

Subject: Land at Sugar House (formerly known as Strand East), comprising Plots R7 and R8 (refs: 17/00468/NMA, 18/00366/NMA, 17/00369/REM and 15/00384/REM)

Meeting date: 25 September 2018

Report to: Planning Decisions Committee

Report of: Sara Dawes, Principal Planning Development Manager

FOR DECISION

This report will be considered in public

1. EXECUTIVE SUMMARY

- 1.1. This report considers a number of linked applications for Non-Material Amendments and Reserved Matters/Approval of Details respectively, submitted by Vastint UK BV for Plot R7 and R8 of the proposed redevelopment of a 10 hectare peninsular south of Stratford High Street.
- 1.2. The overall site benefits from part outline and part full planning permission granted by the London Thames Gateway Development Corporation on September 2012 ref: 12/00336/LTGDC/LBNM ("the 2012 permission"). Plots R7 and R8 falls within the part of the site with outline planning permission with the reserved matters of layout, scale, appearance and landscaping required to demonstrate compliance with the approved parameter plans, Design Code and relevant planning conditions that form part of the 2012 permission.
- 1.3. The first application (ref:17/00468/NMA) relates to Non-Material Amendments (NMA) to vary the 'Building Line Requirement', 'Maximum Storey Heights' and 'Underground Parking Strategy' parameter plans of the 2012 permission.
- 1.4. The second application (ref:18/00366/NMA) relates to Non-Material Amendments to vary the Site Wide Housing Strategy specified in condition A15 of the 2012 Planning Permission.
- 1.5. This report also considers Reserved Matters Applications for Plot R7 (ref:17/00369/REM) and Plot R8 (ref:15/00384/REM) for residential schemes of 82 homes and 116 homes respectively, with a shared underground car park with 47 spaces, and an element of commercial retail and/or office floorspace in Plot R7, as per the descriptions of development set out above. The applications also seek to discharge conditions C8 (Housing Quality), C11 (daylight, sunlight and overshadowing), C15 (parking management plan) and C36 (waste management plan) for R7 and R8, which are required to be discharged on a plot by plot basis.
- 1.6. No objections have been received from statutory consultees in response to the schemes for Plot R7 and R8.
- 1.7. The building use, and number and mix of homes is compliant with the requirements of the 2012 permission (as amended) as well as the Local Plan Site Allocation. The buildings are designed to achieve a high standard of living accommodation in terms of their access, aspect, size, access to amenity space,

daylight, sunlight and overshadowing, overheating, car and cycle parking, refuse and recycling storage and collection.

- 1.8. The proposed layout and scale complies with the maximum storey heights, underground parking strategy, and characterisation of open spaces parameter plans as approved by the 2012 permission (as amended). An increase to eight levels in response to design development, adjusted site levels and more generous floor to ceiling dimensions above that assumed in the 2012 permission is not considered to give rise to any new or different significant townscape, heritage or environmental effects.
- 1.9. The Quality Review Panel supports the Reserved Matters applications for Plot R7 and Plot R8, which are subject to Local Plan Policy BN.10.

2. RECOMMENDATIONS

- 2.1 The Committee is invited to:

Non-Material Amendments – Plot R7 and R8 (ref:17/00468/NMA)

- (a) **APPROVE** the Application for Non-Material Amendments to Parameter Plans PP-1-101 rev B 'Building Line Requirement', PP-1-103 rev M 'Maximum Storey Heights', and PP-108 rev C 'Underground Car Parking Strategy' attached to planning permission ref: 12/00336/LTGOUT/LBNM dated 27th September 2012 (as amended).

Non-Material Amendments – Site Wide Housing Strategy (ref: 18/00369/NMA)

- (b) **APPROVE** the Application for Non-Material Amendments to vary Condition A15 (Site Wide Dwelling Mix) of planning permission ref: 12/00336/LTGOUT/LBNM dated 27th September 2012 (as amended).

