river' and under the Environmental Permitting Regulations (England and Wales) 2016, any activity in, over, under or within 8 metres of the river would require a flood risk activity permit from the EA (<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>). To apply for a flood risk activity permit it is recommended you contact one of the EA Flood and Coastal Risk Management Officers at the following email address: PSO.SELondonandNKent@environment-agency.gov.uk.

Thames Water

Thames Water will aim 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.

The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water.

Email: developer.services@thameswater.co.uk

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email:

developer.services@thameswater.co.uk

Designing Out Crime Officer (Met Police)

For a complete explanation of certified products please refer to the Secured by Design guidance documents which can be found on the website

www.securedbydesign.com

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 Intensification Areas

London's People

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

London's response to climate change

- 5.1 Climate change mitigation
- 5.2 Minimising Carbon dioxide emissions
- 5.3 Sustainable design and construction
- 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
- 5.15 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
- 6.4 Enhancing London's Transport Connectivity
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking

London's Living Places and Spaces

- 7.1 Lifetime Neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public Realm
- 7.6 Architecture
- 7.7 Location and design of tall and large buildings
- 7.8 Heritage assets and archaeology
- 7.10 World Heritage Site
- 7.12 Implementing the London View Management Framework
- 7.13 Safety Security and resilience to emergency
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscape
- 7.17 Metropolitan open land
- 7.18 Protecting open space and addressing deficiency
- 7.19 Biodiversity and Access to Nature

Implementation, Monitoring and Review

- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

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

Planning London's Future - Good Growth

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

Spatial Development Patterns

- SD1 Opportunity areas

Design

- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D9 Tall buildings
- D10 Basement Development
- D11 Safety, security, and resilience to emergency
- D12 Fire Safety
- D14 Noise

Housing

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

Social Infrastructure

- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- S5 Sports and recreation facilities

Heritage and Culture

- HCI Heritage conservation and growth
- HC3 Strategic and local views
- HC4 London View Management Framework

Green Infrastructure and Environment

- G1 Green infrastructure
- G3 Metropolitan open land
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature

Sustainable Infrastructure

- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI4 Managing heat risk
- SI12 Flood Risk Management
- SI13 Sustainable Drainage

Transport

- T2 Healthy Streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, servicing, and construction

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

Housing Policies

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

Design and Heritage Policies

- DH1 Design
- DH2 Tall Buildings
- DH3 Heritage Assets
- DH4 Maritime Greenwich World Heritage Site
- DH(b) Protection of Amenity for Adjacent Occupiers
- DH(g) Local Views
- DH(h) Conservation Areas
- DH(i) Locally Listed Buildings
- DH(m) Archaeology

Open Space Policies

- OS1 Open Space
- OS2 Metropolitan Open Land
- OS4 Biodiversity
- OS(a) Metropolitan Open Land
- OS(c) Public Open Space Deficiency Areas
- OS(f) Ecological Factors

Environment and Climate Change Policies

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

Cohesive and Healthy Communities Policies

CH1 Cohesive Communities

CH2 Healthy Communities

Infrastructure and Movement Policies

IM1 Infrastructure

IM4 Sustainable Travel

IM(a) Impact on the Road Network

IM(b) Walking and Cycling

IM(c) Parking Standards

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

- Mayor of London's Housing SPG 2016 ('Mayor's Housing SPG')
- Mayor of London's Shaping Neighbourhoods: Play and Informal Recreation SPG 2012 ('Mayor's Play and Informal Recreation SPG')
- Mayor of London's Homes for Londoners Affordable Housing and Viability SPG 2017 ('Mayor's Affordable Housing and Viability SPG')
- 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 Character and Context SPG (2014)
- 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)
- Mayor of London's View Management Framework SPG (2012)
- 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 Kidbrooke Development Area SPD (2008)
- Royal Borough of Greenwich Strategic Flood Risk Assessment (2011)
- Royal Borough of Greenwich Infrastructure Delivery Plan

