


LONDON BOROUGH OF BARKING & DAGENHAM
PLANNING COMMITTEE
19th December 2022
Application for s.73 Minor-Material Amendment

Case Officer:	Alex Tayler	Valid Date:	05 September 2022
Applicant:	London Borough of Barking and Dagenham	Expiry Date:	Extension of Time to 23 rd December 2022
Application Number:	22/01492/VAR	Ward:	Chadwell Heath
Address:	Padnall Lake, Padnall Road, Romford, RM6 5ER		

The purpose of this report is to set out the Officer recommendations to Planning Committee regarding an application for minor-material amendment for the below development.

Proposal:

Variation of conditions: A2 (Approved Plans); A3 (Maximum Quantum of Floorspace); B2(Approved Plans); C1 (Contaminated Land); C2 (Phasing Plan); C3 (Construction Management); C4 (Archaeology); C5 (Materials and Balconies); C6 (Electric Vehicle Charging Points); C7 (Landscaping Details); C8 (Tree Protection); C9 (Landscape and Ecological Management Plan); C10 (Piling Method Statement); C11 (Child's Playspace); C19 (Renewable Energy Infrastructure); C21 (Air Quality); C28 (Noise); C29 (Circular Economy) attached to planning consent 20/01686/FULL (as amended by non-material amendment reference 22/01415/NONMAT) for "'Hybrid' planning application seeking detailed planning permission for Phase 1 and outline planning permission for Phase 2, comprising: Outline Planning Permission (all matters reserved) for erection of buildings comprising up to 219 residential units (Use Class C3), open space and public realm, means of pedestrian and vehicular access and circulation, car parking and cycle parking, and associated works; and Detailed planning permission for erection of buildings ranging between 2 and 6 storeys (Plots 1, 2 and 3) comprising 70 residential units (Use Class C3) and 181 sqm (GEA) of non-residential floorspace (Use Class D1), open space and public realm, parking and cycle parking, plant, other associated works; and associated infrastructure." dated 5th March 2021 to allow minor material amendments to the Detailed Component comprising amendments to the facades and floor plans of Plot 1 and Plot 2, removal of Block 2 , relocation of energy centre from Plot 4 to Plot 2, associated landscaping and works; and minor material amendments the Outline Component comprising amendments to Open Space, Access and Circulation, Maximum and Minimum Building Heights, and Building Plots.

Officer Recommendations:

Planning Committee is asked to resolve to:

1. Agree the reasons for approval as set out in this report; and
2. Delegate authority to the London Borough of Barking and Dagenham's Director of Inclusive Growth (or authorised Officer), in consultation with the Director of Law and Governance, to grant planning permission based on the Proposed Updates to the legal agreement (summarised below and in Appendix 8) and the Conditions and Informatives (listed in Appendix 7 and summarised below).
3. If the legal agreement has not been completed by 19 June 2023, delegate authority to the London Borough of Barking and Dagenham's Director of Inclusive Growth (or authorised Officer), in consultation with the Director of Law and Governance, to refuse planning permission, extend this timeframe to grant approval or refer the application back to the Planning Committee for determination.

Conditions Summary:

Outline Conditions

- A1. Statutory Time Limit – Outline Planning Permission
- A2. Development in accordance with Approved Plans
- A3. Maximum Quantum of Floorspace

Detailed Component Conditions (Phase 1)

- B1. Statutory Time Limit – Planning Permission
- B2. Development in accordance with Approved Plans
- B3. Fire Hydrants

Site Wide Conditions

- C1. Contaminated Land
- C2. Phasing Plan
- C3. Construction Management
- C4. Archaeology
- C5. Materials and Balconies
- C6. Electric Vehicle Charging Points
- C7. Landscaping Details
- C8. Tree Protection
- C9. Landscape and Ecological Management Plan
- C10. Piling Method Statement
- C11. Child's Playspaces
- C12. Parking Management
- C13. Parking Implementation
- C14. Cycle Parking
- C15. Sustainable Drainage
- C16. Community Facility
- C17. Crime Prevention
- C18. External Lighting
- C19. Renewable Energy Infrastructure
- C20. Extract Ventilation
- C21. Air Quality
- C22. Energy Centre Noise Assessment
- C23. Energy Centre Signage
- C24. Accessible Units
- C25. Accessible Units
- C26. Restricted Use

C27. Removal of Householder Permitted Development Rights
C28. Hours of Operation
C29. Dust and Emissions
C30. Noise
C31. Circular Economy
C32. Non-Road Mobile Vehicles/Air Quality

S106 – Summary of amendments sought through Deed of Variation:

All previously agreed planning obligations and financial contributions shall remain included within the s.106 agreement. This application does not seek to amend these.

The proposed alterations are proposed to be secured through a Deed of Variation to the existing Section 106 Legal Agreement (agreed between the Council and the Applicant) are set out below:

- Addition of a second car club space
- Minor changes to following definitions, to reflect the amendments proposed to the mix of units in each phase:
 - o Affordable Housing Tenure Split (changes to affordable housing split),
 - o Affordable Housing Units,
 - o Affordable Rented Housing Units (changes to identified units and number of affordable housing units),
 - o London Affordable Rented Housing Units (changes to identified units and numbers of London affordable rented housing units).
- Updates to the supporting plans within the Appendices, in light of the amended site layout.

In the event that Reserved Matters Application 22/01564/REM is approved in relation to Phase 2.

- Updates to the section on Traffic Management Orders, to incorporate the Hatch Grove access road within the proposed Phase 2 development.

OFFICER REPORT

Site, situation and relevant background information:

The site covers an area of approximately 5.17ha and is located in Chadwell Heath. It sits immediately to the north of the A12 (Eastern Avenue) and is approximately 1 mile from Chadwell Heath station, on the Elizabeth Line. The site falls within an Air Quality Management Area, a Tier II Archaeological Area, and forms a designated Open Space (Padnall Lake). The immediate area around Padnall Lake is a Site of Importance for Nature Conservation. The site benefits from a draft allocation for new housing development. It is in Flood Zone 1 and has a PTAL rating of 1b-2.

Hybrid Planning Permission (part outline and part detailed) was granted for 300 residential dwellings, associated community floorspace, open space, public realm, car and cycle parking in March 2021 (22/01492/VAR).

The site was formerly an area of protected open space between existing residential flats and the A12, which consisted largely of open grass amenity space. The loss of this open space was however established by the grant of planning permission reference 20/01686/FULL, as amended. The surrounding area is largely residential in character, consisting of largely three storey blocks of flats, with the exception of a 17-storey block to the east of the site.

Since the grant of planning permission, some works have commenced on site. The Padnall Lake area of the site was re-opened to the public in November, following completion of the enhancements agreed under the extant planning permission. However, the majority of the site is currently a construction compound, surrounded by hoarding. The Phase 1 element is under construction, whilst site clearance has begun in preparation for construction on Phase 2.

Details of the Phase 2 scheme have been submitted under a Reserved Matters Application, which will be assessed separately.

Detailed proposal:

The proposed scheme would continue to deliver 100% affordable housing, improvements to Padnall Lake and the creation of a landscaped 'linear park' through the development. No increase in the overall number of units is proposed.

This Section 73 minor material amendment application seeks amendments to both the Detailed Component (Phase 1) and the Outline Component (Phase 2) through a variation to conditions.

The proposed development includes the variation to conditions A2 (Approved Plans) A3 (Maximum Quantum of Floorspace); B2 (Approved Plans); C2 (Phasing Plan), C1 (Contaminated Land), C3 (Construction Management), C4 (Archaeology), C5 (Materials and Balconies), C6 (Electric Vehicle Charging Points), C7 (Landscaping Details), C8 (Tree Protection), C9 (Landscape and Ecological Management Plan), C10 (Piling Method Statement), C11 (Child's Playspace), C19 (Renewable Energy Infrastructure), C21 (Air Quality) C28 (Noise), C29 (Circular Economy).

The proposed variations to conditions A2 (Approved Plans) A3 (Maximum Quantum of Floorspace); B2 (Approved Plans); C2 (Phasing Plan) are noted in table below. All other conditions are required to be varied to update referenced drawings and documents or to reference details which have been granted through Approval of Detail applications. The proposed wording of all conditions is set out in Appendix 7, with a summary of the proposed changes compared with the extant conditions set out in Appendix 6.

Proposed Amendment:	Applicant Reasoning:
<p>Condition A2 (Approved Plans) relates to the Outline component and states that the development approved shall only be carried out in accordance with the approved plans and documents listed in the Decision Notice. It is proposed to replace the approved Parameter Drawings to allow for an amended Phase 2 scheme.</p>	<p><i>This will result in a more efficient layout, which delivers greater sustainability benefits and an increase in open space provision.</i></p>
<p>Condition A3 (Maximum Quantum of Floorspace) relates to the Outline Component and states that the approved development shall be limited to the following maximum quantum of development:</p> <ul style="list-style-type: none"> • Housing (Use Class C3) – 219 units. • Flexible Non-residential use (Class E/F1) – 300 square metres. It is proposed to amend the wording of Condition A3 to remove reference to Flexible Non-Residential Use (300 square metres). 	<p><i>Through the development of Phase 2, it was considered that Phase 2 would provide a fully residential scheme and no further flexibility was required. Note: No change is proposed to the approved 181sqm (GEA) community space granted within Block 1 of Phase 1.</i></p>
<p>Condition B2 (Approved Plans) relates to the Detailed component and states that the approved development shall only be carried out in accordance with the approved plans and documents listed in the Decision Notice. It is proposed to replace the approved Phase 1 Detailed Drawings to allow for the following amendments:</p> <ul style="list-style-type: none"> • Removal of Block 2, in Plot 3 (comprises 11 residential units) • Relocation of Energy Centre from Plot 4 to Plot 3 (in place of energy centre) <p>Minor amendments to floor plans and elevations of Block 1 (Plot 1) and terraced housing (Plot 2)</p>	<p><i>These amendments are to improve efficiency and useability.</i></p>
<p>Condition C2 (Phasing Plan) requires Development to be carried out in accordance with Phasing plan (ref: BEF-PLB_HTA_A_XX_DR_0116). It is proposed to amend the wording of Condition C2 to allow for the replacement of drawing ref: BEF-PLB_HTA_A_XX_PP101 Rev L.</p>	<p><i>It is proposed to amend the wording of Condition C2 to allow for the replacement of drawing ref: BEF-PLB_HTA_A_XX_PP101 Rev L.</i></p>

In addition to the above amendments, the following amendments are proposed to Phase 1 (detailed component of the previous hybrid consent):

Proposed Amendment:	Applicant Reasoning:
Remove block 2 which was consented as part of the Detailed Component. Block 2 comprised 11 flatted units within a four-storey block.	<p>Considered necessary to ensure the scheme remains deliverable given the significantly increased construction costs.</p> <p>The 11 units previously permitted within Block 2 have instead been incorporated into proposals for the Phase 2 'Reserved Matters' application, to ensure the maximum delivery of affordable housing.</p>
<p>Amendments to the Phase 1 landscaping scheme, following the removal of block 2, to include the following:</p> <ul style="list-style-type: none"> • Reduction in car bays provided for Phase 1 and amendments to parking layout, • Creation of accessible pedestrian route and enhanced landscaping to central underpass, • Non-material amendments to planting strategy, • Non-material amendment to tree retention strategy, • Installation of additional swale and omission of permeable car parking paving; and • Removal of Block 1 green roof. 	To maximise opportunities in terms of layout and landscaping following the removal of block 2.
Relocation of the Energy Centre. The approved Energy Centre was granted as part of the detailed component but sits within the wider Phase 2 boundary (Plot 4). It is proposed to re-locate the energy centre from its approved position to the eastern part of Phase 1 (within the location of Block 02, Plot 3)	The re-location would allow for significant improvements to the overall masterplan and its placemaking principles. In addition, the proposed centralised location of the Energy Centre between the two phases requires energy connections to travel a shorter distance and overall improves energy efficiency through reduced heat loss.
Removal of pitched roofs on terraced houses.	To require less material usage and associated embodied carbon. To provide a better synergy with the proposed flat-roof design on Phase 2.
Removal of terraced housing front balconies.	Not required. Houses will continue to meet London Plan standards through private front and rear gardens.
Amendments to core layout of Block 1 including cycle store.	Amendments required to meet Secure by Design standards and to improve access and circulation.
Change in material from GRC to render for rear bike store of Block 1.	A cheaper material, which is not visible from the road and is also durable.
Change from GRC to brickwork on Block 1	To simplify construction and increase the longevity of the material. The brickwork will match the designs of the consented Block 1 elevations.
Amendments to terraced house floorplans	The amendments are required to improve efficiency and buildability. There is no external visual impact and units will continue to meet

	Nationally Described Space Standards
Addition of canopy to 6 th Floor West elevation	The amendment is required to provide shelter to 6th floor balconies and screen views to plant equipment at roof level.
Amendment to Detail of balustrading to deck access	The balustrading is proposed to have vertical fins to match balconies. It is also proposed to remove Columns & posts to aid buildability over culvert.

The application also includes amendments to the Phase 2 Parameter Plans (Outline Component). Through the development of the Phase 2 'Reserved Matters' proposals, the existing parameter plans were reviewed to ensure the proposed design optimises site capacity through a design-led approach. The proposed updates are as follows:

Proposed Amendment:	Applicant Reasoning:
<p>Amendments to Parameter Plan PP105 (Maximum Development Heights). The changes include:</p> <ul style="list-style-type: none"> • amending Development Plot 5 from a consented maximum equivalent height of 6 storeys to 9 storeys, • amending Development Plot 7 from a consented maximum height of 8 storeys to 11 storeys, • reducing the consented minimum height of the terraced housing to an equivalent height of 2 storeys. <p>(For avoidance of doubt, the proposed development for Phase 2 does not exceed the maximum number of 300 units or the maximum residential GEA of 24,640 sqm set for Phase 2 by the extant permission).</p>	<p>The proposed design seeks to increase height in locations identified in the proposed parameters as being opportune areas for height increase from a townscape perspective. The changes in building heights also result in a more efficient design.</p>
<p>Amendments to Parameter Plan PP101 (minimum and maximum extent of development within the Outline Component). Proposed to extend the flatted block proposals minimally beyond the approved Development Parcel boundary.</p>	<p>The consolidated plan results in the creation of additional space to contribute to the Linear Park and allows for the more efficient 'point block' flats as opposed to the 'deck access' design.</p> <p>The Phase 2 scheme is proposed to continue the same long, linear frontage arrangement as approved under the Phase 1 detailed component.</p>
<p>Amendments to Parameter Plan PP102 (Public Open Space). Approximately 449sqm would be lost to accommodate the increased development footprint in some locations, but 2,263sqm would be added in other locations, following the relocation of the energy centre and the potential for additional space.</p>	<p>Will result in significant increase in open space overall, thereby improving the overall quality of the scheme.</p>
<p>Amendments to Parameter Plan PP104 (Access and Circulation). The extant Access and Circulation Parameter Plan labels the vehicular</p>	<p>To improve safety and traffic flow. The Hatch Grove access is not suitable to accommodate larger traffic volumes.</p>

access route through the centre of the site as being suitable for two-way traffic. It is proposed to retain the two-traffic route however it is proposed that the vehicle access route from Hatch Grove will only be for emergency vehicles.

In response to the provisions of Section 73 Town and Country Planning Act 1990, the application is to be assessed to consider the question of the conditions subject to which planning permission should be granted. S.73 States:

(1) This section applies, subject to subsection (4), to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.

(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

Specifically, s.73 does not apply if the previous planning permission was granted subject to a condition as to the time within which the development to which it related was to be begun and that time has expired without the development having been begun. Further to this, s.73 does not permit a change to a condition subject to which a previous planning permission was granted by extending the time within which the development must be started or an application of reserved matters to be received.

The National Planning Practice Guidance directs the Local Planning Authority to consider the application against the development plan and material considerations, under section 38(6) of the Planning and Compulsory Purchase Act 2004 (*determination shall be made in accordance with the plan unless material consideration indicates otherwise*), and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

The acceptability of the proposed amendments is considered in the report below.

Key issues:

- 1) Principle of the proposed development
- 2) Dwelling mix and Quality of accommodation
- 3) Design and Quality of Materials
- 4) Impacts to neighbouring amenity
- 5) Public Realm, Landscape and Biodiversity
- 6) Transport
- 7) Energy and Sustainability
- 8) Environmental Protection
- 9) Flooding and Sustainable Drainage
- 10) Archaeology

Planning Assessment:

1. Principle of the development:

- 1.1 The National Planning Policy Framework 2021 (NPPF) states that to meet the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 1.2 The principle of the development was established under planning permission 20/01686/FULL, which was granted by Planning Committee in March 2021. This reflected the adopted and emerging policy context of the time. This application seeks to make minor amendments to both the detailed and outline components of this hybrid planning permission.
- 1.3 The principle of development is further supported by a site allocation under the draft Local Plan under policy SPP4 'Chadwell Heath and Marks Gate'. This sets out the following:

"The Padnall Lake site will be a significant focus on placemaking activity to create a more liveable residential area that development in this location must contribute to:

 - a) *enabling delivery of more homes set in an improved public realm,*
 - b) *reconfigured and better located open space that improves quality, access and function,*
 - c) *provide small-scale community use,*
 - d) *enhancing areas for wildlife and biodiversity around Padnall Lake as part of any future development masterplans."*
- 1.4 This report will consider whether these changes are considered fundamental or not and therefore, whether they fall within the remit of an s.73 minor-material amendment. This report will further consider whether the proposals are acceptable against planning policy and other material considerations.
- 1.5 Subject to this assessment, the principle of development has already been established and is therefore considered acceptable. Officers note that the proposal allows for the delivery of up to 300 new homes, all of which are affordable.

Community and Commercial Floorspace
- 1.6 London Plan Policy S1 sets out that social infrastructure needs should be met via area-based planning, and that development proposals which provide high-quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported. London Plan Policy E9 sets out that retail space should generally be provided in locations with an identified need, particularly town centres.
- 1.7 Draft Local Plan Policy SPP4 sets out that development in the Marks Gate area should provide supporting community and commercial uses. Draft Policy SP4 sets out that the Council will seek to secure the delivery of new social infrastructure to meet the needs arising from development.
- 1.8 The Phase 1 development would continue to include a new 181 sqm community space within Block 1. This is supported in line with the above policies.
- 1.9 The extant outline permission relating to Phase 2 included the option for up to 300 sqm of additional community/commercial floorspace. There was no requirement that this be provided, and the applicant has set out that such floorspace does not form part of their proposals for Phase 2. The removal is not considered contrary to planning policy, as there is no requirement for provision of a certain amount of community space in this area. Community floorspace will remain as previously consented in Phase 1 and this is supported. The extant planning permission did not require the provision of additional community floorspace but permitted that this floorspace could be provided. On the basis that community space will remain in Phase 1, the proposed change is not considered unacceptable.

2. Dwelling mix and Quality of accommodation:

Unit Mix and Tenure

- 2.1 The NPPF emphasises the importance of delivering sustainable development and states that planning policies and decisions should support development that makes efficient use of land.
- 2.2 Policy GG2 (c) of the London Plan seeks to ensure that development proposals make the most efficient use of land and states proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.
- 2.3 London Plan Policy H4 sets out a strategic target that 50% of all new homes should be genuinely affordable, with developments on public sector land delivering at least 50% affordable housing.
- 2.4 Core Strategy and Borough Wide Policies CM2 and BP10 seek to ensure that housing densities are considerate to local context and accessibility, design, sustainability, and infrastructure requirements, whilst ensuring optimum use of all suitable sites in the Borough in light of the high levels of identified housing need. Additionally, and similar to London Plan policy, Policy SP4 of the emerging local plan advocates a design-led approach to optimise density and site potential.
- 2.5 Policy DMH1 of the draft Local Plan sets out that all developments with capacity to provide 10 or more self-contained units will be required to provide affordable housing, applying the thresholds to viability as set out in the London Plan. Development should maximise the delivery of affordable housing. The borough's preferred tenure mix sets out that 50% of affordable housing should be an Intermediate product, such as London Living Rent or London Shared Ownership, whilst 50% should be for social rent of London Affordable Rent.
- 2.6 Policy DMH2 of the draft Local Plan sets out that development proposals will be required to provide a range of unit sizes in accordance with the Council's preferred housing size mix, which is set out in the table below:

Bedroom/Dwelling Size	Private (%)	Intermediate (%)	Social (%)
1-bed	39	17	10
2-bed	26	44	40
3-bed	25	19	40
4+-bed	10	19	10

- 2.7 The policy further sets out that the Council will consider a different housing mix, having regard to affordable housing requirements and up to date evidence on housing need.
- 2.8 The proposed development seeks to maintain the same overall quantum of housing as that previously consented. It is proposed that 100% of this is affordable, as approved under the extant planning permission. The change proposed under this application, would see 70 homes delivered in Phase 1, in contrast to the 81 units previously approved. The outline element of the scheme, the exact number of which would be agreed at Reserved Matters stage, would allow for up to 219 units.
- 2.9 The original consent (reference 20/01868/FULL) granted the site wide tenure split to be approximately 70% Affordable Rent units and 30% London Affordable Rent units (on a habitable room basis).