Plot R7, 17/00369/REM

- (c) **APPROVE** the Application for the Approval of Reserved Matters for the construction of two blocks comprising 82 residential units and approximately 330sqm of non-residential floorspace (falling within Use Classes A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (office)), an underground vehicular car park (including a connection to development Plot R8 at basement level), and hard and soft landscaping, pursuant to conditions A3 (Time Limits) and C1 (Reserved Matters – Layout, Scale, Appearance and Landscaping), and the partial submission of details pursuant to Conditions C8 (Housing Standards), C11 (Daylight, Sunlight and Overshadowing), C15 (Parking Management Plan) and C36 (Waste Management Strategy) of planning permission 12/00336/LTGOUT/LBNM dated 27th September 2012 (as amended).

Plot R8, 15/00384/REM

(d) APPROVE the Application for the Approval of Reserved Matters for the construction of two blocks comprising 116 residential units, an underground vehicular car park (including a connection to development Plot R7 at basement level), and hard and soft landscaping, pursuant to conditions A3 (Time Limits) and C1 (Reserved Matters – Layout, Scale, Appearance and Landscaping), and the partial submission of details pursuant to Conditions C8 (Housing Standards), C11 (Daylight, Sunlight and Overshadowing), C15 (Parking Management Plan) and C36 (Waste Management Strategy) of planning permission 12/00336/LTGOUT/LBNM dated 27th September 2012 (as amended).

2.2 AGREE TO DELEGATE AUTHORITY to the Director of Planning Policy and Decisions to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning Policy and Decisions considers reasonably necessary.