- 2.10 The amendments seek the removal of Block 2 from Phase 1, resulting in a total of 70 units to be provided in Phase 1 (a reduction of 11 units from the original planning permission). The total quantum of habitable rooms available in Phase 1 has therefore also been reduced. The breakdown of units by tenure and size is highlighted in the table below:

Phase 1 Unit Size	London Affordable Rent	Affordable Rent	Total
1-bedroom		6	6
2-bedroom		28	28
3-bedroom	13	23	36
Total	13	57	70
Habitable rooms	65 (25%)	201 (75%)	266

- 2.11 The consented scheme for Phase 1 provided 32% London Affordable Rent and 68% Affordable Rent, by habitable room. As shown in the table, the amendments to Phase 1 seek a reduction in the provision of London Affordable Rent. However, the proposals do not seek an amendment to the consented total site wide provision which will continue to deliver 30% London Affordable Rent units and 70% Affordable Rent units across both phases.
- 2.12 The location and distribution of each affordable housing tenure within Phase 2 would be agreed at Reserved Matters Application Stage. However, the proposal would still be in line with the agreed site-wide affordable housing tenure of approx. 70% Affordable Rent and 30% London Affordable Rent.
- 2.13 Of the proposed 70 units in Phase 1, there would be 26 3-bed, 6-person units. This is a greater proportion of houses than consented previously given the loss of one block of flats. The remainder of the units would be flats. Of the total units within this phase, 51% would be family sized 3-bed units and 91% would be 2-bed units or larger. Prior to the removal of block 2 from Phase 1, only 44% of Phase 1 units were family homes. This means that the Phase 1 development would deliver a greater proportion of family units than under the previous consent.
- 2.14 Overall, although there is an amendment to the affordable tenure split within Phase 1, there is no overall change to the site wide provision which will remain as consented. The revised scheme will provide 100% affordable housing at the consented split of 30% London Affordable Rent to 70% Affordable Rent (on a habitable room basis) which will continue to comply with the original scheme whilst also meeting Policy H6 of the London Plan. The scheme would therefore continue to significantly exceed the policy target that at least 50% of new housing on publicly owned land should be affordable. Further, the proposed development would continue to include a very large proportion of family sized units.
- 2.15 It is noted that the proposals would not meet the draft Local Plan target that 50% of the affordable mix on new schemes should be for social rent or London Affordable Rent (LAR). However, this was consented under the extant permission. Further, the total number of LAR homes is still very high, given that the entirety of the scheme is for affordable homes, rather than the minimum policy requirement of 35%. There will be more LAR homes under this scheme than there would be in a scheme which provided 50% LAR of only 35% affordable overall.
- 2.16 The proposed Phase 1 development is therefore considered acceptable in this regard.
- 2.17 In terms of the outline Phase 2, the previously approved Development Specification is set out in the below table. This remains unchanged from the previous consent.

Unit Type	Minimum Provision	Maximum Provision
1-bed units	35%	40%
2-bed units	20%	30%
3-bed units	30%	45%

- 2.18 The residential mix for the outline component Phase 2 and compliance with the approved housing mix ranges will be determined through the submission of a Reserved Matters Application.

Accessible Housing

- 2.19 Policy D7 (Accessible housing) of the London Plan requires suitable housing to provide at least 10% of dwelling that meet the Building Regulation Part M4(3) “Wheelchair user dwellings requirements”, and all other dwellings to meet Building Regulation M4(2) “Accessible and adaptable dwellings”. This is supported by Policy BC2 (Accessible and Adaptable housing) of the Borough Wide Development Policy DPD.
- 2.20 All units would continue to meet the Nationally Described Minimum Space Standards. The proposed development would also continue to deliver 90% of units as M4(2) ‘accessible and adaptable’ dwellings and 10% as M4(3) ‘wheelchair user dwellings.’

Summary

- 2.21 The development will continue to deliver a 100% affordable scheme. Across the development as a whole, approximately 30% of units will deliver London Affordable Rent, whilst 70% of units will provide Affordable Rent. This remains unchanged from the consented scheme. Phase 1 will deliver a greater proportion of family sized homes, but fewer units overall than under the consented scheme. Collectively, the number of units provided across Phases 1 and 2 will remain within the parameters secured under the outline consent.
- 2.22 On this basis, and subject to the s.106 agreement being updated to reflect the changes, it is considered that the proposed amendments to affordable housing and unit mix are acceptable. It is also welcomed that the provision of accessible housing remains unchanged and fully compliant with planning policy.

3. Design and quality of materials:

- 3.1 Paragraph 124 of the NPPF stresses the importance of good design and states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 3.2 Chapter 3 (Design) of the London Plan sets out key urban design principles to guide development in London. Design policies in this chapter seek to ensure that development optimises site capacity; is of an appropriate form and scale; responds to local character; achieves the highest standards of architecture, sustainability, and inclusive design; enhances the public realm; provides for green infrastructure; and respects the historic environment.
- 3.3 Policy CP3 (High quality-built environment) of the Core Strategy states that all development proposals will be expected to achieve high quality standards in relation to the design and layout of new building and spaces. Policy BP11 (Urban design) sets design principles that new development should follow.
- 3.4 The proposed amendments relate to both the outline and detailed component of the extant permission. The applicant has set out that the amendments are required to improve the efficiency and overall buildability of the scheme to ensure that it can continue to deliver 100% affordable housing. The amendments also offer improvements with regards to matters such as sustainability and overall open space provision.
- 3.5 The proposals have undergone significant design work to ensure that the quality of the development is not compromised, following feedback from Frame’s Quality Review Panel (QRP), Be First Planning Officers and the GLA. Officers consider that this design development has taken

place positively and welcome confirmation from the independent QRP that the proposals maintain a design quality that is true and in keeping to that of the extant, consented scheme.

Phase 1 (Detailed Component) Design

Flat Block 1

- 3.6 The application seeks to make a number of amendments to the internal configuration and elevations of Block 1, as set out in the table contained within the detailed proposal section.
- 3.7 The changes are driven by amendments to the core layout which are required to create more convenient arrival and circulation routes for future residents. The visual impact of this on the elevations includes the relocation of access doors and windows. Overall, it is considered that these changes are non-material and in line with the consented design.
- 3.8 The amendments also seek to replace the consented Glass Reinforced Concrete (GRC) material on the attic floor of Block 1 to brickwork to allow construction. The brickwork is in line with the consented brickwork design and will offer greater longevity against discolouration and weathering. This change is supported.
- 3.9 The rear bike store has been enlarged and it is proposed to change the consented GRC material to a buff render. Whilst GRC is considered preferable to render for aesthetic reasons, it is noted that the bike store is located to the rear of Block 1 and heavily screened from the A12 by vegetation. The bikes store will not be visible from the A12 or from the main street scene within the development. The chosen render will be in a light buff colour to complement the consented brick colour. Given this, it is not considered that this change will be detrimental to the overall quality of the scheme.
- 3.10 The amendments to Block 1 are considered minor in their effect. They do not result in diminished design quality and are therefore considered acceptable.

House Amendments

- 3.11 The application seeks amendments to the internal layouts of the houses to improve the circulation and overall quality of accommodation. The changes will result in more defined living spaces, as opposed to the previous open plan design. The revised layouts also ensure full compliance with the latest fire regulations (as stated by the applicant), thereby ensuring resident safety.
- 3.12 In terms of external appearance, it is proposed to replace the gable frontages with a parapet roof. The use of the flat roof has benefits in terms of reducing material usage and reducing embodied carbon, as well as allowing greater efficiency with regards to Photovoltaic panels. The flat roof design also ensures a greater synergy with the newer designs, which have been submitted as part of the Phase 2 'Reserved Matters' Application. In order to create interest and replicate the pitched gable design, brickwork detailing has been introduced to the front elevations.
- 3.13 Officers consider that the switch to flat roofs from pitched roofs is not an improvement on the previous design, but equally does not amount to a worsening or a lesser contextual response to the application site and its surroundings. This amendment is considered to be neutral in design terms. QRP did not suggest this amendment was an area of concern and on the whole welcomed the proposed changes, noting the improvements to the deliverability of the development and the improvements to the internal standard of accommodation for nearby residents and potential occupants of the development itself. Importantly, the changes would not diminish the consented masterplan, or the principles held within it.
- 3.14 It is further noted that modern flat roof design, based on materials such as GRP are highly robust and easy to maintain. They have much greater longevity than more traditional flat roof designs, covered in materials such as felt. Given this and given that the proposed flat roof design is not

considered to constitute low-quality design, this amendment is considered acceptable in planning terms.

Amenity Space

- 3.15 In terms of private amenity space, there have been no amendments to the quantum of amenity space provided for flatted units. However, for Phase 1 houses, it is proposed to replace front balconies with a Juliet window. The removal of the balcony (3 sqm) will result in the houses being afforded a total of 21 sqm of amenity space (in the form of a 12sqm front garden and 9 sqm rear terrace). The provision of private amenity space will therefore still exceed the minimum standard of 15sqm as required by London Plan Policy D4.

Re-Location of Energy Centre

- 3.16 Block 2 of the Phase 1 development was previously approved to sit in the central gateway area of the site. Following the removal of this block, it is now proposed that the Energy Centre be re-located into this space.
- 3.17 As a key arrival space, this layout change is considered a very significant improvement on the previous proposals. It allows more space for the creation of a prominent landscaped arrival space into the heart of the development from the central subway under Eastern Avenue. The re-location of the energy centre also provides a significantly improved visual focal point for this key entry point into the site.
- 3.18 The energy centre would also create a terminal block to the Phase 1 linear design in place of Block 2. The replacement of massing in this location would seek to retain an acoustic barrier whilst continuing the linear massing and framing the central gateway connection between Phase 1 and 2.
- 3.19 In addition, the re-location offers various benefits to enhanced place-making opportunities for Phase 2. A significant amount of space is made available around the junction of Eastern Avenue and Whalebone Lane. This is largely proposed to be converted to landscaping space, creating a highly attractive visual feature at this key junction. The removal of the Energy Centre also removes a blockage between the new development and the existing pedestrian subway, thereby enabling more direct pedestrian movements through the area.
- 3.20 The currently approved energy centre protrudes into the Phase 2 parking court. The re-location of the energy centre allows for additional car parking in this area, so that it is not required to be located in the street and around the central landscaped area. This is also considered a significant improvement and considered positively by officers.

Re-Design of Energy Centre

- 3.21 In terms of design, the new Energy Centre is considered a significant improvement in design terms, which has responded well to the pre-application comments provided by officers.
- 3.22 The façade is proposed to be formed of brickwork which will provide consistency in materiality between the energy centre and Phase 1 and 2. The elevations have been designed to create activation and interest through use of window reveals, introduction of climbing equipment and brick detailing. The design creates an engaging feature which will contribute to the overall place-making principles of the masterplan and ensure a strong contribution to the central area.
- 3.23 The saw-tooth brick parapet screens the required plant at roof top, whilst creating a prominent and visually interesting design which responds to its new location as a marker building.
- 3.24 The proposed Energy Centre would function as a distinctive feature to demarcate the Marks Gate area and enliven this gateway into the site. It is strongly supported.

Phase 2 (Outline Component)

General Alterations

- 3.25 The amendments to the parameter plans seek to amend minimum and maximum extent of Development Parcels within the Outline Component. This slight change is proposed to facilitate the proposed footprint for the Phase 2 Reserved Matters Application, without resulting in an overall increase in the quantum of development.
- 3.26 The squarer consolidated plan form within the revised parameters results in the creation of additional open space which would be designed into the landscaping scheme. A further key benefit is that Plot 5 does not encroach into the Linear Park and Central Gateway as greatly as was previously permitted, enhancing the prominence of the north-south connection through the site. The amendments to the Parameter Plans allow for the development of a scheme which optimises the site, allowing a more evolved response to the site constraints and surroundings whilst improving upon sustainability metrics.
- 3.27 The building arrangement will continue to follow the long linear format to the south of the linear park. This is presented within the approved Design Guide and ensures connection and consistency with Phase 1. The amendments additionally create opportunities for enhanced place-making in Phase 2 through the creation of additional open space.
- 3.28 The design of the Phase 2 buildings will be considered as part of the Reserved Matters Application, but the design of the buildings and selected materials appropriately reflect the form, function, and character of the local area as well as the scale, mass and orientation of the surroundings as required by the approved Design Guide. The amendments to the parameter plans will ensure that the Phase 2 development is deliverable, will not result in any fundamental changes, and will continue to follow the broad parameters of the consented plans.
- 3.29 The proposed amendments to the parameter plans are considered a positive change and would help facilitate a high-quality development on Phase 2. They are considered acceptable on this basis.

Changes to Building Heights

- 3.30 London Plan Policy D9 defines tall buildings as buildings greater than 6 storeys (or 18 metres) and draft Policy DMD 2 mirrors this. Tall buildings must be assessed against their visual impacts, functional impacts, environmental impacts and cumulative impacts. They should also be supported with appropriate townscape analysis.
- 3.31 The approved development provided four plots within Phase 1 and Phase 2 with consented height greater than 6 storeys. This application seeks to increase the maximum height parameters at Plot 5 (from 6 to 9 storeys) and Plot 8 (from 8 to 11 storeys).
- 3.32 The applicant has set out that the increase in height is required to ensure the continued delivery of affordable housing across the site. It is considered that these changes regarding building height have nonetheless been guided through a design-led approach, which works well with the site constraints. They will also remain significantly less tall than the existing Highview House, which has existed adjacent to this site for many years and consists of 17 storeys.
- 3.33 Plot 5 and Plot 8 already have consent for 'tall' buildings. Officers have assessed the proposals with regards to the submitted Landscape and Visual Impact Assessment and the Daylight and Sunlight Assessment. These demonstrate that the proposed increase in height will not result in any overall adverse impact on neighbouring properties or the character of the area.
- 3.34 The full articulation of the Phase 2 buildings would be assessed under the separate Reserved Matters Application. This ensures that planning committee members will be able to fully scrutinise the detailed design of these at that stage.

- 3.35 In terms of functional impacts, the amended proposal does not seek to increase the total number of dwellings across the site. However, it would allow for a more efficient design, which continues to maximise the provision of open space across the site. In terms of environmental impacts, it is not considered that the proposals would result in any fundamental change from that consented. There would be a slight increase in overshadowing of open space areas. However, the new approach to Phase 2 massing would result in a reduction in the number of windows that failed the BRE guidance, compared with the consented scheme, thereby resulting in improved living standards for existing residents living opposite the site. As such, the amended height and massing is considered to respond positively to the site.
- 3.36 With regards to cumulative impacts, the height and scale are over and above the prevailing context which is predominantly characterised by low-rise development, with the notable exception of the adjacent 17-storey Highview House. However, it is noted that the previous consent permitted this increase in scale over the majority of existing dwellings. Further, there are no other tall buildings in the area. It is therefore considered that the development would not result in cumulative impacts with other surrounding buildings. The Greater London Authority (GLA) in their Stage 1 consultation response note that no strategic issues are raised by the proposals. It is inferred from this stance that the GLA do not consider the proposed amendments to present any new issues with regards to planning policy on tall buildings, on the basis of the robust evidence to support the change, including an extensive Landscape and Visual Impact Assessment Addendum.
- 3.37 Overall, it is considered that the increase in the height of the maximum parameters in relation to two blocks is acceptable and in accordance with London Plan Policy D9.

Crime and Safety

- 3.38 Policy D11 (Safety, security, and resilience to emergency) of the London Plan states that development proposals should maximise building resilience and minimise potential physical risks, including measures to design out crime. This approach is supported by Policy CP3 (High quality-built environment) of the Core Strategy and Policy BC7 (Crime prevention) of Borough Wide Development Policies DPD.
- 3.39 The Metropolitan Police Design Out Crime Officer (DOCO) has been consulted on the application. He commented that extensive consultation had taken place and that he had no objections to the scheme. During the course of the application, additional consultation took place with the DOCO, with regards to specific aspects of the scheme. The DOCO set out that the climb up risk for the houses was limited as they are three storeys tall. Further the nearest balconies, which could lead onto the houses are approx. 3.4m away from the roofs and these are only accessible to the private occupant of that particular flat.
- 3.40 Rear private gardens are well defended with layers of thick defensive planting and robust boundaries (either timber panels or steel railing - all over 2.1m in height). There are no ancillary structures (heat pumps, water tanks or external bike storage) shown close to any unit. The DOCO therefore considered that roof access onto the Phase 1 houses would be very limited.
- 3.41 Following discussions with the DOCO and the applicant, the 'secure by design' condition has been re-considered. It is now proposed that a minimum of silver secure by design certification will be required, with an aspiration for gold.
- 3.42 CCTV and lighting provision are particularly important in ensuring resident safety. A condition is already included which would require details of lighting, with a scheme to be installed and operational prior to occupation. This would be repeated. Whilst the applicant has provided an indicative plan of proposed CCTV provision, it is considered that there are gaps in the provision. It is therefore recommended that an addition be made to the condition on external lighting, to require that details of a CCTV scheme be provided and adopted prior to occupation.

- 3.43 On this basis, it is considered that the proposals have been well thought out with regards to crime and safety. The applicant would continue to work with the Police post-determination to ensure detailed measures are put in place to protect against undue safety issues. The proposed development is therefore considered acceptable in this regard.

Fire Safety

- 3.44 Policy D12 (Fire Safety) of the London Plan requires all development proposals to achieve the highest standards of fire safety and requires all major proposals to be supported by a Fire Statement. The Mayor of London has also published pre-consultation draft London Plan Guidance on Fire Safety Policy D12 (A).
- 3.45 Part B (5) in Policy D5 (Inclusive design) of the London Plan states that new development should be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessment) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.
- 3.46 The proposed amendments are supported by an updated Fire Statement from Sweco. This confirms that the amendments do not result in any changes to the proposed Fire Safety Strategy. In terms of evacuation, Block 1 will still install a separate fire evacuation lift. The internal layouts of the Phase 1 houses have also been updated to ensure that they are fully compliant with building regulations in terms of fire safety.
- 3.47 The Health and Safety Executive were consulted on the application. As the buildings in Phase 1 are less than 18m or 7 storeys, they did not consider Phase 1 to contain any relevant buildings, and they provided no comments. The London Fire Brigade were also consulted on the application. They set out that two new fire hydrants would be required as part of the Phase 1 development. These have been secured by condition.
- 3.48 Given this and the conclusions of the Fire Statement, it is considered that the proposed amendments result in no fundamental change and that the development is still compliant with the relevant planning policies. It is therefore considered acceptable in this regard.

4. Impacts to neighbouring amenity:

Policy

- 4.1 Paragraph 125 of the NPPF states that local planning authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).
- 4.2 London Plan Housing SPG states that “An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties.”
- 4.3 Policy BP8 of the Borough Wide Development Policies DPD sets out that all developments are expected to have regard to the local character of the area. They should not lead to significant overlooking or overshadowing.
- 4.4 Policy DMD1 of the draft Local Plan sets out that all development proposals must consider the impact on the amenity of neighbouring properties. Major development should clearly demonstrate consideration of the individual and cumulative impact on amenity and neighbouring buildings.

Daylight, Sunlight and Overshadowing

- 4.5 A Daylight, Sunlight and Overshadowing Assessment has been prepared by MACH to assess the impact of the amendments on the levels of daylight and sunlight experienced by neighbouring properties and internally within the proposed dwellings. This assessment tests the impacts on neighbouring windows against BRE guidance for daylight using Vertical Sky Component ('VSC') and sunlight using Annual Probable Sunlight Hours ('APSH').
- 4.6 In terms of the Phase 1 detailed design, the only proposed changes of note are the loss of one block of flats and the re-location of the energy centre. These changes have been demonstrated to have no adverse impact when compared against the consented scheme.
- 4.7 With regards to Phase 2, the results demonstrate that the increase in height parameters has been balanced with the reduced width in the revised design of the development, which ensures that the proposed outline design will not create any additional adverse impact against the approved parameters.
- 4.8 The assessment also assesses the impacts of the proposed amendments to the maximum and minimum outline parameters to the adjacent open space. Overall, it is shown that the proposed outline massing would only result in minor overshadowing for only part of the year and overall has a reduced impact against the approved outline parameters.
- 4.9 The below table shows a summary of the Daylight and Sunlight Assessment results for both Phases 1 and 2:

Assessed Property Name	Number of Assessed Windows	Number of BRE Window Fails					
		VSC		ASHP		WPSH	
		Proposed Scheme	Previous Scheme	Proposed Scheme	Previous Scheme	Proposed Scheme	Previous Scheme
13-24 Hutchinson Court	44	21	26	11	15	0	0
25-36 Hutchinson Court	44	7	11	0	0	0	0
37-42 Hutchinson Court	40	2	3	0	0	0	0
118-164 Padnall	90	0	1	0	2	5	16
166-212 Padnall	96	15	20	3	6	16	19
214-236 Padnall	48	2	12	0	2	0	0
238-260 Padnall	62	2	19	2	9	3	10
262-284 Padnall	62	4	17	1	2	7	19
286-308 Padnall	48	6	20	0	2	0	6

6-28 Hatch Grove	76	2	5	0	0	1	1
5-27 Hatch Grove	36	7	4	0	0	0	0
Total	646	68 (11%)	138 (21%)	17 (3%)	38 (6%)	32 (5%)	71 (11%)

- 4.10 Of the total number of assessed windows (646), only 11% (68) fall below the BRE guidance in VSC levels and only 3% (17) below the recommended APSH levels. When compared to the approved hybrid application, the impact of the revised scheme results in a lesser impact across all assessment metrics. Additionally, no new windows have been deemed to not meet BRE guidance than within the approved scheme. In most instances, the failing windows are predominantly affected by the current design of the property due to being located beneath existing protruding balconies which already limits daylight and sunlight to the areas.
- 4.11 As acknowledged in BRE guidance, regard should be paid to site specific circumstances. As the current site is generally low-rise, the majority of surrounding properties have experienced uncharacteristically high daylight and sunlight levels. Hence, any development within the area would be expected to result in some impact to the daylight levels to existing neighbouring properties. However, as is shown within the assessment, this is limited to a small percentage of surrounding properties incurring a small reduction in levels of daylight and sunlight. The assessment concludes that the impact is not severe and good daylight will continue to be received at these properties.
- 4.12 Overall, the revised design has been set to minimise impact on adjacent properties and amenity spaces, and overall improves upon the impact of the previous outline scheme. Therefore, on balance, and taking account the flexibility of the BRE guidance, the daylight and sunlight impacts are acceptable, and regard should be had to the material considerations and significant public benefits delivered by the revised proposal. It is considered that, on balance, the scheme is in accordance with London Plan Policy D6 and Draft Local Plan Policy DMD 1. It is therefore considered acceptable with regards to impacts on neighbouring properties in terms of daylight and sunlight.

Other Impacts

- 4.13 Under the consented hybrid scheme, it was noted that some existing properties adjacent to the site would incur some loss of outlook as a result of the development. Given that there were previously no buildings on the site, this was unavoidable if the land was to be used for housing.
- 4.14 The Phase 1 scheme remains relatively unchanged. The houses remain in the same configuration and location, as does Block 1. Block 2 is removed and replaced with an Energy Centre, but this will not result in new impacts on neighbouring amenity, as the building will not be occupied, so as to result in overlooking issues, and will not create a sense of overbearing on any nearby properties.
- 4.15 The development footprint set out within the parameter plans for the outline element would change slightly as a result of the proposed scheme, to accommodate the proposed Phase 2 design, to be secured under the Reserved Matters Application. However, a high level of separation will be maintained between the Phase 2 development and the existing dwellings, with a minimum separation distance of at least 21m maintained between the Phase 2 development and the existing dwellings. This varies little from the extant permission and, at this distance, it is not considered that there would be any new issues with regards to loss of privacy or overlooking. The existing dwellings and the new dwellings will be further separated by the Linear Park and its various landscaping features, thereby helping to further ensure a sense of separation and privacy between existing and proposed dwellings.

- 4.16 On this basis, it is not considered that any other new impacts would arise with regards to neighbouring amenity and the development is considered acceptable in this regard.

5. Public Realm, Landscape and Biodiversity

Overall Open Space Provision

- 5.1 Policy G4 of the London Plan sets out that development proposals should not result in the loss of protected open space and where possible should create areas of publicly accessible open space.
- 5.2 Policy SPP4 of the draft Local Plan sets out that development within the Padnall Lake area should result in improved public realm, streetscape, and open spaces, including maximising opportunities for greening to reflect the landscape character of the wider area.
- 5.3 The extant planning permission accepted the loss of 51% of the open space within the site's red line boundary in line with the aspirations of the site's housing allocation in the draft Local Plan. The provision of a significantly improved area of open space was secured as part of this permission.
- 5.4 Whilst some small areas of open space would be lost to the amended development footprint, the proposed revisions submitted as part of this application would result in an overall increase in open space provision from 31,584sqm to 33,847sqm, thereby providing a net gain of 2,263sqm open space provision. The revised scheme would continue to provide a high-quality open space area through the provision of the central Linear Park, along with biodiversity enhancements, improved safety and security and formal children's play space.
- 5.5 The proposed amendments would allow for the expansion of the north-south connection and the provision of the landscaped Central Gateway, in between Phases 1 and 2. This will provide significant improvements in accessibility and safety for those accessing the pedestrian subway through the central part of the site.
- 5.6 It is considered that the net gain of open space will offer a better quality of open space provision for local residents. The revised scheme creates an improvement upon the consented scheme with regards to open space and continues to comply with London Plan Policy G4 and Local Plan Policy DMNE 1. The development is therefore considered acceptable in this regard.

Landscaping

- 5.7 Policy D8 (Public realm) of the London Plan requires development proposals to amongst other things, ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Policy G1 (Green infrastructure) expects development proposals to incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Policy G5 (Urban greening) states that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls, and nature based sustainable drainage. The policy encourages boroughs to develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. Policy G6 (Biodiversity and access to nature) states that development proposals should manage impact on biodiversity.
- 5.8 At local level, Policy CR2 (Preserving and enhancing the natural environment) of the Core Strategy states that the Council will seek to preserve and enhance the borough's natural environment. Policy BR3 (Greening the Urban Environment) of the Borough Wide Development Policies DPD states that all development proposals needs to demonstrate use of the sequential approach to preserving and enhancing the natural environment.

- 5.9 Draft Local Plan Policy DMNE1 states that all major development should contribute to the delivery of sufficient new publicly accessible open space on-site, which should be of high-quality and accessible to all. It should provide multiple benefits, including recreation, food growing, SuDS, improvements to biodiversity and links to green infrastructure, as well as any blue infrastructure, on and adjacent to the development site. Draft Policy DMNE2 sets out that development proposals will be supported where they maximise opportunities for urban greening, including landscaping and street trees.
- 5.10 Draft Policy DMNE3 sets out that all development proposals are required to demonstrate a minimum of 10% biodiversity net gain using the DEFRA metric. Major development proposals are required to contribute to the strategic network of green and blue spaces. They must also submit ecology assessments to demonstrate biodiversity enhancements. Sites should use native plants of local provenance across at least 75% of the area of the soft landscaping scheme. Draft Policy DMNE 5 sets out that all major development is expected to incorporate new trees, shrubs and vegetation over and above any existing provision.
- 5.11 The proposed landscaping strategy retains the key principles of the consented scheme, but with a number of improvements proposed. The proposed strategy would maintain the provision of a 'Linear Park' which provides a high-quality public realm centred on connecting the existing and proposed units and maintaining a linear green network through the site.
- 5.12 One of the most significant improvements would be the provision of an enhanced arrival space around the central gateway area, surrounding the existing pedestrian subway. This area was previously proposed to remain as existing which had various limitations including being inaccessible and obscured from view. The proposals would result in the provision of very high-quality landscaping, and an accessible gradient pathway, which would allow prams and those with mobility issues to easily and safely access the subways. This will ensure that the area functions as an attractive north-south link to the benefit of all future and existing residents. Further, the re-design of this area would allow for more direct access to the proximate bus stop along Eastern Avenue. Finally, the enhanced planting proposed as part of the amendments would result in significant improvements to visual amenity and biodiversity.
- 5.13 The removal of Block 2 in the area adjacent to the central gateway has also reduced the number of car parking spaces required in this area, thereby allowing for additional landscaping. This has resulted in a small enlargement of the Linear Park, which is welcomed. Likewise, the bike store for Block 2 would no longer be required. This has allowed for the provision of an area of rose bush planting, which is also welcomed.
- 5.14 The proposed amendments would also result in a number of other minor changes, which are considered non-material and inconsequential. Detailed hard and soft landscaping plans are recommended to be secured by condition, to ensure that the high-quality proposals are carried through to the detailed design stage.
- 5.15 Overall, the revised landscaping strategy is in line with the approved Design Guide and provides vast benefit to accessibility, connection and place-making within the scheme. It is considered that the proposed landscaping improvements constitute an improvement to the previously proposed scheme. The proposals therefore comply with London Plan Policy Plan Policy D6 and Draft Local Plan Policy DMD 1 and are considered acceptable.

Children's Play Space

- 5.16 Policy S4 (Play and informal recreation) of the London Plan seeks to ensure that development proposals that include housing make provisions for good quality accessible play provision for all ages. The Mayor's Supplementary Planning Guidance Providing for Children and Young People's Play and Recreation sets out guidance to assist in this process. In summary it is recommended that 10sqm of play space is provided per child.

5.17 Policy DMNE 1 (Parks, open spaces and play space) of the draft Local Plan 2037 requires major development to increase opportunities for play and informal recreation in line with Policy S4 (Play and informal recreation) of the London Plan.

5.18 The below table shows the required level of child play space against that proposed:

Age	Required (sqm)	Provided (sqm)
0-4	370	560
5-11	290	670
12+	220	220 (off-site contribution)
Total	880	1,230 (total on-site contribution)

5.19 As detailed, the development exceeds the total amount of playspace required for ages 0-4 and 5-11. A financial contribution was agreed with the LPA to fund an additional 670 sqm of playspace (total site contribution) for children ages 12+ within nearby Marks Gate and St Chad's Park. This contribution is stipulated within the existing Section 106 agreement. It is not considered that any further contribution is required as a result of the proposed amendments, which seek to reduce the quantum of development in Phase 1. Overall, upon payment of the financial contribution, it is considered the proposal is in accordance with London Plan Policy D4.

5.20 Details of playspace within Phase 2 would be secured under the Reserved Matters Application for that phase.

Urban Greening Factor

5.21 Policy G5 of the London Plan sets out that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design. The Mayor recommends a target UGF score of 0.4. This target is echoed by the draft London Plan in Policy DMNE2.

5.22 Phase 1 of the consented scheme was assessed to achieve an Urban Greening Factor of 0.6. The amendments result in an increase in the Urban Greening Factor to 0.66 which is in excess of the recommended target score of 0.4 for residential developments as required by London Plan Policy G5, as set out above.

5.23 The development is therefore considered acceptable in this regard.

Landscape and Visual Impact

5.24 The application is supported by a Landscape and Visual Impact Assessment ('LVIA') which provides a thorough review of the proposed amendments and amended proposed development as a whole against each of the landscape and visual receptors identified within the approved March 2021 LVIA.

5.25 Although the proposed amendments would result in changes to the form, appearance, and profile of the amended proposed development for some receptors, the overall magnitude of change and significance of effect is judged to remain as was reported within the March 2021 LVIA.

5.26 For those viewpoints situated within the green belt, the visual openness of the green belt experienced by receptors would remain as per the baseline condition.

5.27 The LVIA Addendum concludes that although the position and scale of the amended proposed development means that it would be visible from a range of locations and distances, where it is

visible it mostly adds positively to the landscape character and visual amenity, or the overarching landscape character and visual amenity would remain as existing. Overall, no new or amended significant effects to the landscape character or views are anticipated to arise as a result of the amended proposed development.

- 5.28 Officers accept the findings of the LVIA and consider the proposed amendments to be acceptable in this regard.

Arboriculture

- 5.29 Policy G7 of London Plan seeks to ensure that wherever possible existing trees of value are retained.
- 5.30 The application is supported by a revised Arboricultural Impact Assessment and updated Tree Survey, prepared by Thompson, to consider the impacts of the proposed amendments on existing trees within the site.
- 5.31 Overall, the report sets out that the proposed amendments would not result in any additional impact to existing trees. Two trees are proposed for removal, as per the previous consent. However, these removals would be offset through extensive planting and new landscaping. Suitable replacement specifications have been chosen, with a focus on native tree species, as per the requirements of planning policy. This provision of significant tree planting across the site will result in significant visual amenity and biodiversity benefits.
- 5.32 Given that the proposed amendments will not result in any further reduction in tree numbers, other than agreed under the previous consent, the proposals are considered acceptable in this regard.

Ecology

- 5.33 London Plan Policy G6 requires that Sites of Importance for Nature Conservation (SINC) be protected. It further sets out that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- 5.34 Policy BR3 of the Borough Wide Development Policies DPD sets out that development should help to green the urban environment. Nature conservation enhancements are recommended, and wildlife corridors should be promoted and encouraged through all new development.
- 5.35 An Ecological Impact Assessment Addendum, prepared by Ramboll, accompanies this application. This Addendum and the previously approved Ecology Report considered a range of protected species, including bats and protected birds. The Report concludes that the site is of nature conservation importance at the Local Level.
- 5.36 It should be noted that the proposed amendments, as with the original hybrid permission, do not include built development on the SINC to the western end of the site. Enhancements to the Padnall Lake SINC have already been secured and works have started on site and the lake area has now re-opened to the public. The proposed amendments would have no impact on these.
- 5.37 The biodiversity net gain of the proposals is significantly over the 10% required by policy. The proposed landscaping scheme includes a significant increase in tree planting, aquatic planting within Padnall Lake, climbing plants around the relocated energy centre, and changes in proportion and mix of grassland, shrub, hedge and herbaceous planting across the linear park, residential areas and the southern boundary of the site, as well as the introduction of rose garden gateways within Phase 2. Bat, bird and invertebrate boxes would also be incorporated.

- 5.38 The Addendum notes that with mitigation measures – in the form of native planting and the production and implementation of a Habitat Management Plan (also provided in support of this application) – negative impacts on biodiversity would be minor and temporary and limited to the construction stage.
- 5.39 Overall, it is concluded that in the long term the amended development would not create adverse impact upon existing ecology and would provide numerous benefits to biodiversity. As such the proposals are fully in accordance with Policy G6 of the London Plan and Local Policies CR2 and BR3. The proposed amendments are therefore considered acceptable with regards to their ecological impact.

6. Transport

- 6.1 Paragraph 110 of the NPPF sets out that development proposals should ensure that appropriate opportunities to promote sustainable transport modes can be taken up; that there is safe and suitable access to the site for all users; that the design of streets, parking areas and other transport elements reflect current national guidance; and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 6.2 Policy BR11 (Walking and cycling) of the Borough Wide Policies DPD seeks to ensure that conditions for cyclists and pedestrians are protected and where appropriate improved. Policy BR10 (Sustainable Transport) of the Borough Wide Policies DPD seeks to encourage sustainable transport.
- 6.3 A Transport Statement Addendum has been prepared by Stantec to accompany the application. This confirms that the proposed amendments will not result in any additional impact on the local transport network because the development is not seeking to increase the quantum of development. The Be First Highways Officer has reviewed the relevant information and confirmed this view. TfL were consulted and set out that they had no new comments to raise on the application, considering that their comments on the original consent were still applicable and remained unchanged. National Highways were also consulted on the application and have raised no objection.
- 6.4 No changes are proposed to the Phase 1 access routes. Any changes to Phase 2 will be assessed under the Reserved Matters Application for that phase. One matter, which is assessed under the Phase 2 Reserved Matters Application is of relevance to this application, as it requires a Deed of Variation. The Be First Highways Officer has requested that the Hatch Grove access be incorporated within a Traffic Management Order, to prevent access by non-emergency vehicles. A commitment by the applicant to resolve this is required by legal agreement. In the event that the Reserved Matters Application is approved, planning committee is additionally asked to permit this change as part of the Deed of Variation under this planning application.
- 6.5 Other updates are proposed to the proposed transport provision, such as in relation to parking, following the updates to reduction in units on Phase 1 and other changes. These are assessed below.

Car Parking

- 6.6 Policy T6 of the London Plan sets out that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity. Car-free development should be the starting point of all development proposals that are well connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Disabled persons parking should be provided for Blue Badge Holders.

- 6.7 Policy BR9 (Parking) of the Borough Wide Policies DPD states that car parking standards set out in the London Plan will be used as a maximum parking standard for new development. Policy DMT 2 (Car parking) also adopts the maximum London Plan car parking standards and other aspirations.
- 6.8 The outline planning consent identified that there would be a maximum of 0.41 spaces per unit, with the precise number of spaces in Phase 2 to be secured at reserved matters stage, to be 0.41 spaces or less. No change is proposed to this ratio of parking spaces to dwellings under the proposed amendments submitted as part of this application.
- 6.9 Within Phase 1, the consented scheme included 0.41 spaces per unit. This equated to 36 car parking spaces. The proposed amendment would see the provision of 31 spaces, as a result of the loss of Block 2. This would ensure that the ratio of 0.41 spaces per unit is maintained, whilst also allowing for an additional area for landscaping and subway access enhancements.
- 6.10 In terms of Phase 2, the exact parking numbers would be assessed as part of the Reserved Matters Application for that phase. They would have to accord with the maximum of 0.41 spaces per unit.
- 6.11 Phase 1 will continue to provide 20% parking spaces with active EV provision, with the remaining 80% designed to provide passive provision for future conversion. Within Phase 2, all spaces will provide electric vehicle charging, and this will be assessed further within the Reserved Matters Application.
- 6.12 The extant permission identified that 12 accessible parking spaces would be provided for blue badge holders. This was based on 10% of the maximum permissible parking provision of 124 spaces. The proposal remains unchanged in this regard.

Car Club

- 6.13 Policy DMT 2 of the draft Local Plan sets out that car clubs should be proposed for all developments which are 'car-lite'.
- 6.14 The existing s.106 agreement secured one car club across the site. In assessing this application, it was considered that two car club spaces should be provided. This was one of the mitigations set out in the Air Quality Addendum. This is to be secured in the amended s.106 agreement. It is envisaged that one space will be located within Phase 1 and one space will be located in Phase 2.
- 6.15 This is considered to be an improvement, and this is supported, in line with the overarching policy requirement to reduce demand for privately owned cars.

Cycle Parking

- 6.16 Policy BR9 (Parking) of the Borough Wide Policies DPD states that in relation to cycle parking, TfL cycle parking standards will be used as a minimum parking standard of new development.
- 6.17 Policy DMT 3 (Cycle parking) of the draft Local Plan states that all development must adopt the maximum London Plan cycle parking standards with the design and layout of cycle parking being in accordance with the London Cycling Design Standards.
- 6.18 Policy T5 (Cycling) and Table 10.2 of the London Plan states that Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved through securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located.

- 6.19 The proposed development will provide 138 cycle spaces. 52 of these will be provided on-plot within the curtilage of individual dwellinghouses. The other spaces will be provided in communal cycle stores. The storage will remain in accordance with the London Cycle Design Standards providing the following:
- 75% two-tier stands
 - 20% Sheffield stands
 - 5% Accessible bays.
- 6.20 The proposals for Phase 1 continue to comply with the London Cycle Design Standards and the provision reflects no change from the consented scheme, other than the loss of parking for Block 2, which has been removed.
- 6.21 The proposed amendments to Phase 1 are therefore considered acceptable and in accordance with the relevant planning policies. Cycle parking provision for Phase 2 will be determined at Reserved Matters stage.

Delivery and Servicing

- 6.22 London Plan Policy T7 sets out that development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays used only where this is not possible.
- 6.23 The consented scheme demonstrated that both phases would permit deliveries and refuse collection on-street. The amendments do not result in any amendments to the detailed Delivery, Servicing and Waste strategy consented for Phase 1.
- 6.24 Given that no changes are proposed, the proposed scheme is considered acceptable in this regard.

Transport Summary

- 6.25 Overall, the proposed amendments maintain the key tenets of the extant planning permission and are not considered to result in any fundamental change. The proposals continue to comply with the relevant planning policies and the development is therefore considered acceptable in this regard.

7. Energy and Sustainability

- 7.1 Paragraph 152 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate and should help to shape places that contribute to radical reductions in greenhouse gas emissions and encourage the reuse of existing resources.
- 7.2 Policy GG5 (Growing a good economy) of the London Plan recognises and promotes the benefits of a transition to a low carbon circular economy to strengthen London's economic success. Policy SI2 (Minimising greenhouse gas emissions) directs that major development should be net zero-carbon, through reducing greenhouse gas emissions in accordance with the following hierarchy:
- Be lean: Use Less Energy
 - Be clean: Supply Energy Efficiently
 - Be green: Use Renewable Energy
 - Be seen: Monitor and Report

- 7.3 The policy requires a minimum on-site reduction of at least 35% beyond Part L Building Regulations for major development, of which 15% should be achieved through energy efficiency measures for non-residential development.
- 7.4 Policy BR1 (Environmental Building Standards) of the Borough Wide Development Policies DPD states that all developments are expected to meet high standards of sustainable design and construction. Policy BR2 (Energy and on-site renewables) outlines the expectations for significant carbon reduction targets to be achieved.
- 7.5 Policy DMS12 (Energy, heat and carbon emissions) of the draft Local Plan 2037 sets out the Council's expectations for major development to contribute to and where possible exceed the borough's target of becoming carbon neutral by 2050 by maximising potential carbon reduction on-site and demonstrating the achievement of net zero carbon buildings.
- 7.6 An Energy Statement has been prepared by HTA Sustainability. The statement has been prepared in accordance with the London Plan hierarchy:

Be Lean	The revised development will incorporate a range of energy efficiency measures including high levels of insulation, high performance glazing and energy efficient lighting. For Phase 1, this would achieve an 11% reduction in carbon. This meets the minimum 10% Be Lean savings expected by London Plan Policy S12.
Be Clean	The possibility of employing a centralised energy network was investigated. However, there is currently no District Heating Network available. The development has been designed to allow a connection to a DHN should this become a possibility in the future.
Be Green	The proposed development will employ a centralised Air-Source Heat-Pump system for heating and hot water demand. This will sit within the Energy Centre which is to be re-located from Plot 4 to Plot 3. In addition, the provision of PV panels has been maximised as much as practical. For Phase 1, renewable energy will result in a total of 43% saving in carbon emissions.
Be Seen	Smart meters with an in-home display will be provided in the new homes. These systems will raise awareness and make users responsible for their energy consumption. To ensure the buildings perform as designed, the energy consumption will be monitored and reported during in-use stages with the intention of closing the 'performance gap' between the design intent and the actual building performance.
Total Savings	53% against Part L Building Regulations 2013.

- 7.7 Collectively, the Energy Statement confirms that the proposed Phase 1 carbon savings are 53% compared with the Building Regulations Part L 2013, which exceeds the 51% previously approved under Phase 1, as part of the extant planning permission. This is significantly above the minimum 35% reduction required by the London Plan. This improvement is welcomed and represents an important material improvement to the extant consented scheme. It is noted that the GLA raised no strategic issues with regards to this application. It is inferred from this stance that they are satisfied with the proposals, with regards to the proposed energy strategy updates.

- 7.8 The energy saving requirements for Phase 2 will be assessed as part of the subsequent Reserved Matters Application. With regards to Phase 1, the proposed amendments are considered an improvement which exceed the minimum requirements of planning policy. This is strongly supported.

Overheating

- 7.9 London Plan Policy S14 sets out that development proposals should minimise adverse impacts on the urban heat island. Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems.
- 7.10 An Overheating Assessment has been prepared by MACH to determine and mitigate against the risk of overheating within residential units and non-residential areas. The assessment has been reviewed to take account of all amendments to the detailed design.
- 7.11 Overall, the assessment concludes there is no change to the approved overheating strategy. It is still proposed to introduce various design measures in line with the cooling strategy set out within the London Plan to ensure all rooms comply with TM59 overheating criteria.
- 7.12 Overall, the amendments do not impact the approved overheating strategy and the proposed development will continue to comply with London Plan Policy S14. The proposals are therefore considered acceptable in this regard.

Circular Economy

- 7.13 Policy S17 of the London Plan sets out that referable applications should promote circular economy outcomes and aim to be zero net-waste. A circular economy statement should be submitted to assess this.
- 7.14 A revised Circular Economy Statement has been prepared by HTA sustainability to support this application and should be read in full. The statement takes account of GLA Circular Economy Statement Guidance (2022).
- 7.15 Overall, the amendments do not result in any change to the circular economy principles which were stipulated for the consented design. The approach therefore continues to address London Plan Policy S14.