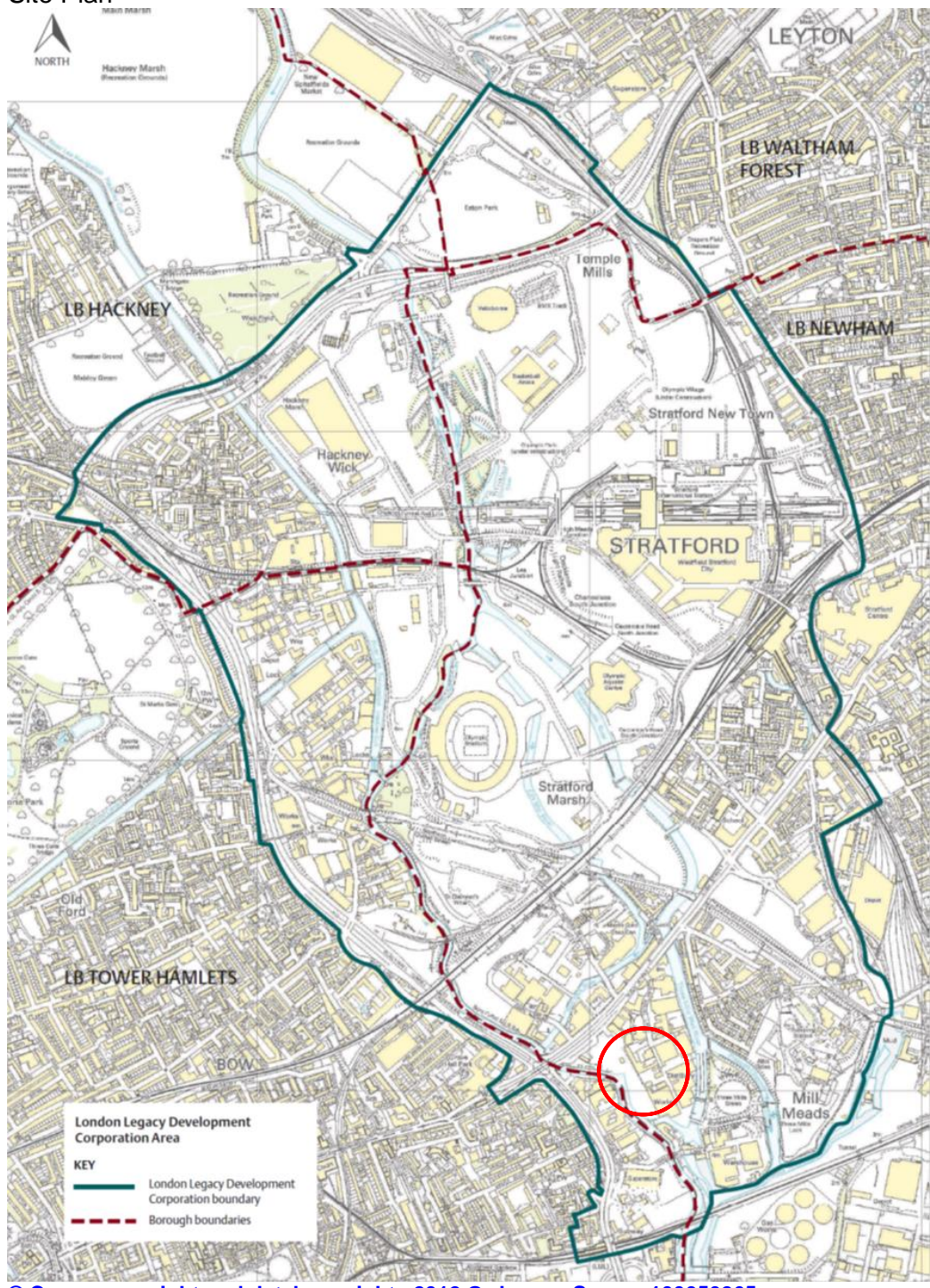
3. FINANCIAL IMPLICATIONS

3.1. None

4. LEGAL IMPLICATIONS

4.1. None

Site Plan



© Crown copyright and database rights 2012 Ordnance Survey 100050265

Location: Land to the south of High Street Stratford, east of Hunts Lane and east of River Lea Navigation, Stratford, E15

London Borough: Newham

Proposal:17/00468/NMA

Application for Non-Material Amendments to Parameter Plans PP-1-101 rev B 'Building Line Requirement', PP-1-103 rev M 'Maximum Storey Heights', and PP-108 rev C 'Underground Car Parking Strategy' attached to planning permission ref: 12/00336/LTGOUT/LBNM dated 27th September 2012 (as amended).

18/00366/NMA

Application for Non-Material Amendments to vary Condition A15 (Site wide Dwelling Mix) of planning permission ref: 12/00336/LTGOUT/LBNM dated 27th September 2012 (as amended).

17/00369/REM – Plot R7

Application for the Approval of Reserved Matters for the construction of two blocks comprising 82 residential units and approximately 330sqm of non-residential floorspace (falling within Use Classes A1 (retail), A3 (restaurants and cafes), A4 (drinking establishments) and/or B1 (office)), an underground vehicular car park (including a connection to development Plot R8 at basement level), and hard and soft landscaping, pursuant to conditions A3 (Time Limits) and C1 (Reserved Matters – Layout, Scale, Appearance and Landscaping), and the partial submission of details pursuant to Conditions C8 (Housing Standards), C11 (Daylight, Sunlight and Overshadowing), C15 (Parking Management Plan) and C36 (Waste Management Strategy) of planning permission 12/00336/LTGOUT/LBNM dated 27th September 2012 (as amended).

15/00384/REM – Plot R8

Application for the Approval of Reserved Matters for the construction of two blocks comprising 116 residential units, an underground vehicular car park (including a connection to development Plot R7 at basement level), and hard and soft landscaping, pursuant to conditions A3 (Time Limits) and C1 (Reserved Matters – Layout, Scale, Appearance and Landscaping), and the partial submission of details pursuant to Conditions C8 (Housing Standards), C11 (Daylight, Sunlight and Overshadowing), C15 (Parking Management Plan) and C36 (Waste Management Strategy) of planning permission 12/00336/LTGOUT/LBNM dated 27th September 2012 (as amended).