Whole Life Carbon

- 7.16 Policy S12 of the London Plan requires that development proposals referable to the Mayor should calculate whole-life cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.
- 7.17 An updated Whole Life Carbon Assessment has been prepared to take into consideration how the amendments impact whole life-cycle carbon emissions. Overall, it concluded that the development will result in an overall reduction in embodied materials through the removal of Block 2. The impact will then be lesser than that consented. The GLA set out that they had no further comments to make when this application was referred to them, noting conformity.
- 7.18 The assessment concludes that the proposed development will continue to meet the GLA benchmarks and is still in line with London Plan Policy S12. It is therefore considered acceptable on this basis.

Energy and Sustainability Summary

- 7.19 It is considered that the proposals remain unchanged from the extant consent or reflect an improvement. No areas of concern are raised, and the development would continue to accord with the relevant planning policies. It is therefore considered acceptable in this regard.

8. Environmental Protection

Noise

- 8.1 Policy D14 (Noise) of the London Plan seeks to reduce, manage, and mitigate noise to improve health and quality of life.
- 8.2 Policy BP8 (Protecting Residential Amenity) of the Borough Wide DPD seeks to protect residential amenity, by ensuring new developments including conversions, do not expose existing and proposed occupiers to unacceptable levels of pollution that may arise. This includes noise, smoke, fumes, refuse, comings, and goings and/ or lighting during construction and occupation.
- 8.3 Policy BR13 of the Borough Wide DPD sets out that where it is not possible to fully separate noise sensitive and noise generating land uses, planning permission will only be granted if there will be no exposure to noise above an acceptable level.
- 8.4 A Noise Impact Assessment Addendum has been prepared by Ramboll to accompany this application. The acoustic strategy has been designed in accordance with the AVO Guide (January 2020). The AVO guide recommends an approach to acoustic assessment and design for new residential development that takes due regard of the interdependence of provisions for acoustics, ventilation and overheating.
- 8.5 The predominant background noise originates from the vehicular traffic on the A12 to the south of the site. In order to meet internal noise targets (set by Building Regulations Part F), mitigation through glazing and mechanical ventilation to units would be provided and where necessary, passive measures would also be implemented to reducing the risk of overheating. As with the previously permitted development, it will not be possible to meet BS8223:2014 internal ambient noise levels with background ventilation provided via partially openable windows or unattenuated openings. However, openable windows may be used for purge ventilation, i.e. for dispersing smoke or odours.
- 8.6 Overall, the addendum sets out that acoustic specifications, guidance and noise limits appropriate for a residential development at this site have been provided, based on the amended proposed development proposals. Following the guidance within this report, the amended proposed development would be considered suitable for residential use.
- 8.7 LBBD Environmental Protection were consulted on the report. They raised no objection with regards to noise but requested two conditions: one relating to a scheme of acoustic protection and one relating to noise from the Energy Centre. A site-wide condition relating to noise was imposed as part of the extant planning permission, which requires noise mitigation measures outlined within the approved noise impact assessment to be installed prior to occupation. It is not considered necessary to duplicate this condition with another. However, the updated noise addendum has been included as a document to be complied with, alongside the original noise assessment.
- 8.8 With regards to the requirement for a noise condition relating to noise from the Energy Centre, this is considered reasonable given the re-location and re-design of the Energy Centre to the middle of the site. This will require details of any likely noise originating from this facility and necessary mitigations to prevent this negatively impacting residential amenity. As the development has already commenced, a prior to commencement condition is not possible. It does not seem unreasonable to include a condition, with the trigger 'prior to first use of the Energy Centre'.

8.9 Subject to this condition, it is considered that the proposed development is acceptable with regards to noise, with Phase 1 remaining largely unchanged since the previous permission. Details of noise mitigations relevant to Phase 2 will be further assessed under the relevant Reserved Matters Application.

Air Quality

- 8.10 Policy SI 1 (Improving air quality) of the London Plan requires amongst other things that development proposals must be at least Air Quality Neutral. The policy is supported by supplementary London Plan Guidance (LPG) documents.
- 8.11 Policy CR1 (Climate change and environmental management) of the Core Strategy and Policy BR14 (Air quality) of the Borough Wide Development Policies DPD states that to contribute towards global, national, regional, and local sustainability the Council will protect water and air quality.
- 8.12 Policies SP7 (Securing a clean, green and sustainable borough) and DMSI 4 (Air quality) of the draft Local Plan require proposals to be air quality neutral. Local policy states that where proposals would not achieve the 'air quality neutral' benchmark, applicants will be expected to make a financial contribution in agreement with the Council, either through the carbon offset fund, or agree sufficient alternative offsetting arrangements in the borough via planning obligations. The local Air Quality Action Plan was updated in 2020 and provides a framework for reducing emissions and improving air quality.
- 8.13 The entire borough is a designated Air Quality Management Area; therefore, an updated Air Quality Assessment (AQA) has been prepared by Ramboll. The assessment provides an update to the previously approved AQA considering the amendments which form the subject of this application.
- 8.14 Air Quality was assessed as part of the extant planning permission. Condition C21 secured the mitigation measures proposed as part of the previous AQA. The updated AQA sets out that the changes sought within this application do not amount to a significant change in air quality assessment. As a result, it is stated the proposed development would not result in new or amended significant effects to those of the approved assessment.
- 8.15 The technical analysis shows that in accordance with the policy and guidance objectives, the predicted annual mean concentrations of NO₂, PM₁₀ and PM_{2.5} will be below the objectives of National Air Quality Objective level.
- 8.16 The AQA demonstrated that the proposal meets the Air Quality Neutral requirements when compared against building benchmarks. However, for transport benchmarks, the residential use transport NO₂ and PM₁₀ emissions are above the benchmark requirements of the SPG and therefore the proposed development, as amended, does not comply with the SPG on Sustainable Design and Construction in that it is not Air Quality Neutral. The effects of development traffic are judged to be 'not significant'. However, given that the proposals would not be Air Quality Neutral, a number of mitigation measures are proposed and maintained to further reduce the impacts of traffic associated with the proposals. These include the following:
- Cycle parking in line with the Intend to Publish London Plan (approximately 474 spaces) for residents and visitors,
 - 20 % active and 80 % passive electric vehicle charging points,
 - Two car club bays to reduce car ownership,
 - Travel Plan encouraging residents to use more sustainable alternatives to driving; Improvements to local footways via the access onto Padnall Road; and,
 - Shared street space to reduce speed of vehicles.

- 8.17 It is considered that these measures would appropriately mitigate the transport emissions and would cost more than the calculated damage cost, thereby negating the requirement for additional off-site mitigation. The Assessment also confirms that the 'damage cost' associated with the previous permission remains valid, and as such the applicant would pay the previously agreed Air Quality contribution of £45,207. It is considered that these measures would appropriately mitigate the transport emissions, thereby negating the requirement for additional off-site mitigation.
- 8.18 The air quality assessment set out that a second car club space should be provided to help reduce car ownership. The applicant has agreed to a second car club space, which will be secured as part of an amended s.106 agreement.
- 8.19 Environmental Protection were consulted on the application. They suggested a condition to require compliance with the Air Quality Assessment Addendum provided. This has been included as a document within an updated Air Quality Condition, which thereby captures the intent of the condition recommended by Environmental Protection.
- 8.20 Overall, the proposed amendments would not result in new or amended significant effects to those within the March 2021 assessment, and with the mitigation measures set out it is demonstrated that the proposed development is fully in accordance with London Plan policy SI2, Local Policy BR14 and emerging Local Plan policy DMSI 4. Subject to the updated condition and the addition of a second car club space, the proposed amendments are considered acceptable in this regard.

Contamination

- 8.21 Policy CR1 (Climate change and environmental management) of the Core Strategy promotes the remediation of contaminated land. Policy BR5 (Contaminated land) of the Borough Wide Development Policies DPD states that development on or near land that is known to be contaminated or which may be affected by contamination will only be permitted where an appropriate site investigation and risk assessment has been carried out as part of the application to identify any risk to human health. This is supported by Policy DMSI 5 (Land contamination) of the draft Local Plan.
- 8.22 This application for minor-material amendment was accompanied by an additional Technical Note prepared by WSP. This set out that the proposed amendments under this application do not create any additional impact with regards to contaminated land or the details secured by condition under the previous consent.
- 8.23 The extant permission (20/01686/FULL) included a condition (C1) relating to ground contamination. Part 1a and 1b (Investigation and Risk Assessment) were discharged under permission 21/00800/AOD for both phases. Part 1c was discharged under reference 22/01134/AOD (Remediation Scheme) in relation to Phase 1 only.
- 8.24 Environmental Protection were consulted on the application. They raised no objection but set out a condition with wording to the same effect as that previously applied. Therefore, an updated condition is proposed, which would require compliance with parts a and b of the existing condition. It would require that Phase 1 complies with the part c element previously discharged, whilst an additional application should be made regarding part d) (unidentified contamination) in the event that any previously unidentified contamination is discovered.
- 8.25 Subject to this amended condition wording, it is considered that the proposed development is acceptable with regards to contamination.

Construction Management

- 8.26 Condition C3 attached to the extant hybrid permission application reference 20/01686/FULL required the submission of a Construction Management Statement for review and approval by the Local Planning Authority.
- 8.27 Condition C3 was fully discharged under approval of details reserved by condition application reference ref. 21/00897/AOD) for Phase 1. Construction on Phase 1 has commenced. The amendments will not impact the construction management activities stipulated within the approved management plan. It is therefore proposed that condition C3 be amended to reflect compliance with the previously approved details, rather than require a duplicate resubmission.
- 8.28 It is considered that the proposed development will remain acceptable in this regard.

9. Flooding and Sustainable drainage:

- 9.1 Policy SI 12 (Flood risk management) of the London Plan requires development to minimise and mitigate the risk of flooding. Policy CR4 (Flood Management) of the Core Strategy and Policy BR4 (Water Resource Management) of the Borough Wide Development Policies DPD, and Policy DMSI 6 (Flood risk and defences) of the draft Local Plan echo the requirements above.
- 9.2 Policy SI 13 (Sustainable drainage) of the London Plan states that development proposals should aim to achieve greenfield run-off rates and ensure that surface run-off is managed as close to its source as possible.
- 9.3 Policy BR4 (Water resource management) of the Borough Wide Development Policies DPD states that development must ensure that greenfield surface water run-off rates are achieved where possible through the use of Sustainable Urban Drainage System (SUDS).
- 9.4 Policy DMSI 7 (Water management) of the draft Local Plan states that development should be managed in line with Policy SI 13 (Sustainable drainage) of the London Plan and the drainage hierarchy. They expect that development proposals will utilise sustainable drainage methods to achieve greenfield run-off rates.
- 9.5 A Floor Risk Assessment Addendum has been prepared by Ramboll to accompany the application. This sets out that the vast majority of the baseline data and associated assessment remains as per the original assessment, approved as part of the original hybrid application.
- 9.6 The Environment Agency's Flood Map for Surface Water has however been updated and indicates that the majority of land outside of the area of the Padnall Lake is at Very Low or Low risk of surface water flooding. The land at the west of the site surrounding the Padnall Lake is shown to be at Low and Medium surface water flood risk, with areas of High surface water flood risk appearing to be mainly limited to the area of the lake itself. However, the EA's surface water flood risk does not take detailed account of existing surface water drainage assets which serve residential areas off-site to the north and would be expected to reduce such risks. The amended proposed development would also be served by a surface water drainage network which would be designed to manage surface water flood risks, also taking account of potential increases in rainfall depths due to climate change.
- 9.7 The surface water drainage network for the amended proposed development would provide a reduction in surface water runoff, in line with London Plan Policy SI 13, to an equivalent greenfield runoff rate whilst accommodating peak rainfall depths associated with a 1-in-100 (1%) annual probability event and a 40 % increase to account for climate change in accordance with government guidance.

- 9.8 The site remains to be considered as at low risk of tidal and fluvial flooding. The risk of groundwater flooding would remain low, and were this to occur, this would be expected to occur at the location of Padnall Lake and not within the areas of the proposed development.
- 9.9 On this basis, the Flood Risk Addendum Report has set out that there is no requirement for mitigation against flood risk. The surface water drainage network which would be designed to serve the amended proposed development would ensure that there is no increased flood risk to the site or to surrounding land.
- 9.10 The application is also supported by an updated Outline Drainage Strategy which outlines that the proposed development would reduce the surface water runoff to greenfield rates, with the use of SuDS features and an appropriate flow-controlled device, prior to discharge to the culverted watercourse at the eastern extremity of Padnall Lake via a new connection. In order to convey the site's surface water runoff in the direction of Padnall Lake, it is proposed to provide a conveyance swale that runs from the eastern area of the site along the entire length of the site before connecting to the culverted watercourse Padnall Lake discharges into, again via a new connection.
- 9.11 LBBD was consulted as LLFA. They confirmed that the proposed development is satisfactory with regards to potential flood risk.
- 9.12 It is therefore considered that the proposals continue to accord with policies SI 12 and SI 13 of the London Plan, as well as policies CR1, CR4 of the Borough Wide Development Policies and draft Local Plan policy DMSI 6 and DMSI7. The proposed amendments are therefore considered acceptable in this regard.

10. Archaeology

- 10.1 Paragraph 194 of the NPPF states that in determining applications, the Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 10.2 Policy HC1 (Heritage and Conservation Growth) of the London Plan; Policy CP2 (Protecting and Promoting our Historic Environment) of the Core Strategy; Policy BP3 (Archaeology) of the Borough Wide Development Policies DPD; and Policy DMD 4 (Heritage Assets and Archaeological remains) of the Draft Local Plan support the NPPF and seek to protect all heritage assets in a suitable way.
- 10.3 The applicant submitted an Archaeological Desk-based Assessment and Heritage Statement, which was prepared by AB Heritage. This provides a full update, taking into account the proposed design amendments when compared with the consented scheme.
- 10.4 The Site sits within a Tier II Archaeological Priority Area, designated due to abundant evidence for past activity, with a focus on the Roman and Medieval periods, with a range of further evidence for past activity within the study area.
- 10.5 Due to this potential an archaeological field evaluation was conducted on the site following approval of the 2021 application; this work identified no complex or significant remains and the condition for archaeological work was discharged.
- 10.6 Accordingly, the report concluded that there was negligible likelihood for impacts to below-ground archaeology from the proposed amendments. It therefore recommended no further archaeological work.

- 10.7 Regarding built heritage, the report concluded that the proposed changes will not adversely impact the setting or heritage significance of any identified heritage assets. There were therefore no further recommendations with regards to built heritage.
- 10.8 Historic England's Archaeological Service, GLAAS, was consulted. They confirmed that all relevant archaeological requirements had been met following the discharge of conditions, and that no further archaeological investigations were required.
- 10.9 Officers therefore accept the findings of the applicant's Archaeology and Heritage Statement and consider the development acceptable in accordance with Policy HC1 of the London Plan, polices CP2, BP2 and BP3 of the London Borough of Barking and Dagenham - Core Strategy and Development Plan, and Policy DMD4 of the emerging draft Local Plan to 2037. No further conditions are recommended.

Conclusions:

This application is for a s.73 minor-material amendment to hybrid planning consent 20/01868/FULL, which was approved on 5 March 2021 and subsequently amended under non material amendment 22/01415/NONMAT LBBB reference. The proposed amendments relate to both the Detailed Component (Phase 1) and the Outline Component (Phase 2).

The proposed amendments will ensure the delivery of a high-quality scheme which delivers 289 homes in 100% affordable housing tenures. No increase in the number of units is proposed but the proposed development will deliver a high proportion of much needed family sized housing, thereby helping to address an acute need for more affordable family sized housing in Barking and Dagenham.

The proposed amendments have been independently reviewed by the Quality Review Panel and are considered to maintain the same level of quality as that consented under the extant planning permission.

The alterations to the proposed development will result in an additional 2,262sqm of open space above that approved under the extant permission, allowing for a number of enhancements to be made to the proposed landscaping scheme. Attractive gateways will be provided into the site, around the existing pedestrian subways, which will make the area feel safer and increase accessibility for all residents.

In addition, impacts to neighbouring amenity, such as in terms of daylight and sunlight provision to existing dwellings will improve significantly overall as a result of the changes proposed to the footprint and form of development.

The agreed master planning principles of the extant permission, including the linear form of the buildings and the provision of a high-quality landscaped park remain unchanged. However, the proposed changes will allow for improvements to energy consumption and sustainability.

All planning obligations and financial obligations are to remain almost entirely the same under the proposed changes. The key change is the provision of an additional car club space.

The proposed amendments would result in a number of improvements to the scheme, whilst ensuring that it can continue to deliver 100% affordable housing with a high proportion of family sized dwellings. The design of the proposed dwellings and the associated landscaping are considered to be of a high-quality, which retains all key masterplan principles secured under the extant planning permission.

The development is considered to comply with planning policy and all key tenets of the extant planning permission. On this basis and given the above assessment, it is therefore recommended for approval.

Appendix 1:

<p>Development Plan Context: The Council has carefully considered the relevant provisions of the Council’s adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:</p>	
<p><i>National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities (DLUHC), July 2021)</i></p>	
<p><i>London Plan (2021)</i></p>	<p>Chapter 1 Planning London’s Future – Good Growth:</p> <ul style="list-style-type: none"> • Policy GG2 (Making the best use of land) • Policy GG4 (Delivering the homes Londoners need) <p>Chapter 2 Spatial development polices:</p> <ul style="list-style-type: none"> • Policy SD1 (Opportunity Areas) <p>Chapter 3 Design:</p> <ul style="list-style-type: none"> • Policy D1 (London’s form, character and capacity for growth) • Policy D3 (Optimising site capacity through the design-led approach) • Policy D4 (Delivering good design) • Policy D5 (Inclusive design) • Policy D6 (Housing quality standards) • Policy D7 Accessible housing) • Policy D8 (Public realm) • Policy D9 (Tall buildings) • Policy D11 (Safety, security and resilience to emergency) • Policy D12 (Fire safety) • Policy D13 (Agent of change) • Policy D14 (Noise) <p>Chapter 4 Housing:</p> <ul style="list-style-type: none"> • Policy H1 (Increasing housing supply) • Policy H4 (Delivering affordable housing) • Policy H5 (Threshold approach to applications) • Policy H6 (Affordable housing tenure) • Policy H7 (Monitoring of affordable housing) • Policy H10 (Housing size mix) <p>Chapter 5 Social infrastructure:</p> <ul style="list-style-type: none"> • Policy S3 (Education and childcare facilities) • Policy S4 (Play and informal recreation) <p>Chapter 7 Heritage and culture:</p> <ul style="list-style-type: none"> • Policy HC1 (Heritage conservation and growth) <p>Chapter 8 Green infrastructure and natural environment:</p> <ul style="list-style-type: none"> • Policy G1 (Green infrastructure) • Policy G5 (Urban greening) • Policy G6 (Biodiversity and access to nature) • Policy G7 (Trees and woodlands) <p>Chapter 9 Sustainable infrastructure:</p> <ul style="list-style-type: none"> • Policy SI 1 (Improving air quality)

	<ul style="list-style-type: none"> • Policy SI 2 (Minimising greenhouse gas emissions) • Policy SI 6 (Digital connectivity infrastructure) • Policy SI 7 (Reducing waste and supporting the circular economy) • Policy SI 12 (Flood risk management) • Policy SI 13 (Sustainable drainage) <p>Chapter 10 Transport:</p> <ul style="list-style-type: none"> • Policy T1 (Strategic approach to transport) • Policy T3 (Transport capacity, connectivity and safeguarding) • Policy T5 (Cycling) • Policy T6 (Car parking) • Policy T6.1 (Residential parking) • Policy T7 (Deliveries, servicing and construction)
<p><i>Local Development Framework (LDF) Core Strategy (July 2010)</i></p>	<p>Chapter 4 Managing growth:</p> <ul style="list-style-type: none"> • Policy CM1 (General principles for development) • Policy CM2 (Managing housing growth) <p>Chapter 5 Sustainable resource and the environment:</p> <ul style="list-style-type: none"> • Policy CR1 (Climate change and environment management) • Policy CR2 (Preserving and enhancing the natural environment) • Policy CR3 (Sustainable Waste Management) • Policy CR4 (Flood management) <p>Chapter 6 Creating a sense of community:</p> <ul style="list-style-type: none"> • Policy CC1 (Family Housing) • Policy CC2 (Social Infrastructure to Meet Community Needs) <p>Chapter 8 Creating a sense of place:</p> <ul style="list-style-type: none"> • Policy CP2 (Protecting and promoting our historic environment) • Policy CP3 (High quality-built environment)
<p><i>Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)</i></p>	<p>Chapter 2 Sustainable resource and the environment:</p> <ul style="list-style-type: none"> • Policy BR1 (Environmental Building Standards) • Policy BR2 (Energy and on-site renewables) • Policy BR3 (Greening the Urban Environment) • Policy BR5 (Contaminated land) • Policy BR9 (Parking) • Policy BR10 (Sustainable Transport) • Policy BR11 (Walking and cycling) • Policy BR13 (Noise mitigation) • Policy BR14 (Air quality) • Policy BR15 (Sustainable Waste Management) <p>Chapter 3 Creating a sense of community:</p> <ul style="list-style-type: none"> • Policy BC1 (Delivering affordable housing) • Policy BC2 (Accessible and Adaptable housing) • Policy BC7 (Crime prevention)

	<p>Chapter 5 Creating a sense of place:</p> <ul style="list-style-type: none"> • Policy BP3 (Archaeology) • Policy BP4 (Tall buildings) • Policy BP6 (Internal space standards) • Policy BP10 (Housing density) • Policy BP8 (Protecting Residential Amenity) • Policy BP10 (Housing density) • Policy BP11 (Urban design)
<p><i>The London Borough of Barking and Dagenham’s Draft Local Plan (Regulation 19 Consultation Version, Autumn 2021) was submitted for examination in public to the Planning Inspectorate in December 2021. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and considerable weight will be given to the emerging document in decision-making, unless other material consideration indicate that it would not be reasonable to do so.</i></p>	
<p><i>The London Borough of Barking and Dagenham’s Draft Local Plan (Regulation 19) – (Submission version December 2021)</i></p>	<p>Chapter 3 Transforming LBBD:</p> <ul style="list-style-type: none"> • Strategic Policy SPDG 1 (Delivering growth in Barking and Dagenham) • Policy SPP4 (Chadwell Heath and Mark’s Gate) <p>Chapter 4 Design:</p> <ul style="list-style-type: none"> • Policy DMD 1 (Securing high-quality design) • Policy DMD 2 (Tall buildings) • Policy DMD 4 (Heritage Assets and Archaeological remains) <p>Chapter 5 Housing:</p> <ul style="list-style-type: none"> • Strategic Policy SP 3 (Delivering homes that meet people’s needs) • Policy DMH 1 (Affordable housing) • Policy DMH 2 (Housing Mix) <p>Chapter 6 Social infrastructure:</p> <ul style="list-style-type: none"> • Strategic Policies SP4 (Delivering Social Infrastructure, in the Right Locations) • DMS 2 (Planning for new facilities) <p>Chapter 8 Natural environment:</p> <ul style="list-style-type: none"> • Policy DMNE 1 (Parks, open spaces and play space) • Policy DMNE 2 (Urban greening) • Policy DMNE 3 (Nature conservation and biodiversity) • Policy DMNE 5 (Trees) <p>Chapter 9 Sustainable infrastructure:</p> <ul style="list-style-type: none"> • Strategic Policy SP7 (Securing a clean, green, and sustainable borough) • Policy DMSI 2 (Energy, heat, and carbon emissions) • Policy DMSI 3 (Nuisance) • Policy DMSI 4 (Air quality) • Policy DMSI 5 (Land contamination) • Policy DMSI 6 (Flood risk and defences) • Policy DMSI 7 (Water management) <p>Chapter 10 Transport:</p> <ul style="list-style-type: none"> • Policy DMT 1 (Making better connected neighbourhoods)

	<ul style="list-style-type: none"> • Policy DMT 2 (Car parking) • Policy DMT 3 (Cycle parking) • Policy DMT 4 (Deliveries, servicing, and construction)
<i>Supplementary Planning Documents</i>	<ul style="list-style-type: none"> • DCLG Technical Housing Standards (Nationally described space standards) (DCLG, March 2015) (as amended) • MHCLG National Design Guide (October 2019) • London Borough of Barking and Dagenham, Archaeological Priority Area Appraisal dated July 2016 by Historic England • Adopted Site Allocations Document 2010 • Mayor of London Housing Supplementary Planning Guidance (March 2016) • Mayor's Affordable Housing and Viability SPG • The Mayor's Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation SPG • The BRE Report, Site layout planning for daylight and sunlight: a guide to good practice

Additional Reference:

Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equalities

In determining this planning application, Be First, on behalf of the London Borough of Barking & Dagenham, has regard to its equality's obligations including its obligations under section 149 of the Equality Act 2010 (as amended).

For the purposes of this application there are not considered to be any adverse equalities issues.

Be First is the Council's urban regeneration vehicle and undertakes planning statutory services on its behalf, including development management. LBBDD remains the decision-maker. For major schemes Members determine planning applications at Planning Committee, and for smaller schemes, typically householder, decision-making powers are delegated to LBBDD's Head of Planning Assurance. Appropriate governance procedures are followed to ensure there are no conflicts of interest.

Appendix 2:

Reference Number	Summary of description of development	Comments
<p>22/01415/NONMAT</p> <p><i>Approved 1st September</i></p>	<p>Non-material amendment to planning permission 20/01686/FULL dated 05/03/2021 to allow for an amendment to the description of development to the following: "Hybrid' planning application seeking detailed planning permission for Phase 1 and outline planning permission for Phase 2, comprising: Outline Planning Permission (all matters reserved) for erection of buildings comprising up to 219 residential units (Use Class C3), open space and public realm, means of pedestrian and vehicular access and circulation, car parking and cycle parking, and associated works; and Detailed planning permission for erection of buildings ranging between 2 and 6 storeys (Plots 1, 2 and 3) comprising 70 residential units (Use Class C3) and 181 sqm (GEA) of non-residential floorspace (Use Class D1), open space and public realm, parking and cycle parking, plant, other associated works; and associated infrastructure."</p>	<p>Non-material amendment required to amend wording of extant description of development to allow for amendments sought by this application.</p>
<p>20/01686/FULL</p> <p><i>Approved 5th March 2021</i></p>	<p>'Hybrid' planning application seeking detailed planning permission for Phase 1 and outline planning permission for Phase 2, comprising: Outline Planning Permission (all matters reserved) for erection of buildings comprising up to 219 residential units (Use Class C3), up to 300 square metres (GEA) of flexible floorspace for residential use (Use Class C3) or non-residential use (Use Class D1), open space and public realm, means of pedestrian and vehicular access and circulation, car parking and cycle parking, and associated works; and Detailed planning permission for erection of buildings ranging between 3 and 6 storeys (Plots 1, 2 and 3) comprising 81 residential units (Use Class C3) and 181 sqm (GEA) of non-residential floorspace (Use Class D1), open space and public realm, parking and cycle parking, plant,</p>	<p>It is proposed to amend the planning permission via this application.</p>

	other associated works; and associated infrastructure (Plot 4).	
20/01868/FULL <i>Approved 11th May 2021</i>	Provide a temporary access from Hatch Grove for a period of up to 3 years, land to be reinstated thereafter or Phase 2 (or alternative phasing) of planning permission 20/01686/FULL to be implemented.	This planning permission has not been implemented.
20/01092/SCREEN <i>Decision received 3rd June 2020</i>	Screening opinion for "Erection of up to 300 residential units and up to 250sqm of community floorspace in buildings of varying heights up to a maximum of 8-storeys, provision of up to 150 car parking spaces, three new vehicular access roads from Padnall Road, associated pedestrian footpaths and associated works, and improvements to landscaping."	LPA Screening opinion: EIA is not required.

Appendix 3:

The following consultations have been undertaken:

- Cllr Michael Pongo
- Cllr Simon Perry
- Cllr Sade Bright
- National Highways
- London Borough of Redbridge
- London City Airport
- Natural England
- UK Power Networks
- London Fire Brigade
- Metropolitan Police
- Thames Water
- Historic England (GLAAS)
- Health and Safety Executive
- Transport for London
- LBBB Regeneration
- Be First Deputy Development Director
- LBBB Lead Local Flood Authority
- LBBB Access
- Be First Highways
- LBBB Parking Enforcement and CPZ
- LBBB Highways
- LBBB Specialist Services
- LBBB Lighting
- LBBB Refuse Services
- LBBB Environmental Protection
- LBBB CCTV, Community Safety and Public Protection
- LBBB District Heating and Energy
- LBBB Trees
- LBBB Parks
- Reside Housing
- Be First Affordable Housing
- LBBB Employment and Skills Team
- NHS
- LBBB Public Health
- LBBB Education
- LBBB Strategy and Participation
- Environment Agency
- Essex and Suffolk Water Company

Summary of Consultation responses:		
Consultee and date received	Summary of Comments	Case Officer Comments
National Highways 26/09/2022	No Objection	Noted
LB Redbridge 31/10/2022	“Due to the distance from the shared borough boundary, I do not consider any consultation on our side to Redbridge residents is required”	Several site notices were erected in the vicinity of the site, which would have been viewable to anyone passing regardless of which borough they live in.

	No response was received from LB Redbridge Planning Policy Team.	Further comments from LB Redbridge were not considered necessary with respect of this application, given that the principle and basic form of the development have already been established.
London City Airport 26/09/2022	“This proposal has been assessed from an aerodrome safeguarding perspective. Accordingly, it was found not to conflict with London City Airport’s current safeguarding criteria”	Noted.
Natural England 12/09/2022	Consultation request received. No comments made on the application	Noted. Matters relating to SINCs and protected landscapes were fully addressed under the extant planning permission. Updated documents provided by the applicant in support of the proposed amendments confirm that the strategy has not changed with regards to matters relevant to Natural England.
London Fire Brigade 28/09/2022	<p>“Consideration has been given to the provision of fire hydrants and it will be necessary to install two new fire hydrants in the positions as indicated in red on the attached plan. The hydrants should be numbered 129063 and 1290624. The hydrant(s) should be installed within the footpath – not in the carriage way, grass verge, flower bed or parking bay, the hydrants should be one metre clear of all obstructions, with the outlet no more than 300mm below the finished ground level. The hydrant should conform to BS:750 , have a BS standard FH cover and be indicated with a hydrant indicator plate conforming to BS:3251.”</p> <p>Further information was provided with regards to emergency vehicle access, hydrant installation and Building Control requirements, which were passed onto the applicant.</p>	<p>The fire hydrants have been secured by condition.</p> <p>The additional information has been noted and passed to the applicant to ensure that they will be fully compliant with the relevant legislation and guidance at Building Control stage, with such matters to be determined outside of the planning application process.</p>
Metropolitan Police 09/09/2022	<p>“I can confirm that there has previously been constructive dialogue with the applicant to discuss their intentions regarding physical security measures and robust management procedures.</p> <p>It is reassuring to see that the crime prevention recommendations that were discussed during these numerous consultations appear to have been adopted in this current proposal. As such I have no objections to planning application 22/01492/VAR”</p>	The DOCO comments in relation to flat roofs are discussed in more detail in the section of this report relating to crime and safety. It is positive to see that no concerns were raised generally with the scheme. Conditions have been secured requiring a minimum of silver secure by design certification, with aspirations for gold; CCTV and lighting provision.

	<p>Additional comments were received on 30/11/2022, specifically in relation to flat roofs. These set out that the risk of crime associated with the use of flat roofs in Phase 1 is limited:</p> <p>“The climb up risk for Phase 1 houses (taller 3 storey units) should be limited, from what’s shown in the current drawings. As long as external drainage pipes and porches (over front doors) follow previous police guidance. Climb down risks are again minimal here. Block 1 is the only threat and the elevation that would potentially overlook a flat roof, is completely devoid of any windows or doorsets...The nearest balconies are approx. 3.37m away (third floor – private residents balcony) and not considered easily accessible. Rear private gardens are well defended with layers of thick defensive planting and robust boundaries (either timber panels or steel railing-all over 2.1m in height. There are no ancillary structures (heat pumps- water tanks or external bike storage) shown close to any unit. Roof access for phase one (1) from either the public or private realm, is very limited.”</p>	
Thames Water 09/09/2022	Documents were requested in relation to condition C10, for Thames Water to provide their comments.	Condition C10, in relation to piling, has already been discharged and the proposed amendments do not impact this.
Historic England (GLAAS) 21/09/2022	“No further archaeological work is necessary and the archaeological condition under this application has been satisfied. The results of the archaeological investigation will be published in summary form in the London Archaeologist and made available through the Greater London Historic Environment Record. The site archive will be deposited with the London Archaeological Archive and Research Centre.”	Noted.
Health and Safety Executive 10/10/2022	Consultation request received. No comments to make, as the Phase 1 scheme is not considered to contain relevant buildings.	Noted. A fire statement was provided with the application, which provides reassurance that fire safety has been well considered. Comments have been provided with regards to the Phase 2 scheme, which are set out and assessed within the Reserved Matters Application.
Transport for London – Infrastructure	“I can confirm that London Underground/DLR Infrastructure	Noted.

12/09/2022	Protection has no comment to make on this planning application as submitted.”	
Transport for London – Spatial Planning 03/11/2022	“Yes, there is nothing further to add really with this one. Our original comments for the previous applications still stand and I think we recently commented on the reserved matters too.”	Noted. It is considered that TfL comments were adequately addressed under the original planning permission. No concern has been raised with regards to any of the proposed amendments relevant to them, all of which have been assessed within this report.
LBBB Lead Local Flood Authority/ Sustainable Drainage 03/11/2022	“This all appears to be satisfactory.”	Noted. It is considered that flooding and drainage was well considered under the previous consent. The proposed amendments do not seek to change the key principles of the relevant strategies.
Be First Highways 11/10/2022	<p>No new issues raised with regards to highways matters. The key facets of the scheme were set out with regards to parking and highways.</p> <p>Supplementary comments were provided on 04/11/2022 with regards to street lighting and adoption. Clarity is required with regards to adoption in order to inform an appropriate choice of street lighting.</p>	<p>Noted.</p> <p>All key aspects were resolved under the extant planning permission and the proposed strategy remains unchanged or final details will be resolved by condition, as was previously envisaged.</p> <p>With regards to adoption and lighting – the applicant has set out that they will build out the scheme to adoptable standards, to enable future adoption. Detailed lighting design forms part of a condition, so that this detail can be finalised prior to first occupation of the development.</p>
LBBB Lighting 03/11/2022	<p>Bollard lighting will not be accepted in any form if the scheme is proposed for adoption.</p> <p>Details of the latest lighting scheme proposed for the site were circulated.</p>	Information relating to bollard lighting was relayed to the applicant. Some tweaks are required to the final lighting design which shall be submitted via a planning condition for approval, in consultation with LBBB’s Streetlighting team.
LBBB Refuse Services 24/10/2022	<p>“The refuse provisions as indicated in the drawings is adequate for the proposed number of dwellings.</p> <p>The bin pull distances from the refuse store to RCV collection point is stated as under 10 metres in the DAS. This is acceptable. The RCV swept path analysis indicates reversing and turning of RCVs during collection. In the event of reversing, it should not exceed 15 metres.</p> <p>Turning area for RCVs should be as per guidance in the PAN with a minimum radius of 4m radius and 21.5 m clearance at the turning end.</p>	Noted. Most details were considered sufficient. The Hatch Grove access is not considered suitable by Highways Officers or the applicant for access by refuse vehicles. This matter will be assessed under the Phase 2 Reserved Matters Application but it is noted that all properties will be accessible to LBBB Refuse vehicles, via other site access points.

	<p>Proposed access of RCVs from Hatch Grove states about restricted access. Access mechanism through this route must be in consultation with waste operations nearer the completion time.</p> <p>All internal roads should be able to withstand RCV loads of 26 tonnes. Roads not adopted as public highway should be indicated.”</p>	
<p>LBBB Environmental Protection 26/10/2022</p>	<p>Conditions were suggested with regards to noise, contaminated land and air quality.</p>	<p>The requested conditions were noted. In this instance, the conditions already existed as this application is for amendments to a previous consent. These conditions have been updated where relevant, with consideration given to the comments of Environmental Health. This is set out in the appraisal section of this report. An additional condition has been applied regarding noise mitigation relating to the re-located energy centre.</p>
<p>NHS 04/11/2022</p>	<p>“Given this is a fully affordable scheme we are happy that no health collections are collected in this instance given the affordability issues.”</p>	<p>Noted. No requests for contributions towards the NHS have been made.</p>
<p>Environment Agency 21/10/2022</p>	<p>“Thank you for your email. We have no comments to make regarding this variation of conditions application as we did not comment on the original application as it lies outside of our remit.”</p>	<p>Noted. Flood risk and drainage have been assessed by LBBB as LLFA and it is considered that relevant matters have been adequately resolved.</p>
<p>LBBB Employment and Skills 12/09/2022</p>	<p>A request was made for the applicant to provide an employment and skills supplier plan (ESSP), with a 6-month lead in time.</p>	<p>Such a requirement has already been captured within the s.106 as part of the legal agreement. This obligation remains and no further update is required.</p>

Appendix 4: Neighbour Consultation

Neighbour Notification:	
Date Site Notice Erected:	21/09/2022
Date of Press Advertisement:	12/09/2022
Number of neighbouring properties consulted:	906
Number of responses:	3 responded (1 resident issued one response, the other sent several responses)
Address:	Summary of response:
95 Eastern Avenue West, Chadwell Heath	<ul style="list-style-type: none"> - Unsure how to use the QR code and requested how they could view the plans to be able to provide comments on the application. - Concern regarding the impact of the building on the Padnall Lake site and its impact on the local environment.
236 Padnall Road	<ul style="list-style-type: none"> - Always opposed to the development. - Previously attended meetings with councillors, architects, police and put a petition of over 400 hundred signatures to Barking and Dagenham opposing this major build on the front green along Padnall Road (front of 236) and the Lake. - Traffic concerns in local area, particularly Marks Gate, Moby Dick and Barley Lane. - Concerns in relation to overlooking and privacy. - Worried about lighting and safety. - Concern with regards to loss of green space. - Concern for future residents given pollution adjacent to main road. - Concern in relation to parking provision. - Born in the area and knows it well – does not believe the changes are for the best. - Requested correspondence with officers. - Development causing resident stress and anxiety. - Frustration that Mayor of London did not respond and feels ignored generally.
Address not supplied, understood to be in LB Redbridge	<ul style="list-style-type: none"> - Redbridge resident – says was not consulted. Concern with regards to noise pollution arising from construction.

Officer Summary:

Officers note receipt of the objections listed above.

The resident who was unsure of how to access the plans was provided with further information.

With regards to the resident in LB Redbridge, site notices were erected for all neighbours to view, and a consultation request was sent to LB Redbridge for their consideration. All consultation was undertaken in accordance with the previously consented extant hybrid permission.

The material planning considerations relevant to the proposed amendments are addressed within the planning assessment. The key areas of concern were most fully addressed when the extant planning permission was granted. The principle and form of the development were considered acceptable at this time and planning permission was therefore granted.

Appendix 6:

Conditions & Informatives:

Condition Number	Current Wording	Proposed Wording	Notes
Outline Conditions			
A1	<p>Statutory Time Limit – Outline Planning Permission</p> <p>No development shall commence until details of the:</p> <ol style="list-style-type: none"> Access Appearance Landscaping Layout Scale <p>(hereinafter referred to as "the Reserved Matters") have been submitted to and approved by the Local Planning Authority)</p> <p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of THREE YEARS from the date of this Decision Notice.</p> <p>The development to which this permission relates must be commenced not later than TWO YEARS from the date of approval of the final Reserved Matters.</p>	No change.	Condition to be repeated. No changes. (Reserved Matters to be submitted separately).
A2	<p>Development in accordance with Approved Plans</p> <p>The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:</p> <ul style="list-style-type: none"> Drawing Title: Development Parcels Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP101 – Dated : August 2020 Drawing Title: Public Open Space Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP102 – Dated : August 2020 	<p>Development in accordance with Approved Plans</p> <p>The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:</p> <ul style="list-style-type: none"> Drawing Title: Development Parcels Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP101 – Rev L : August 2022 Drawing Title: Public Open Space Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP102 – Rev M Drawing Title: Land Use Parameter Plan – Drawing 	Parameter plans and development specifications proposed for amendment as part of this application. Revised wording proposed to condition to reflect these updates.

	<ul style="list-style-type: none"> • Drawing Title: Land Use Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP103 – Dated : August 2020 • Drawing Title: Access and Circulation Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP104 – Dated : August 2020 • Drawing Title: Proposed Development Heights - Parameter Plan – Drawing Number : BEF PLB_HTA_A_PP105 – Dated :August 2020 • Drawing Title : Planning Application Site Boundary Parameter Plan – Drawing Number : BEF-PLB_HTA_A_XX_DR_0115 – Dated : August 2020 <p>Documentation:</p> <ul style="list-style-type: none"> • Development Specification -Be First - November 2020 • Design Guide -HTA - August 2020 <p>No other drawings or documents apply.</p>	<ul style="list-style-type: none"> • Number : BEF-PLB_HTA_A_PP103 – Dated : August 2022, Rev M • Drawing Title: Access and Circulation Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP104 – Dated : August 2022 Rev L • Drawing Title: Proposed Development Heights - Parameter Plan – Drawing Number : BEF RPLB_HTA_A_PP105 – Dated :August 2022 Rev M • Drawing Title : Planning Application Site Boundary Parameter Plan – Drawing Number : BEF-PLB_HTA_A_XX_DR_0115 – Dated : August 2022 Rev M <p>Documentation:</p> <ul style="list-style-type: none"> • Development Specification -Be First – September 2022 • Design Guide -HTA - August 2022 <p>No other drawings or documents apply.</p>	
A3	<p>Maximum Quantum of Floorspace</p> <p>The development hereby approved shall be limited to a maximum quantum of development as follows:</p> <ul style="list-style-type: none"> • Housing (Use Class C3) - 219 Residential Units; • Flexible Use Non-residential use (Class E/F1) - 300 square metres. 	<p>Maximum Quantum of Floorspace</p> <p>The development hereby approved shall be limited to a maximum quantum of development as follows:</p> <ul style="list-style-type: none"> • Housing (Use Class C3) - 219 Residential Units. 	Flexible non-residential floorspace no longer proposed. Revised wording proposed to reflect this.
Detailed Component Conditions (Phase 1)			
B1	<p>Statutory Time Limit - Planning Permission</p> <p>The development hereby permitted shall be commenced</p>	No change.	Condition to be repeated – no change.

	before the expiration of THREE YEARS from the date of this permission.		
B2	<p>Development in accordance with Approved Plans The development hereby approved shall only be carried out in accordance with the approved plans and documents:</p> <p>Drawing Title : Phase 1 Site Ground Floor Plan – Drawing Number : BEF-PLB_HTAA_P1_DR_0100-G – Dated : November 2020</p> <p>Drawing Title: Phase 1 Site Roof Plan - Drawing Number : BEF-PLB_HTA-A_P1_DR_0101-E Dated : November 2020</p> <p>Drawing Title : Phase 1 Site Sections & Elevations – Drawing Number : BEF-PLB_HTAA_P1_DR_0150-E – Dated : November 2020</p> <p>Drawing Title : Energy Centre Elevations – Drawing Number - BEF-PLB_HTA-A_EC_DR_0280-C –Dated : August 2020</p> <p>Drawing Title : Energy Centre Plan and Sections – Drawing Number - BEF-PLB_HTAA_EC_DR_0281-C – Dated : August 2020</p> <p>Drawing Title : Block 1 Ground Plan – Drawing Number : BEF-PLB_HTA-A_01_DR_0200-G – Dated :November 2020</p> <p>Drawing Title : Block 1 First Floor Plan – Drawing Number : BEF-PLB_HTA-A_01_DR_0201-E –Dated : November 2020</p> <p>Drawing Title : Block 1 Second Floor Plan – Drawing Number : BEF-PLB_HTA-A_01_DR_0202-D –Dated : November 2020</p> <p>Drawing Title : Block 1 Third Floor Plan – Drawing Number :</p>	<p>Development in accordance with Approved Plans The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:</p> <p>Drawing Title : Phase 1 Site Ground Floor Plan – Drawing Number - BEF-PLB_HTA-A_P1_DR_0100-G – Dated : November 2020.</p> <p>Drawing Title : Phase 1 Site Roof Plan – Drawing Number - BEF-PLB_HTA-A_P1_DR_0101- F– Dated : August 2022.</p> <p>Drawing Title : Phase 1 Site Sections & Elevations – Drawing Number - BEF-PLB_HTA-A_P1_DR_0150- E– Dated : November 2020</p> <p>Drawing Title : Energy Centre Elevations– Drawing Number - BEF-PLB_HTA-A_EC_DR_0280-D– Dated : August 2022</p> <p>Drawing Title : Energy Centre Plan and Sections – Drawing Number - BEF-PLB_HTA-A_EC_DR_0281-D– Dated : August 2022</p> <p>Drawing Title : Block 1 Ground Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0200 - H– Dated : August 2022</p> <p>Drawing Title : Block 1 Ground Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0201-F– Dated : August 2022</p> <p>Drawing Title : Block 1 Second Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0202 - E– Dated : August 2022</p>	Revised wording to reflect updated plans.