Applicants:

Vastint UK BV

Agent:

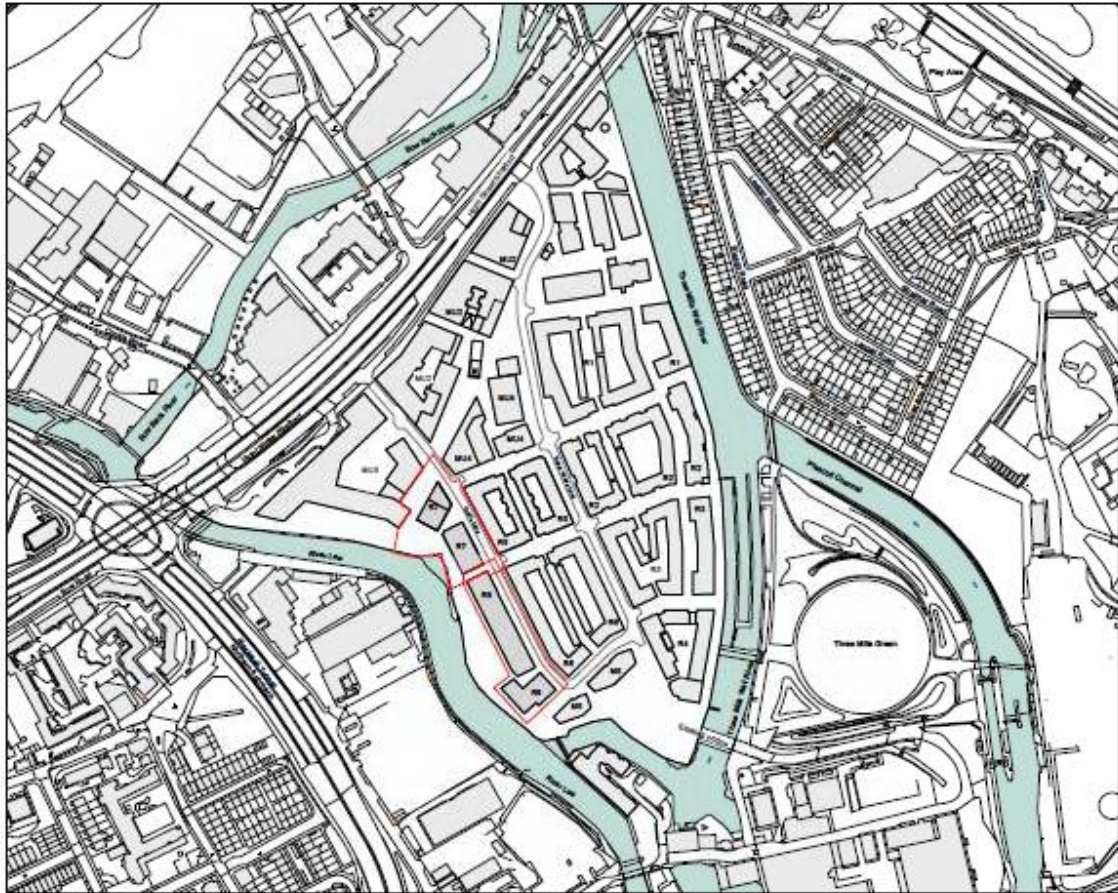
GL Hearn

Architect:

ARC-ML (Plot R7)

MaccreevorLavington (Plot R8)

Sugar House Island (Strand East) Masterplan Plot R7 and R8 in red



5. SITE & SURROUNDINGS

- 5.1. The application site forms part of a 10 hectare peninsular of land bounded by Stratford High Street, Three Mills Wall River and the River Lea Navigation. The majority of the peninsular, including the application site, has been cleared, with remediation and earthworks being undertaken in preparation for redevelopment.
- 5.2. The application sites are located on the western edge of the wider redevelopment site known as Sugar House Island (formerly Strand East) and is bounded by Hunts Lane and residential development Plot R5 and R8 to the east, the riverside park and River Lea Navigation to the west, mixed use Plot MU4 to the north, and mixed use Plot MU5 and the future bus bridge to the south.
- 5.3. The site boundary for Plots R7 and R8 deliberately includes the adjacent sections of Hunts Lane to the east, the riverside park to the west, and shared streets to the north and south to demonstrate its integration with the design of the public realm.
- 5.4. The wider Sugar House Island/Strand East site falls within the Local Plan - Sugar House Lane Site Allocation SA4.2 and is partially located within the Three Mills Conservation Area (TMCA) along the eastern boundary and the Sugar House Lane Conservation Area (SHLCA); and Flood Zone 3. To the south of the site is the Three Mills complex, comprising the Grade I listed 'Tidal Mill' known at the House Mill; the Grade II listed Clock Mill and the former Custom House.