	<p>BEF-PLB_HTA-A_01_DR_0203-D –Dated : November 2020 Drawing Title : Block 1 Forth Floor Plan – Drawing Number : BEF-PLB_HTA-A_01_DR_0204-D –Dated : November 2020 Drawing Title : Block 1 Fifth Floor Plan – Drawing Number : BEF-PLB_HTA-A_01_DR_0205-D –Dated :November 2020 Drawing Title : Block 1 Roof Plan – Drawing Number : BEF-PLB_HTA-A_01_DR_0206-D – Dated :November 2020 Drawing Title : Block 1 Building Section A – Drawing Number : BEF-PLB_HTA-A_01_DR_0250-B –Dated : November 2020 Drawing Title: Block 1 Building Section B – Drawing Number : BEF-PLB_HTA-A_01_DR_0251-C –Dated : November 2020 Drawing Title : Block 1 Building Section C – Drawing Number : BEF-PLB_HTA-A_01_DR_0252-C –Dated : November 2020 Drawing Title : Block 1 Building Section D – Drawing Number : BEF-PLB_HTA-A_01_DR_0253-C –Dated : November 2020 Drawing Title : Block 1 North Elevation – Drawing Number : BEF-PLB_HTA-A_01_DR_0270-D –Dated : November 2020 Drawing Title : Block 1 North East Elevation – Drawing Number : BEF-PLB_HTA-A_01_DR_0271-D Dated : November 2020 Drawing Title : Block 1 North West Elevation – Drawing Number : BEF-PLB_HTA-A_01_DR_0272-D- Dated : November 2020</p>	<p>Drawing Title : Block 1 Third Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0203 -E– Dated : August 2022</p> <p>Drawing Title : Block 1 Forth Floor Plan – Drawing Number - BEF-PLB_HTA-A_01_DR_0204 -E– Dated : August 2022</p> <p>Drawing Title : Block 1 Fifth Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0205 -E– Dated : August 2022</p> <p>Drawing Title : Block 1 Roof Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0206 -E– Dated : August 2022</p> <p>Drawing Title : Block 1 Building Section A – Drawing Number - BEF-PLB_HTA-A_01_DR_0250-C– Dated : August 2022</p> <p>Drawing Title : Block 1 Building Section B– Drawing Number - BEF-PLB_HTA-A_01_DR_0251-D– Dated : August 2022</p> <p>Drawing Title : Block 1 Building Section C– Drawing Number - BEF-PLB_HTA-A_01_DR_0252-D– Dated : August 2022</p> <p>Drawing Title : Block 1 Building Section D– Drawing Number - BEF-PLB_HTA-A_01_DR_0253-D– Dated : August 2022</p> <p>Drawing Title : Block 1 North Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0270-E– Dated : August 2022</p> <p>Drawing Title : Block 1 North-East Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0271-E– Dated : August 2022</p>	
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	<p>Drawing Title : Block 1 South West Elevation – Drawing Number : BEF-PLB_HTA-A_01_DR_0273-D- Dated : November 2020</p> <p>Drawing Title : Block 1 South East Elevation – Drawing Number : BEF-PLB_HTA-A_01_DR_0274-D- Dated : November 2020</p> <p>Drawing Title : Block 1 South Elevation – Drawing Number : BEF-PLB_HTA-A_01_DR_0275-D –Dated : November 2020</p> <p>Drawing Title : Block 1 East Elevation – Drawing Number : BEF-PLB_HTA-A_01_DR_0276-C –Dated : November 2020</p> <p>Drawing Title : Block 2 Ground Floor Plan – Drawing Number : BEF-PLB_HTA-A_02_DR_0200-G –Dated : November 2020</p> <p>Drawing Title : Block 2 First Floor Plan – Drawing Number : BEF-PLB_HTA-A_02_DR_0201-E –Dated : November 2020</p> <p>Drawing Title : Block 1 Second Floor Plan – Drawing Number : BEF-PLB_HTA-A_02_DR_0202-C –Dated : November 2020</p> <p>Drawing Title : Block 2 Third Floor Plan – Drawing Number : BEF-PLB_HTA-A_02_DR_0203-C –Dated : November 2020</p> <p>Drawing Title : Block 2 Roof Plan – Drawing Number : BEF-PLB_HTA-A_02_DR_0204-C – Dated:November2020</p> <p>Drawing Title : Block 2 Building Section A – Drawing Number : BEF-PLB_HTA-A_02_DR_0250-B–Dated : November 2020</p> <p>Drawing Title : Block 2 North West Elevation – Drawing Number : BEF-PLB_HTA-</p>	<p>Drawing Title : Block 1 North-West Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0272-E– Dated : August 2022</p> <p>Drawing Title : Block 1 South-West Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0273-E– Dated : August 2022</p> <p>Drawing Title : Block 1 South-East Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0274-E– Dated : August 2022</p> <p>Drawing Title : Block 1 South Elevation – Drawing Number - BEF-PLB_HTA A_01_DR_0275-E– Dated : August 2022</p> <p>Drawing Title : Block 1 East Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0276-D– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses Ground Floor Plan Pt1 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0200-B– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses Ground Floor Plan Pt1 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0201-B– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses First Floor Plan Pt1 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0202-B– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses First Floor Plan Pt2 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0203-C– Dated : November 2022</p>	
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	<p>A_02_DR_0270-D-Dated : November 2020 Drawing Title : Block 2 South West Elevation – Drawing Number : BEF-PLB_HTA- A_02_DR_0271-D -Dated : November 2020 Drawing Title : Phase 1 Houses Ground Floor Plan Pt1 – Drawing Number : BEF- PLB_HTAA_H1_DR_0200-A – Dated : July 2020 Drawing Title : Phase 1 Houses Ground Floor Plan Pt2 – Drawing Number : BEF- PLB_HTAA_H1_DR_0201-A – Dated : July 2020 Drawing Title : Phase 1 Houses First Floor Plan Pt1 – Drawing Number : BEF- PLB_HTAA_H1_DR_0202-A – Dated : July 2020 Drawing Title : Phase 1 Houses First Floor Plan Pt2- Drawing Number : BEF- PLB_HTAA_H1_DR_0203-A – Dated : July 2020 Drawing Title : Phase 1 Houses Second Floor Plan Pt1 - BEF- PLB_HTA-A_H1_DR_0204-A – Dated: July 2020 Drawing Title : Phase 1 Houses Second Floor Plan Pt2 – Drawing Number BEF- PLB_HTAA_H1_DR_0205-A – Dated : July 2020 Drawing Title : Phase 1 Houses Roof Floor Plan Pt1 – Drawing Number : BEF- PLB_HTAA_H1_DR_0206-A – Dated : July 2020</p>	<p>Drawing Title : Phase 1 Houses Second Floor Plan Pt1 – Drawing Number - BEF-PLB_HTA- A_H1_DR_0204-B– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses Second Floor Plan Pt2 – Drawing Number - BEF-PLB_HTA- A_H1_DR_0205-B– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses Roof Floor Plan Pt1– Drawing Number - BEF-PLB_HTA- A_H1_DR_0206-B– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses Roof Floor Plan Pt2– Drawing Number - BEF-PLB_HTA- A_H1_DR_0207-B– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses Building Sections A and B– Drawing Number - BEF-PLB_HTA- A_H1_DR_0250-A– Dated : August 2020</p> <p>Drawing Title : Phase 1 Houses North Elevation– Drawing Number - BEF-PLB_HTA-A_H1_DR_0270- C– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses South Elevation– Drawing Number - BEF-PLB_HTA-A_H1_DR_0271- C– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses East Elevation– Drawing Number - BEF-PLB_HTA-A_H1_DR_0272- C– Dated : August 2022</p> <p>Drawing Title : Phase 1 Houses East Elevation– Drawing Number - BEF-PLB_HTA-A_H1_DR_03090- PO3– Dated : August 2022</p>	
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	<p>Drawing Title : Phase 1 Houses Roof Floor Plan Pt2 - BEF-PLB_HTA-A_H1_DR_0207-A – Dated: July 2020</p> <p>Drawing Title : Phase 1 Houses Building Sections A and B – Drawing Number : BEF-PLB_HTAA_H1_DR_0250-A – Dated : July 2020</p> <p>Drawing Title : Phase 1 Houses Building Sections A and B – Drawing Number : BEF-PLB_HTAA_H1_DR_0-A – Dated : July2020</p> <p>Drawing Title : Phase 1 Houses North Elevation – Drawing Number : BEF-PLB_HTAA_H1_DR_0270-B – Dated : July 2020</p> <p>Drawing Title : Phase 1 Houses South Elevation – Drawing Number : BEF-PLB_HTAA_H1_DR_0271-B – Dated : July 2020</p> <p>Drawing Title : Phase 1 Houses East Elevation – Drawing Number : BEF-PLB_HTAA_H1_DR_0272-B – Dated : August 2020</p> <p>Drawing Title : Energy Centre – Drawing Number : BEF-PLB_HTA-A_EC_DR_0280-C – Dated : July 2020</p> <p>Drawing Title : Energy Centre – Drawing Number : BEF-PLB_HTA-A_EC_DR_0281-B – Dated : July 2020</p> <p>Drawing Title : Soft Landscape Plan 1 of 3_Rev C – Drawing Number : BEF-PBL_HTA-L_DR-2910-C Dated: July 2020</p> <p>Drawing Title : Soft Landscape Plan 2 of 3_Rev D – Drawing Number : BEF-PBL_HTA-L_DR-2911-C Dated: November 2020</p>	<p>Drawing Title :Street Lighting Layout Sheet 3 of 4– Drawing Number – BF0154-WSP-ZZ-ZZ-DR-DC-000019– Dated : October 2022</p> <p>Drawing Title : Illustrative Landscape Masterplan – Drawing Number - BEF-PLB_HTA-L_DR-2100-C – Dated : August 2022</p> <p>Drawing Title : Soft Landscape Plan 1 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2910-D – Dated : August 2022</p> <p>Drawing Title : Soft Landscape Plan 2 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2911– E- Dated : August 2022</p> <p>Drawing Title : Hard Landscape Plan 1 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2920– D- Dated : August 2022</p> <p>Drawing Title : Hard Landscape Plan 2 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2920– E- Dated : August 2022</p> <p>Drawing Title : Hard Landscape Plan 3 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2920– E- Dated : August 2022</p> <p>Document List</p> <p>Development Specification- Be First- September 2022</p> <p>Noise Impact Assessment- Ramboll-August 2022</p> <p>Air Quality Addendum- Ramboll- August 2022</p> <p>Ecological Impact Assessment Addendum-Ramboll-August 2022</p>	
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	<p>Drawing Title : Soft Landscape 3 of 3_Rev_c – Drawing Number : BEF-PBL-HTA-L_DR-2912-C Dated : July 2020</p> <p>Drawing Title : Illustrative Landscape Masterplan_ Rev.B – Drawing Number : BEF-PBL-HTA-L-DR-2100-B – Dated : July2020</p> <p>Drawing Title : Illustrative Landscape Sections 1 of 3_REV – Drawing Number : BEF-PBL-HTA-LDR-2240 – Dated : July 2020</p> <p>Drawing Title : Illustrative Landscape Sections 2 of 3_REV – Drawing Number : BEF-PBL-HTA-LDR-2241 – Dated : July 2020</p> <p>Drawing Title : Illustrative Landscape Sections 3 of 3_REV – Drawing Number : BEF-PBL-HTA-LDR-2242 – Dated : July 2020</p> <p>Drawing Title : Hard Landscape Plan 1 of 3_Rev C – Drawing Number : BEF-PBL-HTA-L-DR-2920-C -Dated : July 2020</p> <p>Drawing Title : Hard Landscape Plan 2 of 3_Rev D – Drawing Number : BEF-PBL-HTA-L-DR-2921-C- Dated : November 2020</p> <p>Drawing Title: Hard Landscape Plan 3 of 3_Rev C - Drawing Number: BEF-PBL-HTA-L-DR-2922-C – Dated : July 2020</p>	<p>Energy and Sustainability- Assessment- HTA Sustainability- August 2022.</p> <p>Archaeological and Heritage Assessment- AB Heritage-August 2022</p> <p>Flood Risk Addendum-Ramboll- August 2022</p> <p>Outline Drainage Strategy-WSP- September 2022.</p> <p>Daylight and Sunlight Impact Assessment Report - Mach Group- August 2022</p> <p>Transport Statement Addendum- Stantec- August 2022.</p> <p>Fire Strategy Report – MLM Group – August 2022</p> <p>Fire Statement Form – MLM Group – August 2022</p> <p>Arboricultural Survey and Arboricultural Impact Assessment- Thompson-August 2022</p> <p>Statement of Community Involvement- Be First- September 2022</p> <p>Open Space Assessment- HTA- August 2022</p> <p>Circular Economy Statement- HTA Sustainability – August 2022</p> <p>Whole Life Carbon Assessment - HTA Sustainability – August 2022</p> <p>Habitat Management Plan – Ramboll – August 2022</p> <p>Biodiversity Net Gain Assessment Replacement – Ramboll – August 2022</p>	
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		<p>Preliminary Risk Assessment – WSP – August 2022</p> <p>Landscape and Visual Impact Assessment Addendum – Ramboll – August 2022</p> <p>Noise Impact Assessment Replacement – Ramboll – August 2022</p> <p>No other plans or documents apply.</p>	
Site Wide Conditions			
C1	<p>Contaminated Land No development shall commence until:</p> <p>a) An investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <p>i. A survey of the extent, scale and nature of contamination;</p> <p>ii. An assessment of the potential risks to human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters</p>	<p>Contaminated Land</p> <p>I. Development (all phases) shall be undertaken in accordance with the investigation and risk assessment and detailed remediation scheme required by Condition C1 part (a) and (b) of planning permission reference 20/01686/FULL, submitted and approved by the Local Planning Authority under application reference 21/00800/AOD, or any updated investigation and risk assessment reports as may subsequently be submitted and approved by the Local Planning Authority.</p> <p>II. Development (phase 1) shall be undertaken in accordance with the remediation strategy and verification report required by Condition C1 part (c) of planning permission reference 20/01686/FULL submitted and approved by the Local Planning Authority under application reference 22/01134/AOD, or any such updated reports as may subsequently be submitted and approved by the Local Planning Authority.</p>	<p>New proposed wording to account for discharge.</p> <p>Fully discharged. Condition 1a & 1b discharged 3 November 2021 (ref. 21/00800/AOD)</p> <p>Condition 1c discharged 22 August 2022 (ref. 22/01134/AOD)</p> <p>In relation to Phase 1 only.</p> <p>Condition 1c) must be discharged in relation to Phase 2.</p> <p>Part d) of the original condition remains applicable to both phases.</p>

	<p>and surface waters; ecological systems; archaeological sites and ancient monuments; and</p> <p>iii. An appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11';</p> <p>b) A detailed remediation scheme, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, has been prepared and submitted to the Local Planning Authority for approval in writing. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation;</p> <p>c) The approved remediation scheme must be carried out in accordance with its terms prior to commencement of the development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a</p>	<p>III. With regards to Phase 2, the approved remediation scheme must be carried out in accordance with its terms prior to commencement of the development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met.</p> <p>IV. With regards to Phases 1 and 2, in the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (a), and where remediation is necessary a remediation</p>	
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	<p>verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met.</p> <p>d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (b), which is subject to the approval in writing of the Local Planning Authority.</p>	<p>scheme must be prepared in accordance with the requirements of (b), which is subject to the approval in writing of the Local Planning Authority.</p>	
C2	<p>Phasing Plan Development to be carried out in accordance with phasing plan (ref:BEF-PLB_HTA_A_XX_DR_0116), or any subsequent phasing plan to be agreed in writing with the Local Planning Authority.</p>	<p>Phasing Plan Development to be carried out in accordance with phasing plan (ref: BEF-PLB_HTA_A_XX_PP101 Rev L), or any subsequent phasing plan to be agreed in writing with the Local Planning Authority.</p>	<p>Plan within condition to be updated to reflect change in energy centre location. Phasing plan being updated as part of this application.</p>
C3	<p>Construction management No development within a phase of the development shall commence until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These Plans shall incorporate details of:</p>	<p>Construction Management Development shall be undertaken in accordance with the Construction Environmental Management Plan (CEMP) and Site Waste Management Plan (SWMP) required by condition C3 of planning permission reference 20/01686/FULL, submitted and approved by the Local Planning Authority under application reference 21/00897/AOD, or any updated investigation and risk</p>	<p>New proposed wording to account for discharge.</p> <p>Discharged 3 August 2021 (ref. 21/00897/AOD)</p>

	<p>a. construction traffic management; the parking of vehicles of site operatives and visitors;</p> <p>c. loading and unloading of plant and materials;</p> <p>d. storage of plant and materials used in constructing the development;</p> <p>e. the erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;</p> <p>f. wheel washing facilities;</p> <p>g. measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document "The Control of Dust and Emissions during Construction and Demolition", Mayor of London, July 2014; including but not confined to, non-road mobile machinery (NRMM) requirements;</p> <p>h. noise and vibration control;</p> <p>i. a scheme for recycling/disposing of waste resulting from demolition and construction works;</p> <p>j. the use of efficient construction materials;</p> <p>k. methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and</p> <p>l. a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions</p>	<p>assessment reports as may subsequently be submitted and approved by the Local Planning Authority.</p> <p>Demolition and construction work and associated activities, other than internal works not audible outside the site boundary, are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 Saturday, with no work on Sundays or public holidays without the prior written permission of the Local Planning Authority. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.</p> <p>Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites", Parts 1 and 2.</p>	
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	<p>related to the ongoing development.</p> <p>Once approved the Plans shall be adhered to throughout the construction period for the development.</p> <p>Demolition and construction work and associated activities, other than internal works not audible outside the site boundary, are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 Saturday, with no work on Sundays or public holidays without the prior written permission of the Local Planning Authority. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.</p> <p>Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites", Parts 1 and 2.</p>		
C4	<p>Archaeology No development within a phase of the development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and</p>	<p>Archaeology Development shall be undertaken in accordance with the Written Scheme of Investigation (WSI) required by Condition C4 of planning permission reference 20/01686/FULL, approved under permission reference 21/01004/AOD, or any updated written scheme of investigation as may subsequently be submitted to and approved by the Local Planning Authority.</p>	<p>New proposed wording to account for discharge.</p> <p>Discharged 12 August 2021 (ref. 21/01004/AOD)</p>

	<p>methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.</p> <p>If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <p>a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and</p> <p>b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.</p>	<p>If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <p>a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and</p> <p>b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.</p>	
C5	<p>Materials and balconies</p> <p>Prior to the commencement of above ground works in each phase of the development hereby approved, details of all balconies and all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. These shall also include 1:20 drawings of window</p>	<p>Materials and balconies</p> <p>Phase 1 development shall be undertaken in accordance with details of all balconies and materials to be used in the construction of the external surfaces of the development required by Condition C5 of planning permission 20/01686/FULL and approved under permission reference 22/00446/AOD for, or any updated materials and balcony</p>	<p>New proposed wording to account for discharge.</p> <p>Discharged 7 April 2022 (ref. 22/00446/AOD) In relation to Phase 1.</p>

	reveals. The development shall be carried out in accordance with the approved materials and balcony details. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.	details as may subsequently be submitted and approved by the Local Planning Authority. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.	A separate condition will be applied to the Phase 2 RMA requiring details of materials.
C6	<p>Electric Vehicle Charging Points</p> <p>Prior to the commencement of above ground works in each phase of the development details of Electric Vehicle Charging Points have been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how active electric charging points will be provided for 20% of the car parking spaces, with passive provision for the remaining 80% of the spaces. The spaces shall be constructed and marked out and the charging points installed prior to the occupation of the development and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.</p>	<p>Electric Vehicle Charging Points</p> <p>The Phase 1 development shall be undertaken in accordance with details of Electric Vehicle Charging Points required by Condition C6 of planning permission reference 20/01686/FULL approved under permission reference 22/00619/AOD (Phase 1), or any updated details of Electric Vehicle Charging Points as may subsequently be submitted and approved by the Local Planning Authority.</p>	<p>New proposed wording to account for discharge of details.</p> <p>Discharged 18 May 2022 (ref. 22/00619/AOD) In relation to Phase 1.</p> <p>A separate condition will be included on the Phase 2 RMA requiring details of 100% active EV provision.</p>
C7	<p>Landscaping Details</p> <p>Prior to the commencement of above ground works in each phase of the development detailed soft and hard landscaping strategies must be submitted and approved in writing by the Local Planning Authority. Any 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 unless the Local Planning Authority gives written consent to any variation. The landscaping scheme must then be implemented within Phase 1 of the development prior to loss of any open space that will be occupied by any permanent</p>	No change proposed.	It is proposed this condition is repeated to take into account changes to Phase 1 Landscaping proposed as part of this application, despite previous discharge of condition - 23 February 2022 (ref. 22/00017/AOD) in relation to Phase 1.