- 5.5. The northern tip of the Plot R7 tower is within the Sugar House Lane Conservation Area (SHLCA). Plot R8 is not within a conservation area.

6. APPLICATION PROPOSALS

Background

- 6.1. The application site comprises one of thirteen development plots and associated public realm infrastructure that forms part of a masterplan which benefits from the 2012 permission. Each plot within the outline part of the 2012 permission requires the submission of a reserved matters application (RMA) to be prepared in accordance with the associated parameter plans, Design Code, planning conditions and S106 Agreement.
- 6.2. The parameter plans, when considered alongside planning conditions and a Design Code, establish part of the brief for the detailed design of each building. The parameter plans establish the following:
- Building line requirements;
 - Maximum storey heights;
 - Ground, first and upper floor uses;
 - Characterisation of open spaces;
 - Levels strategy;
 - Underground car parking strategy.
- 6.3. The Design Code identifies the different block typologies (commercial, hotel, residential, mews/perimeter, riverside, mixed-use, towers and public buildings) within the masterplan and recommends design principles (access, levels, parking, massing, materials, fenestration, signage and plant/rooftop service) to be adopted in the design of each building.

Plot R7

- 6.4. Plot R7 is identified in the 2012 permission as a linear block and separate accent tower and plinth, serviced by a basement car park and adjacent public realm.
- 6.5. The 2012 permission (as amended by other NMA applications including 17/00009/NMA) permits buildings ranging from a maximum of 4 to 14 storeys for Plot R7. The linear block along the Riverside Park is approved to be an 8 storey element mirroring a similar block to the south at Plot R8, and a 4 storey element with a set-back 5th floor. The accent tower has been approved at 14 storeys with a 4 storey plinth.

Plot R8

- 6.6. The 2012 permission (as amended) permits buildings ranging from a maximum of 4 to 16 storeys for Plot R8. The linear block along the Riverside Park is approved to be an 8 storey element, and a 4 storey element with a set-back 5th floor. The accent tower is permitted to be 16 storeys with a lower 4 storey block at the base fronting the park.

Environmental Impact Assessment

- 6.7. In support of the Reserved Matters applications for Plot R7 and Plot R8, the applicant submitted requests for Screening Opinions as to whether the proposed development (including the proposed amendments to the parameter plans), would generate new or different significant environmental effects that would require an update to the 2012 Environmental Statement.
- 6.8. The information submitted in support of the requests concluded that there would be no new or different significant effects on traffic and access, socio-economics, noise, air quality, ecology, townscape and visual, daylight and sunlight, wind,

hydrology, flooding and drainage, ground conditions, heritage assets, waste, or sustainability compared to the 2012 Environmental Statement. To inform this conclusion, further assessments were undertaken in relation to townscape and visual, daylight and sunlight, wind and heritage assets as well as any cumulative effects, which were submitted with the EIA Screening request.

Non-Material Amendments to Plot R7 and R8 (ref: 17/00468/NMA)

- 6.9. The application proposes the following non-material amendments to the approved parameter plans:

Building Line Requirement

- a) Amendment to the Maximum Building Line to permit an increase in the building footprint of the linear blocks of both Plots R7 and R8 by approximately 1.8-2.1m, to accommodate the minimum basement width of two rows of parking with a central carriageway. This relates to the basement storey only, and the actual building line from ground floor upwards accords with the currently approved building line requirement.
- b) Amendment to the Maximum Building Line to permit an increase in the building footprint of the R7 accent tower by approximately 0.8m to enable a logical internal layout of the building and to accommodate the required car park ramp.