	building forming part of the application proposal.		
C8	<p>Tree Protection No above ground works within each phase of the development hereby permitted shall be commenced until all such works associated with that phase are completed:</p> <p>a. all trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees; and</p> <p>b. any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.</p> <p>The approved report must then remain in perpetuity across all phases of development unless agreed otherwise in writing by the Local Planning Authority.</p>	<p>Tree Protection Phase 1 Development shall be undertaken in accordance with the landscaping details required by Condition C8 of planning permission reference 20/01686/FULL and approved under application reference 22/00017/AOD (Phase 1), or any updated landscaping details as may subsequently be submitted and approved by the Local Planning Authority.</p> <p>The approved report must then remain in perpetuity across all phases of development unless agreed otherwise in writing by the Local Planning Authority.</p> <p>In relation to the Phase 2 development:</p> <p>No above ground works within each phase of the development hereby permitted shall be commenced until all such works associated with that phase are completed:</p> <p>a. all trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees; and</p> <p>b. any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.</p>	<p>New proposed wording to account for discharge of details - 23 February 2022 (ref. 22/00017/AOD) in relation to Phase 1.</p> <p>The condition will still require discharge prior to above ground works on Phase 2.</p>

		The approved report must then remain in perpetuity across all phases of development unless agreed otherwise in writing by the Local Planning Authority.	
C9	<p>Landscape and Ecological Management Plan</p> <p>A Landscape and Ecological Management Plan (LEMP) for the relevant phase of the development shall be submitted to and be approved in writing by the local planning authority prior to the commencement of the development. The approved plan will be implemented in accordance with the approved details. The content of the LEMP shall include the following: Standard LEMP information, including:</p> <ul style="list-style-type: none"> a. Description and evaluation of features to be managed; b. Ecological trends and constraints on site that might influence management; c. Aims and objectives of management; d. Appropriate management options for achieving aims and objectives. Prescriptions for management actions; e. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year; period); f. Details of the body or organization responsible for implementation of the plan; g. Ongoing monitoring and remedial measures; and h. The funding mechanism by which the long-term implementation of the plan will be secured. <p>The approved report must then remain in perpetuity across all phases of development unless</p>	<p>Landscape and Ecological Management Plan</p> <p>Development shall be undertaken in accordance with the Landscape and Ecological Management Plan required by Condition C9 of planning permission reference 20/01686/FULL and approved under application reference 21/00941/AOD, or any updated landscaping details as may subsequently be submitted and approved by the Local Planning Authority.</p> <p>The landscape and ecological measures identified in the approved report be retained in perpetuity across all phases of development unless agreed otherwise in writing by the Local Planning Authority.</p>	<p>New proposed wording to account for discharge of details - Discharged 3 August 2021 (ref. 21/00941/AOD)</p>

	agreed otherwise in writing by the Local Planning Authority.		
C10	<p>Piling Method Statement</p> <p>No piling within the relevant phase of the development shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p>	<p>Piling Method Statement</p> <p>Phase 1 development shall be undertaken in accordance with the Piling Method Statement required by Condition C10 of planning permission reference 20/01686/FULL and approved under permission reference 21/01099/AOD, or any updated landscaping details as may subsequently be submitted and approved by the Local Planning Authority.</p> <p>In relation to the Phase 2 development:</p> <p>No piling within the relevant phase of the development shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p>	<p>New proposed wording to account for discharge of details - Discharged 11 October 2021 (ref. 21/01099/AOD) in relation to Phase 1.</p>
C11	<p>Child's Playspaces</p> <p>Prior to the first occupation of each phase of the development the development, details of child play associated equipment shall be submitted to and approved in writing by the Local Planning Authority. The children's play space and approved associated equipment shall be permanently retained thereafter.</p>	<p>Child's Playspaces</p> <p>Phase 1 Development shall be undertaken in accordance with the details of child play equipment required by Condition C11 of planning permission reference 20/01686/FULL and approved under permission reference 22/01418/AOD.</p> <p>Prior to occupation of the Phase 2 development, details of child play associated equipment shall be submitted to and approved in writing by the Local Planning Authority. The children's play space and approved associated equipment shall be permanently retained thereafter.</p>	<p>New proposed wording to reflect condition part-discharge in relation to Phase 1 - 22/01418/AOD .</p>

		The children's play space and approved associated equipment shall be permanently retained thereafter across each development phase.	
C12	Parking management Prior to first residential occupation of the relevant phase a parking management plan for that phase should be submitted to and approved in writing by the Local Planning Authority.	No change proposed.	Repeat condition.
C13	Parking implementation Any car parking spaces proposed for any phase of the development shall be constructed and marked out prior to the first occupation of that phase of the development and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose. The parking spaces should be clearly delineated with raised kerbs to avoid encroachment on surrounding footpaths and damage to trees. The blue badge car parking spaces shall be constructed and marked out prior to the first occupation of the relevant phase of the development as accessible parking bays (to be clearly marked with a British Standard disabled symbol).		Repeat condition.
C14	Cycle parking Notwithstanding the approved drawings within Condition 2, prior to the first occupation of the relevant phase of development the applicant makes the necessary provisions for cycle parking provision for that phase in accordance with the London Plan to determine an appropriate levels of cycle parking which should be to the minimum standards set out, secure and well-located. The cycle parking should be designed and laid out in accordance with the guidance		Repeat condition.

	contained in the London Cycling Design Standards.		
C15	<p>Sustainable Drainage</p> <p>Prior to the first occupation of the relevant phase of the development hereby approved the surface water drainage works shall be carried out for each phase of the development and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.</p>		Repeat condition.
C16	<p>Community Facility</p> <p>Prior to the occupation of the flexible community floorspace, a community facility management plan shall be submitted for approval in writing by the local planning authority. The document must include an event management plan should the number of occupiers exceed 40, to demonstrate how sustainable modes of transport will be promoted and car parking managed.</p>		Repeat condition.
C17	<p>Crime Prevention</p> <p>The proposed development shall achieve a Certificate of Compliance in respect of the Secured by Design scheme (silver), or alternatively achieve security standards (based on Secured by Design principles) to the satisfaction of the Metropolitan Police, for the relevant phase, details of which shall be provided to the Local Planning Authority for its written approval prior to the first occupation of the approved development. All security measures applied to the approved development shall be permanently retained thereafter.</p>	<p>Crime Prevention</p> <p>The proposed development shall achieve a Certificate of Compliance in respect of the Secured by Design scheme (silver), or alternatively achieve security standards (based on Secured by Design principles) to the satisfaction of the Metropolitan Police, for the relevant phase, details of which shall be provided to the Local Planning Authority for its written approval prior to the first occupation of the approved development. All security measures applied to the approved development shall be permanently retained thereafter.</p> <p>Informative: Whilst silver shall be the minimum requirement for Secure by Design Accreditation, the applicant shall demonstrate all reasonable endeavours to obtain a gold certification as part of their submission of details for approval by the Local Planning Authority.</p>	Repeat condition. Following discussions with the Metropolitan Police's Designing Out Crime Officer and the Applicant, the following informative is proposed to be added to the condition:

C18	<p>External Lighting</p> <p>The relevant phase of the development hereby permitted shall not be occupied until details showing the provisions to be made for external lighting associated with that phase has been submitted to and approved in writing by the Local Planning Authority. The lighting is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication "Lighting Against Crime - A Guide for Crime Reduction Professionals", ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, page 25 of the guide, relating to Environmental Zone E2 Low district brightness areas-Rural, small village or relatively dark urban locations. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.</p>	<p>External Lighting and CCTV</p> <p>The relevant phase of the development hereby permitted shall not be occupied until details showing the provisions to be made for a CCTV scheme and external lighting associated with that phase has been submitted to and approved in writing by the Local Planning Authority. The lighting is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication "Lighting Against Crime - A Guide for Crime Reduction Professionals", ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, page 25 of the guide, relating to Environmental Zone E2 Low district brightness areas-Rural, small village or relatively dark urban locations. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.</p>	Repeat Condition with the addition of a CCTV scheme to help ensure the prevention of crime.
C19	<p>Renewable Energy Infrastructure</p> <p>The development hereby permitted will ensure the renewable energy infrastructure will be carried out in accordance to document Energy Statement by HTA Dated : August 2020 delivering a 51% reduction in site wide CO2 emissions, is implemented prior to first occupation of the dwellings for the relevant phase of the development.</p>	<p>Renewable Energy Infrastructure</p> <p>The development hereby permitted will ensure the renewable energy infrastructure will be carried out in accordance to document Energy Statement by HTA Dated August 2022 and delivering over 53% reduction in site wide CO2 emissions, is implemented prior to first occupation of the dwellings for the relevant phase of the development.</p>	Update wording to reflect new report and carbon reduction figure.
C20	<p>Extract Ventilation</p> <p>Prior to occupation of any non-residential unit hereby permitted with a commercial kitchen, details of any ventilation system for the removal and treatment of cooking odours from any commercial catering, including its appearance and measures to mitigate system noise, are to be</p>	No changes proposed.	Repeat condition.

	submitted to and approved in writing by the Local Planning Authority. The measures shall have regard to and be commensurate with guidance and recommendations in: The current edition of publication "Specification for Kitchen Ventilation Systems", DW/172, Heating and Ventilating Contractors Association, or other relevant and authoritative guidance; and Publication, "Control of Odour and Noise from Commercial Kitchen Exhaust Systems – Update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs", Ricardo.com, 2018. The approved details shall be fully implemented before the first use of the relevant non-residential unit and shall thereafter be permanently retained in an efficient manner.		
C21	Air Quality The Air Quality mitigation measures outline within the approved Air Quality Assessment – 06 November 2020 , must be installed in full prior to the first occupation of any residential for the relevant phase of the development.	Air Quality The Air Quality mitigation measures outline within the approved Air Quality Assessment – 06 November 2020 and Air Quality Statement Addendum dated August 2022 , must be installed in full prior to the first occupation of any residential for the relevant phase of the development.	Update wording to reflect new report.
C22	Accessible Units Building Regulations M4(2) 90% of the residential units hereby approved shall conform to the requirements of Category M4(2) ['Accessible and Adaptable Dwellings'] of Schedule 1 to the Building Regulations 2010 (HM Government 2015).	No change proposed.	Repeat Condition.
C23	Accessible Units Building Regulations M4(3) 10% of the residential units hereby approved shall conform to the requirements of Category M4(2) ['Accessible and Adaptable Dwellings'] of Schedule 1 to the Building Regulations 2010 (HM Government 2015).	No change proposed.	Repeat Condition.
C24	Restricted Use	Restricted Use	Following removal of

	The proposed community uses proposed shall be used for no other purpose within class E and F1 (other than for a community centre) 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 with or without modification).	The proposed community uses proposed shall be used for no other purpose within class F1 (other than for a community centre) 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 with or without modification).	flexible 'E' uses, an update is proposed to reflect this.
C25	<p>Removal of Householder Permitted Development Rights Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent Order revising, revoking and re-enacting that Order) There shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.</p> <p>No new building or enclosure shall be constructed within the application site without the prior written approval of the Local Planning Authority. No windows, doors or other openings other than those expressly authorised by this permission shall be constructed. No new fences, gates, walls or other means of enclosure shall be erected without the prior written approval of the Local Planning Authority.</p>	No change proposed.	Repeat condition.
C26	<p>Hours of Operation The Community floorspace hereby approved shall not be operational outside the hours of 7am to 10pm Sunday to Friday, and 8am to 15:00pm Saturday.</p>	No change proposed.	Repeat condition.
C27	<p>Dust and Emissions The Demolition and construction approved by this consent shall be undertaken in accordance with the greater London authority and London councils "the control</p>	No change proposed.	Repeat condition.

	of dust and emissions from construction SPG”.		
C28	<p>Noise</p> <p>The noise mitigation measures outlined within the approved noise impact assessment document dated: August 2020, must be installed in full prior to the first occupation of any residential for the relevant phase of the development.</p>	<p>Noise</p> <p>The noise mitigation measures outlined within the approved noise impact assessment document dated : August 2020 and Noise Impact Addendum dated September 2022 must be installed in full prior to the first occupation of any residential for the Phase 1 of the development.</p>	Update wording to reflect new report. New wording for Phase 2 included within Reserved Matters.
C29	<p>Circular Economy</p> <p>The development must remain In accordance with the approved circular economy statement assessment document dated :August 2020. A post completion report must then be provided and approved in writing by the local planning authority prior to the first occupation of the relevant phase of the development.</p>	<p>Circular Economy</p> <p>The development must remain In accordance with the approved circular economy statement assessment document dated August 2022. A post completion report must then be provided to and approved in writing by the local planning authority prior to the first occupation of the relevant phase of the development.</p>	Update wording to reflect new report.
C30	<p>Non Road Mobile Vehicles / Air Quality</p> <p>Site specific non-road mobile vehicles, Air Quality During onsite construction works, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD ‘cleaner diesel’ or ‘green diesel’). "Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable but not later than 1 year after. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for</p>	No change proposed.	Repeat condition.

	<p>in writing to the LPA in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been received by the applicant. No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.</p>		
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Where entirely new conditions have been proposed, and do not reflect a change from the previous conditions, these are set out in Appendix 7, within a full list of proposed conditions.

Appendix 7 – Proposed Conditions and Informatives

Outline Conditions

A1. Statutory Time Limit – Outline Planning Permission

No development shall commence until details of the:

- a. Access
- b. Appearance
- c. Landscaping
- d. Layout
- e. Scale

(hereinafter referred to as "the Reserved Matters") have been submitted to and approved by the Local Planning Authority) Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of THREE YEARS from the date of this Decision Notice.

The development to which this permission relates must be commenced not later than TWO YEARS from the date of approval of the final Reserved Matters.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

A2. Development in accordance with Approved Plans

The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:

- Drawing Title: Development Parcels Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP101 – Rev L : August 2022
- Drawing Title: Public Open Space Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP102 – Rev M
- Drawing Title: Land Use Parameter Plan – Drawing
- Number : BEF-PLB_HTA_A_PP103 – Dated : August 2022, Rev M
- Drawing Title: Access and Circulation Parameter Plan – Drawing Number : BEF-PLB_HTA_A_PP104 – Dated : August 2022 Rev L
- Drawing Title: Proposed Development Heights - Parameter Plan – Drawing Number : BEF-RPLB_HTA_A_PP105 – Dated :August 2022 Rev M
- Drawing Title : Planning Application Site Boundary Parameter Plan – Drawing Number : BEF-PLB_HTA_A_XX_DR_0115 – Dated : August 2022 Rev M

Documentation:

- Development Specification -Be First – September 2022
- Design Guide -HTA -August 2022

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s) to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

A3. Maximum Quantum of Floorspace

The development hereby approved shall be limited to a maximum quantum of development as follows:

- Housing (Use Class C3) - 219 Residential Units.

Reason: In order to ensure that the development causes no additional impact that has not been assessed as part of the planning application proposal.

Detailed Component Conditions (Phase 1)

B1. Statutory Time Limit - Planning Permission

The development hereby permitted shall be commenced before the expiration of THREE YEARS from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

Development in accordance with Approved Plans

The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:

- Drawing Title : Phase 1 Site Ground Floor Plan – Drawing Number - BEF-PLB_HTA-A_P1_DR_0100-G – Dated : November 2020.
- Drawing Title : Phase 1 Site Roof Plan – Drawing Number - BEF-PLB_HTA-A_P1_DR_0101- F– Dated : August 2022
- Drawing Title : Phase 1 Site Sections & Elevations – Drawing Number - BEF-PLB_HTA-A_P1_DR_0150- E– Dated : November 2020
- Drawing Title : Energy Centre Elevations– Drawing Number - BEF-PLB_HTA-A_EC_DR_0280-D– Dated : August 2022
- Drawing Title : Energy Centre Plan and Sections – Drawing Number - BEF-PLB_HTA-A_EC_DR_0281- D– Dated : August 2022
- Drawing Title : Block 1 Ground Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0200 - H– Dated : August 2022
- Drawing Title : Block 1 Ground Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0201- F– Dated : August 2022
- Drawing Title : Block 1 Second Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0202 - E– Dated : August 2022
- Drawing Title : Block 1 Third Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0203 -E– Dated : August 2022
- Drawing Title : Block 1 Forth Floor Plan – Drawing Number - BEF-PLB_HTA-A_01_DR_0204 -E– Dated : August 2022
- Drawing Title : Block 1 Fifth Floor Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0205 -E– Dated : August 2022
- Drawing Title : Block 1 Roof Plan– Drawing Number - BEF-PLB_HTA-A_01_DR_0206 -E– Dated : August 2022
- Drawing Title : Block 1 Building Section A – Drawing Number - BEF-PLB_HTA-A_01_DR_0250-C– Dated : August 2022
- Drawing Title : Block 1 Building Section B– Drawing Number - BEF-PLB_HTA-A_01_DR_0251-D– Dated : August 2022

- Drawing Title : Block 1 Building Section C– Drawing Number - BEF-PLB_HTA-A_01_DR_0252-D– Dated : August 2022
- Drawing Title : Block 1 Building Section D– Drawing Number - BEF-PLB_HTA-A_01_DR_0253-D– Dated : August 2022
- Drawing Title : Block 1 North Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0270-E– Dated : August 2022
- Drawing Title : Block 1 North-East Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0271-E– Dated : August 2022
- Drawing Title : Block 1 North-West Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0272-E– Dated : August 2022
- Drawing Title : Block 1 South-West Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0273-E– Dated : August 2022
- Drawing Title : Block 1 South-East Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0274-E– Dated : August 2022
- Drawing Title : Block 1 South Elevation – Drawing Number - BEF-PLB_HTA A_01_DR_0275-E– Dated : August 2022
- Drawing Title : Block 1 East Elevation – Drawing Number - BEF-PLB_HTA-A_01_DR_0276-D– Dated : August 2022
- Drawing Title : Phase 1 Houses Ground Floor Plan Pt1 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0200-B– Dated : August 2022
- Drawing Title : Phase 1 Houses Ground Floor Plan Pt1 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0201-B– Dated : August 2022
- Drawing Title : Phase 1 Houses First Floor Plan Pt1 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0202-B– Dated : August 2022
- Drawing Title : Phase 1 Houses First Floor Plan Pt2 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0203-C– Dated : November 2022
- Drawing Title : Phase 1 Houses Second Floor Plan Pt1 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0204-B– Dated : August 2022
- Drawing Title : Phase 1 Houses Second Floor Plan Pt2 – Drawing Number - BEF-PLB_HTA-A_H1_DR_0205-B– Dated : August 2022
- Drawing Title : Phase 1 Houses Roof Floor Plan Pt1– Drawing Number - BEF-PLB_HTA-A_H1_DR_0206-B– Dated : August 2022
- Drawing Title : Phase 1 Houses Roof Floor Plan Pt2– Drawing Number - BEF-PLB_HTA-A_H1_DR_0207-B– Dated : August 2022
- Drawing Title : Phase 1 Houses Building Sections A and B– Drawing Number - BEF-PLB_HTA-A_H1_DR_0250-A– Dated : August 2020
- Drawing Title : Phase 1 Houses North Elevation– Drawing Number - BEF-PLB_HTA-A_H1_DR_0270-C– Dated : August 2022

- Drawing Title : Phase 1 Houses South Elevation– Drawing Number - BEF-PLB_HTA-A_H1_DR_0271-C– Dated : August 2022
- Drawing Title : Phase 1 Houses East Elevation– Drawing Number - BEF-PLB_HTA-A_H1_DR_0272-C– Dated : August 2022
- Drawing Title : Phase 1 Houses East Elevation– Drawing Number - BEF-PLB_HTA-A_H1_DR_03090-PO3– Dated : August 2022
- Drawing Title :Street Lighting Layout Sheet 3 of 4– Drawing Number – BF0154-WSP-ZZ-ZZ-DR-DC-000019– Dated : October 2022
- Drawing Title : Illustrative Landscape Masterplan – Drawing Number - BEF-PLB_HTA-L_DR-2100-C – Dated : August 2022
- Drawing Title : Soft Landscape Plan 1 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2910-D – Dated : August 2022
- Drawing Title : Soft Landscape Plan 2 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2911– E- Dated : August 2022
- Drawing Title : Hard Landscape Plan 1 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2920– D- Dated : August 2022
- Drawing Title : Hard Landscape Plan 2 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2920– E- Dated : August 2022
- Drawing Title : Hard Landscape Plan 3 of 3– Drawing Number - BEF-PLB_HTA-L_DR-2920– E- Dated : August 2022

Document List

- Development Specification- Be First- September 2022
- Noise Impact Assessment-Ramboll-August 2022
- Air Quality Addendum- Ramboll-August 2022
- Design and Access Statement – HTA - August 2022
- Planning Statement – Be First Consultancy – August 2022
- Ecological Impact Assessment Addendum-Ramboll-August 2022
- Energy and Sustainability-Assessment- HTA Sustainability-August 2022.
- Archaeological and Heritage Assessment- AB Heritage-August 2022
- Flood Risk Addendum-Ramboll- August 2022
- Outline Drainage Strategy-WSP-September 2022.
- Daylight and Sunlight Impact Assessment Report - Mach Group- August 2022
- Transport Statement Addendum- Stantec- August 2022.