Maximum Storey Heights

- c) Amendment to the position of the set-back storey on top of the fourth floor element of R7 linear block (B) so that there is a small setback on the east and western sides.
- d) Amendment to the set-back storey of the linear block at R8, so that it exceeds the 1:2 ratio of the approved parameter plan and falls partially outside the setback zone.

Underground Parking Strategy

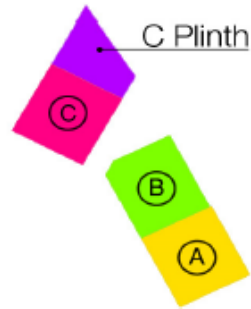
- e) Amendment to the 'Possible Underground Parking Zone' for a single car park to extend under both plots.
- f) Amendment to the location of the access to the underground car park to between the linear block and accent tower of Plot R7.

- 6.10. The 2012 permission assumed a consistent 5.3m AOD ground level across the entire site. The approved site wide Public Realm and Infrastructure RMA (ref: 15/00239/REM established revised ground levels across the whole site.)

- 6.11. The ground levels for Plot R7 and R8 have consequently changed to approx. 5.6m-6.8m AOD. There has also been an increase in the overall building height due to an increase in floor to floor heights from 3m to 3.15m to increase the floor to ceiling heights.

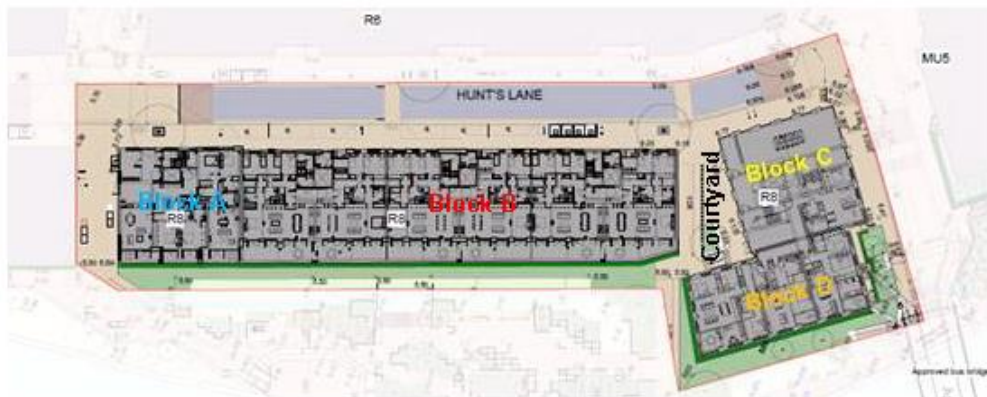
- 6.12. While the proposed changes to the 'Maximum Heights' Parameter Plans refers only to storey heights, the proposed changes to the true height of the development – when compared to that assumed in the 2012 permission - have been amended as follows:

Plot R7 – true building heights



	2012 Outline Assumed height	17/00369/REM Proposed heights (Detailed design)
Ground Floor FFL AOD (m)	All blocks: 5.300	Block A: 6.495 Block B: 6.495 Block C (north): 5.600 Block C (north, raised): 6.800 Block C (east): 5.600 Block C (south): 5.600 Block C (south, raised): 6.800 Block C (west): 5.600 Block C (west, raised): 6.800
Top of Building AOD (m)	Block A: 30.300 Block B: 21.500 Block C (plinth): 18.300 Block C: 48.300	Block A: 33.270 Block B: 23.670 Block C (plinth): 21.540 Block C: 53.140
Building Height	Block A: 25.000 Block B: 16.000 Block C (plinth): 13.000 Block C: 43.000	Block A: 27.770 Block B: 18.170 Block C (plinth): 16.040 Block C: 47.540