- Fire Strategy Report – MLM Group – August 2022
- Fire Statement Form – MLM Group – August 2022
- Arboricultural Survey and Arboricultural Impact Assessment- Thompson-August 2022
- Statement of Community Involvement- Be First- September 2022
- Open Space Assessment- HTA- August 2022
- Circular Economy Statement- HTA Sustainability – August 2022
- Whole Life Carbon Assessment - HTA Sustainability – August 2022
- Habitat Management Plan – Ramboll – August 2022
- Biodiversity Net Gain Assessment Replacement – Ramboll – August 2022
- Preliminary Risk Assessment – WSP – August 2022
- Landscape and Visual Impact Assessment Addendum – Ramboll – August 2022
- Noise Impact Assessment Replacement – Ramboll – August 2022

No other documents or drawings apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s) to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

B3. Fire Hydrants

Notwithstanding the details submitted with the application, prior to first occupation of the Phase 1 development, details of the location of 2no. fire hydrants shall be submitted to and approved in writing by the Local Planning Authority, to accord with the specifications of the London Fire Brigade. They shall be installed in accordance with the approved details and retained in perpetuity thereafter.

Reason: In the interests of fire safety.

Site-Wide Conditions

C1. Contaminated Land

I. Development (all phases) shall be undertaken in accordance with the investigation and risk assessment and detailed remediation scheme required by Condition C1 part (a) and (b) of planning permission reference 20/01686/FULL, submitted and approved by the Local Planning Authority under application reference 21/00800/AOD, or any updated investigation and risk assessment reports as may subsequently be submitted and approved by the Local Planning Authority.

II. Development (phase 1) shall be undertaken in accordance with the remediation strategy and verification report required by Condition C1 part (c) of planning permission reference 20/01686/FULL submitted and approved by the Local Planning Authority under application reference 22/01134/AOD, or

any such updated reports as may subsequently be submitted and approved by the Local Planning Authority.

III. With regards to Phase 2, the approved remediation scheme must be carried out in accordance with its terms prior to commencement of the development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met.

V. With regards to Phases 1 and 2, in the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (b), which is subject to the approval in writing of the Local Planning Authority.

Reason: Contamination must be identified prior to commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

C2. Phasing Plan

Development to be carried out in accordance with phasing plan (ref: BEF-PLB_HTA_A_XX_PP101 Rev L), or any subsequent phasing plan to be agreed in writing with the Local Planning Authority.

Reason: The phasing plan is required prior to commencement of development to allow the community infrastructure levy (CIL) liability to be calculated for each phase and for any relief to be determined.

C3. Construction Management

Development shall be undertaken in accordance with the Construction Environmental Management Plan (CEMP) and Site Waste Management Plan (SWMP) required by condition C3 of planning permission reference 20/01686/FULL, submitted and approved by the Local Planning Authority under application reference 21/00897/AOD, or any updated investigation and risk assessment reports as may subsequently be submitted and approved by the Local Planning Authority.

Demolition and construction work and associated activities, other than internal works not audible outside the site boundary, are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 Saturday, with no work on Sundays or public holidays without the prior written permission of the Local Planning Authority. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites", Parts 1 and 2.

Reason: In order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents.

C4. Archaeology

Development shall be undertaken in accordance with the Written Scheme of Investigation (WSI) required by Condition C4 of planning permission reference 20/01686/FULL, approved under permission reference 21/01004/AOD, or any updated written scheme of investigation as may subsequently be submitted to and approved by the Local Planning Authority.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation followed by the subsequent recording of significant remains prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in the NPPF.

C5. Materials and balconies

Phase 1 development shall be undertaken in accordance with details of all balconies and materials to be used in the construction of the external surfaces of the development required by Condition C5 of planning permission 20/01686/FULL and approved under permission reference 22/00446/AOD for, or any updated materials and balcony details as may subsequently be submitted and approved by the Local Planning Authority. Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

Reason: To protect or enhance the character and amenity of the area.

C6. Electric Vehicle Charging Points

The Phase 1 development shall be undertaken in accordance with details of Electric Vehicle Charging Points required by Condition C6 of planning permission reference 20/01686/FULL approved under permission reference 22/00619/AOD (Phase 1), or any updated details of Electric Vehicle Charging Points as may subsequently be submitted and approved by the Local Planning Authority.

Reason: To encourage the use of electric cars in order to reduce carbon emissions.

C7. Landscaping Details

Prior to the commencement of above ground works in each phase of the development detailed soft and hard landscaping strategies must be submitted and approved in writing by the Local Planning Authority. Any 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 unless the Local Planning Authority gives written consent to any variation. The landscaping scheme must then be implemented within Phase 1 of the development prior to loss of any open space that will be occupied by any permanent building forming part of the application proposal.

Reason: To secure the provision and retention of landscaping in the interests of the visual amenity of the area, to preserve and enhance the Borough's natural environment and to ensure a high-quality built environment.

C8. Tree Protection

Phase 1 Development shall be undertaken in accordance with the landscaping details required by Condition C8 of planning permission reference 20/01686/FULL and approved under application reference 22/00017/AOD (Phase 1), or any updated landscaping details as may subsequently be submitted and approved by the Local Planning Authority.

The approved report must then remain in perpetuity across all phases of development unless agreed otherwise in writing by the Local Planning Authority.

In relation to the Phase 2 development:

No above ground works within each phase of the development hereby permitted shall be commenced until all such works associated with that phase are completed:

- a. all trees to be retained shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees; and
- b. any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.

The approved report must then remain in perpetuity across all phases of development unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that retained trees are identified prior to the commencement of development and adequately protected during the construction phase.

C9. Landscape and Ecological Management Plan

Development shall be undertaken in accordance with the Landscape and Ecological Management Plan required by Condition C9 of planning permission reference 20/01686/FULL and approved under application reference 21/00941/AOD, or any updated landscaping details as may subsequently be submitted and approved by the Local Planning Authority.

The landscape and ecological measures identified in the approved report be retained in perpetuity across all phases of development unless agreed otherwise in writing by the Local Planning Authority.

Reason: To preserve and enhance the Borough's natural environment.

C10. Piling Method Statement

Phase 1 development shall be undertaken in accordance with the Piling Method Statement required by Condition C10 of planning permission reference 20/01686/FULL and approved under permission reference 21/01099/AOD, or any updated landscaping details as may subsequently be submitted and approved by the Local Planning Authority.

In relation to the Phase 2 development:

No piling within the relevant phase of the development shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility Infrastructure.

C11. Child's Playspaces

Phase 1 Development shall be undertaken in accordance with the details of child play equipment required by Condition C11 of planning permission reference 20/01686/FULL and approved under permission reference 22/01418/AOD.

Prior to occupation of the Phase 2 development, details of child play associated equipment shall be submitted to and approved in writing by the Local Planning Authority. The children's play space and approved associated equipment shall be permanently retained thereafter.

The children's play space and approved associated equipment shall be permanently retained thereafter across each development phase.

Reason: To ensure suitable provision for children's play

C12. Parking management

Prior to first residential occupation of the relevant phase a parking management plan for that phase should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure effective management of proposed parking areas.

C13. Parking implementation

Any car parking spaces proposed for any phase of the development shall be constructed and marked out prior to the first occupation of that phase of the development and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose. The parking spaces should be clearly delineated with raised kerbs to avoid encroachment on surrounding footpaths and damage to trees. The blue badge car parking spaces shall be constructed and marked out prior to the first occupation of the relevant phase of the development as accessible parking bays (to be clearly marked with a British Standard disabled symbol).

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway, to ensure and promote easier access for disabled persons.

C14. Cycle parking

Notwithstanding the approved drawings within Condition 2, prior to the first occupation of the relevant phase of development the applicant makes the necessary provisions for cycle parking provision for that phase in accordance with the London Plan to determine an appropriate levels of cycle parking which should be to the minimum standards set out, secure and well-located. The cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards.

Reason: In the interests of promoting cycling as a sustainable and non-polluting mode of transport.

C15. Sustainable Drainage

Prior to the first occupation of the relevant phase of the development hereby approved the surface water drainage works shall be carried out for each phase of the development and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To prevent an increased risk of flooding and to prevent pollution of the water environment.

C16. Community Facility

Prior to the occupation of the flexible community floorspace, a community facility management plan shall be submitted for approval in writing by the local planning authority. The document must include an event management plan should the number of occupiers exceed 40, to demonstrate how sustainable modes of transport will be promoted and car parking managed.

Reason: to protect residential amenity for surrounding properties.

C.17 Crime Prevention

The proposed development shall achieve a Certificate of Compliance in respect of the Secured by Design scheme (silver), or alternatively achieve security standards (based on Secured by Design principles) to the satisfaction of the Metropolitan Police, for the relevant phase, details of which shall be provided to the Local Planning Authority for its written approval prior to the first occupation of the approved development. All security measures applied to the approved development shall be permanently retained thereafter.

Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime.

Informative: Whilst silver shall be the minimum requirement for Secure by Design Accreditation, the applicant shall demonstrate all reasonable endeavours to obtain a gold certification as part of their submission of details for approval by the Local Planning Authority.

C18. External Lighting and CCTV

The relevant phase of the development hereby permitted shall not be occupied until details showing the provisions to be made for a CCTV scheme and external lighting associated with that phase has been submitted to and approved in writing by the Local Planning Authority. The lighting is to be designed, installed and maintained so as to fully comply with The Association of Chief Police Officers - Secured by Design publication "Lighting Against Crime - A Guide for Crime Reduction Professionals", ACPO SPD, January 2011. The design shall satisfy criteria to limit obtrusive light presented in Table 1, page 25 of the guide, relating to Environmental Zone E2 Low district brightness areas-Rural, small village or relatively dark urban locations. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a good standard of lighting and security to future occupants and visitors to the site and to reduce the risk of crime.

C19. Renewable Energy Infrastructure

The development hereby permitted will ensure the renewable energy infrastructure will be carried out in accordance to document Energy Statement by HTA Dated August 2022 and delivering over 53% reduction in site wide CO2 emissions, is implemented prior to first occupation of the dwellings for the relevant phase of the development.

Reason: To ensure measures are implemented to reduce carbon emissions.

C20. Extract Ventilation

Prior to occupation of any non-residential unit hereby permitted with a commercial kitchen, details of any ventilation system for the removal and treatment of cooking odours from any commercial catering, including its appearance and measures to mitigate system noise, are to be submitted to and approved in writing by the Local Planning Authority. The measures shall have regard to and be commensurate with guidance and recommendations in: The current edition of publication "Specification for Kitchen Ventilation Systems", DW/172, Heating and Ventilating Contractors Association, or other relevant and authoritative guidance; and Publication, "Control of Odour and Noise from Commercial Kitchen Exhaust Systems – Update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs", Ricardo.com, 2018. The approved details shall be fully implemented before the first use of the relevant non-residential unit and shall thereafter be permanently retained in an efficient manner.

Reason: To safeguard the appearance of the premises and minimise the impact of cooking smells, odours and noise.

C21. Air Quality

The Air Quality mitigation measures outline within the approved Air Quality Assessment – 06 November 2020 and Air Quality Statement Addendum dated August 2022, must be installed in full prior to the first occupation of any residential for the relevant phase of the development.

Reason: to protect the residential amenity of future occupiers.

C22. Energy Centre Noise Assessment

Notwithstanding the details submitted with the application, prior to first use of the Energy Centre hereby approved, a noise assessment that details the likely impact of any related plant on any noise sensitive receptor, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include details of any measures necessary to ensure that noise does not negatively impact the amenity of local residents. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved, any mitigations shall be implemented and retained thereafter; the energy centre shall be operated only in accordance with the approved details; and maintained in the approved state at all times.

Reason: To ensure that residential dwellings are adequately protected from noise.

C23. Energy Centre Signage

Notwithstanding the details submitted with the application, prior to first use of the energy centre, details of the wording, sizing, and design of the signage on the Energy Centre hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The submission shall detail engagement with local residents. The signage shall be implemented in accordance with the approved details and thereafter maintained as such.

Reason: To ensure the satisfactory appearance of the development.

C24. Accessible Units

Building Regulations M4(2) 90% of the residential units hereby approved shall conform to the requirements of Category M4(2) ['Accessible and Adaptable Dwellings'] of Schedule 1 to the Building Regulations 2010 (HM Government 2015).

Reason: To ensure the accessibility of the residential dwellings hereby approved.

C25. Accessible Units

Building Regulations M4(3) 10% of the residential units hereby approved shall conform to the requirements of Category M4(2) ['Accessible and Adaptable Dwellings'] of Schedule 1 to the Building Regulations 2010 (HM Government 2015).

Reason: To ensure the accessibility of the residential dwellings hereby approved.

C26. Restricted Use

The proposed community uses proposed shall be used for no other purpose within class F1 (other than for a community centre) 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 with or without modification).

Reason: To safeguard the use hereby permitted and to satisfactorily protect the amenities of adjoining properties.

C27. Removal of Householder Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent Order revising, revoking and re-enacting that Order) There shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

No new building or enclosure shall be constructed within the application site without the prior written approval of the Local Planning Authority. No windows, doors or other openings other than those expressly authorised by this permission shall be constructed. No new fences, gates, walls or other means of enclosure shall be erected without the prior written approval of the Local Planning Authority.

Reason: To ensure that the amenities of neighbours and the local area are protected.

C28. Hours of Operation

The Community floorspace hereby approved shall not be operational outside the hours of 7am to 10pm Sunday to Friday, and 8am to 15:00pm Saturday.

Reason: To protect the amenity of the surrounding residential building.

C29. Dust and Emissions

The Demolition and construction approved by this consent shall be undertaken in accordance with the greater London authority and London councils "the control of dust and emissions from construction SPG".

Reason: to protect the environment.

C30. Noise

The noise mitigation measures outlined within the approved noise impact assessment document dated: August 2020 and Noise Impact Addendum dated September 2022 must be installed in full prior to the first occupation of any residential for the Phase 1 of the development.

Reason: to protect the residential amenity of future occupiers.

C31. Circular Economy

The development must remain In accordance with the approved circular economy statement assessment document dated August 2022. A post completion report must then be provided to and approved in writing by the local planning authority prior to the first occupation of the relevant phase of the development.

Reason: In the interest of creating safer, sustainable communities.

C32. Non Road Mobile Vehicles / Air Quality

Site specific non-road mobile vehicles, Air Quality During onsite construction works, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel-powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra-low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel'). "Ultra-low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable but not later than 1 year after. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run-on alternative fuels. Such exemptions shall be applied for in writing to the LPA in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been received by the applicant. No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

Reason: To protect the amenity of future occupants and/or neighbours.

Informatives

1. REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITONS

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of planning conditions 3 (including the timing of compliance) is so fundamental to the development permitted that such details must be submitted prior to works commencing on site.

2. HIGHWAYS

The developer and their representatives are reminded that a positive planning decision does not discharge the requirements under the Highways Act 1980 and Traffic Management Act 2004. Formal notifications and approval may be needed for both the permanent highway scheme and any temporary highway works required during the construction phase of the development.”

3. BUILDING REGULATIONS AND OTHER CONSENTS

This decision DOES NOT imply any consent, which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

4. WORKING WITH THE APPLICANT

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5. COMMUNITY INFRASTRUCTURE LEVY

This development is potentially liable for payment of both the Mayor of London and London Borough of Barking and Dagenham's Community Infrastructure Levies (CIL). Further information about CIL, including the process that must be followed and forms that will be required, can be found on the Council's website: <https://www.lbbd.gov.uk/developer-contributionscil-and-s106> . CIL forms can be submitted to: S106CIL@befirst.london .

Appendix 8:

Proposed updates to s.106 agreement, through Deed of Variation

The proposed alterations are proposed to be secured through a Deed of Variation to the existing Section 106 Legal Agreement (agreed between the Council and the Applicant) are set out below:

- Addition of a second car club space
- Minor changes to following definitions, to reflect the amendments proposed to the mix of units in each phase:
 - o Affordable Housing Tenure Split (changes to affordable housing split);
 - o Affordable Housing Units;
 - o Affordable Rented Housing Units (changes to identified units and number of affordable housing units);
 - o London Affordable Rented Housing Units (changes to identified units and numbers of London affordable rented housing units).
- Updates to the supporting plans within the Appendices, in light of the amended site layout.

In the event that Reserved Matters Application 22/01564/REM is approved in relation to Phase 2.

- Updates to the section on Traffic Management Orders, to incorporate the Hatch Grove access road within the proposed Phase 2 development.

Previous Heads of Terms, secured under the extant planning permission

For reference, the below sets out the previous heads of terms, secured under the extant planning permission. They are to remain within the s.106 agreement and this application does not seek to remove these. The amendments proposed above relate to existing obligations and do not seek to include new obligations.

Administrative:

1. Payment of the Council's professional and legal costs, whether or not the deed completes;
 2. Payment of the Council's fees of minimum £3,500 in monitoring and implementing the Section 106 and payable on completion of the deed; and,
 3. Indexing – all payments are to be index linked from the date of the decision to grant planning permission to the date on which payment is made, using BCIS index.
- Provision of on-site affordable housing offer at 59% on a unit basis comprising the following, unless otherwise agreed in writing with the Local Planning Authority:
 - o Block 01 – 44 units – Affordable Rent
 - o Block 02 – 11 units – Affordable Rent
 - o Houses – 26 Homes – London Affordable Rent
- Remaining *maximum* 219 residential units comprising 30% London Affordable rent and 70% Affordable Rent unless otherwise agreed in writing by the Local Planning Authority.
- An early-stage affordable housing review is to occur in the event that the development is not implemented within two years of approval Payment of the Council's reasonable costs associated with scrutiny of the viability submissions.

Transport

- Prior to above ground works of the development the developer shall submit to the council a detailed highway design and enter into a s278 agreement to undertake highway improvements to existing public highway forming a new bellmouth junction for access to the development with Padnall Road, comprising raised junction formation with associated drainage, lighting and markings.
- Car Parking permit free development, with one car club vehicle to be supplied and operated in specified car club space to be operational prior to first occupation of Phase 2. Provision of car club for initial 3 years whereupon it should become self-financing. Commitment to provide one-year free car club membership to all residents.
- Contribution of £23,000 to the implementation of Controlled Park Zone within existing roads of Marks Gate locality to be paid prior to first residential occupation

- Provision of additional bus shelters to create 4 no. double bus shelters to bus stops along A12 adjacent to development boundary prior to first residential occupation
- Contribution of £50,000 to be paid prior to first residential occupation to subway improvements to the 3 subways under the A12 including but not limited to improved lighting within and at the entrance to each subway, nominal non-structural repairs to walls and soffits of subways where spalling has occurred, cleaning/re-painting of the eastern and central subway.
- Contribution of £50,000 to be paid prior to first residential occupation for 9 Active Travel Zone Routes as defined with Transport Assessment (August 2020) and Transport Assessment Addendum (November 2020). Improvements include but not limited to wayfinding, seating, greening, lighting and artwork.
- Contribution towards local bus services payable upon implementation of Phase 2 of the development and in consultation with TFL and the Local Highways Authority.

Employment and Skills

- Secure an Employment, Skills and Suppliers Plan 6 months prior to commencement of development, ensuring that a minimum of 25% of labour and suppliers required for the construction of the development are drawn from within the Borough, to maximise opportunities for local residents and businesses

Sustainability

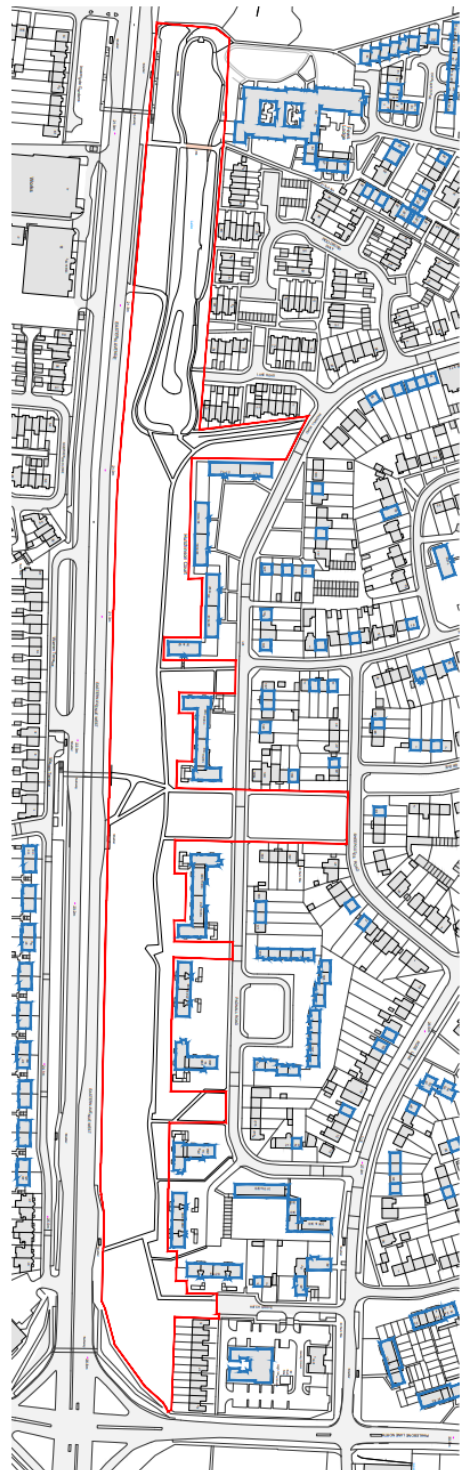
- The development shall achieve a minimum 61% reduction in carbon dioxide emissions over Part L of the Building Regulations 2013 (when applying updated SAP 10 emission factors) through on-site provision, and a monetary contribution shall be made to the Local Authority's carbon offset fund for each phase of the proposed development to offset the remaining carbon emissions to net zero-carbon.
- A sum of £45, 207.00 shall be paid to the council prior to the commencement of the proposed development to achieve air quality neutrality.

Off-Site Play Space Contribution

- A sum of £50,000 to be paid and to go towards child play space at Marks Gate recreation ground and St Chads Park.

Appendix 9 – Site Location Plan

(Do not scale off this plan).



Adjoining land in L8B0 Ownership
Planning Application Boundary

Planning Application Site Boundary
BEF-PL8_HTA_A_XX_DR_0115
1:2500
FOR PLANNING