Plot R8 – true building heights



	2012 Outline Assumed height	15/00384/REM Proposed heights (Detailed design)
Ground Floor FFL AOD (m)	All blocks: 5.300	Block A: 5.750 Block B: 5.908 – 6.223 Block C: 6.173 Block D: 6.173
Top of Building AOD (m)	Block A: 27.300 Block B: 21.300 Block C: 54.300 Block D: 18.300	Block A: 33.552 Block B: 24.103 Block C: 59.175 Block D: 21.375
Building Height	Block A: 25.000 Block B: 16.000 Block C: 49.000 Block D: 13.000	Block A: 27.802 Block B: 17.880 – 18.195 Block C: 53.002 Block D: 15.202

Non-Material Amendment to the Site Wide Dwelling Mix (18/00366/NMA)

- 6.13. The application proposes a non-material amendment to vary Condition A15 (Site-wide Dwelling Mix) of the 2012 Planning Permission. For the avoidance of doubt, there is no change in the overall number of dwellings (1,200 dwellings).

Original 2012 Permission (12/00336/LTGOUT/LBNM)		Currently approved dwelling mix (16/00081/NMA)		Proposed dwelling mix – (18/00366/NMA)		Difference (Feb 16 – Jun 18)
Unit Type	No. of units	Unit Type	No. of units	Unit Type	No. of units	
Studio	8 (1%)	Studio	65 (5%)	Studio	52 (4%)	-13
1-bed	468 (39%)	1-bed	435 (36%)	1-bed	423 (35%)	-12
2-bed	244 (20%)	2-bed	217 (18%)	2-bed	250 (21%)	+33
3-bed	430 (36%)	3-bed	364 (30%)	3-bed	390 (33%)	+26
4-bed	34 (3%)	4-bed	118 (10%)	4-bed	85 (7%)	-33
5-bed	16 (1%)	5-bed	1 (0%)	5-bed	0 (0%)	-1
Total	1,200	Total	1,200	Total	1,200	
Provision of Family Housing						
2-bed +	724 (60%)	2-bed +	700 (58%)	2-bed +	725 (60%)	+25
3-bed +	480 (40%)	3-bed +	483 (40%)	3-bed +	475 (40%)	-8

Reserved Matters Plot R7 (reference 17/00369/REM)

- 6.14. The reserved matters application seeks approval for the layout, scale, appearance and landscaping for Plot R7, which are submitted pursuant to conditions A3 (Time Limits) and C1 (Reserved Matters – Layout, Scale, Appearance and Landscaping) of the 2012 permission.
- 6.15. The proposals for Plot R7 comprise the following elements:
- A linear block along the Riverside Park with an 8 storey (Block A) element mirroring a similar block to the south at Plot R8, and a 4 storey element with a set-back fifth floor (Block B);
 - A 14-storey accent tower with a 4 storey plinth element (Block C);
 - 82 residential units (44 x 1beds; 13 x 2 beds; 25 x 3 beds) of which 11 (13.4%) would be wheelchair adaptable units.
 - 330sqm of commercial floorspace falling within Use Classes A1, A3, A4 and/or B1.
 - A shared underground car park with Plot R8 which is accessed from Plot R7;
 - All associated hard and soft landscaping within and surrounding the plot.

Reserved Matters Plot R8 (reference 15/00384/REM)

- 6.16. The reserved matters application seeks approval for the layout, scale appearance and landscaping for Plot R8, which are submitted pursuant to conditions A3 (Time Limits) and C1 (Reserved Matters – Layout, Scale, Appearance and Landscaping) of the 2012 permission.
- 6.17. The proposals for R8 comprise the following elements:
- A linear block along the Riverside Park with an 8 storey (Building A) element, and a 4storey element with a set-back fifth floor (Building B).
 - A 16 storey accent tower to the south of the plot (Building C), with a 4 storey plinth element to the west (Building D)
 - 116 residential units (52 x 1 beds; 20 x 2 beds; 23 x 3 beds; 21 x 4 beds, of which 12 (10.3%) (4 x 1 beds; 4 x 2 beds; 4 x 3 beds) would be wheelchair adaptable units
 - A shared underground car park with Plot R7, also accessed from Plot R7.
 - All associated hard and soft landscaping within and surrounding the plot.
- 6.18. The application has been amended since original submission in 2015. It is important to note that since the scheme was originally submitted, an application under Section 96A (ref: 17/00009/NMA) was approved by Planning Decisions Committee for an in-principle agreement for an increase in height of the northern block (Block A) of Plot R8 by one storey (from 7 to 8 storeys), as part of a strategic decision to redistribute height from the eastern part of the wider site (Plots R2 and R4) to plots on the western side of the peninsula (Plots R7 and R8), in order to minimise the development's impact on the heritage assets at Three Mills. The application was accompanied by an EIA Screening Opinion Request (ref: 17/00008/SCRES).
- 6.19. The revisions to the Plot R8 RMA application made since original submission in 2015 are as summarised below:
- Additional storey to the northern block (Block A) to increase the height from 7 to 8 storeys. The block now mirrors the height/massing of the proposed adjoining Block A of Plot R7 (17/00369/RMA)
 - 3 additional residential units, increasing the total number for plot R8 from 113 to 116 units.
 - Removal of the indicative ground floor/basement layouts for Plot R7, as full details for that plot have since been submitted for approval (ref: 17/00369/REM), and no longer form part of this RMA.
 - Red line boundary for the application has been amended and now relates to Plot R8 and its immediate surroundings only, now that it is no longer necessary for the Plot R8 RMA to provide indicative layouts for Plot R7 shared underground car park.
 - Amendments to the public realm and landscaping details so that it takes into account the approved Public Realm and Infrastructure RMA (ref:15/00239/RMA) which was submitted and approved since original submission of the Plot R8 RMA, and makes a number of minor amendments:
 - Inclusion of a retaining wall to the bus bridge abutment now that the structure of the bus bridge is more resolved
 - Inclusion of a cable stay landing area to the east of the Blocks C/D
 - Provision of a hedge and gated maintenance path to the green eastern edge of Blocks C/D
 - Adjusted positioning of the tree contained in the passageway in between plots R7/R8 to outside Plot R8

- Rationalisation of the passageway between Hunts Lane and the Riverside Park in response to the needs/detailed design of both Plots R7 and R8. (reduction from approx.10m to 6m)

Approval of Details

- 6.20. The reserved matters applications also seek the partial approval of plot-specific details submitted pursuant to the following conditions of the 2012 permission.
- Condition C8 (Housing Standards)
 - Condition C11 (Daylight/ Sunlight/ Overshadowing)
 - Condition C15 (Parking Management)
 - Condition C36 (Waste Management)
- 6.21. The assessment of these aspects of the submission are detailed in the relevant sections below.

7. RELEVANT PLANNING HISTORY

Sugar House Lane (Strand East)

- 7.1. On 27th September 2012 the London Thames Gateway Development Corporation granted planning permission (12/00336/LTGOUT) for a hybrid planning application for comprehensive mixed use development comprising:

Detailed application

- demolition of existing buildings where stated;
- 8 residential units (C3);
- 300sqm financial and professional services (A2); 500sqm public house/bar (A4); 2,620sqm office and workshops/non-residential institution (B1/D1); 8,170sqm offices (B1);
- public square;
- access including limited emergency services access along Three Mills Wall River and east-west along Sugar House Lane;
- 28 parking spaces;
- hard and soft landscaping.

Outline application (all matters reserved except access)

- demolition of buildings where stated;
- 1192 residential units (C3) of which 10% of properties wheelchair accessible;
- 12,593sqm flexible uses including retail (A1), financial and professional services (A2), restaurants, cafes and bars (A3/4), offices and workshops (B1), non-residential institution (D1) and assembly and leisure (D2);
- 33,950sqm offices and workshops (B1);
- 22,500sqm (350 bedroom) hotel (C1);
- pedestrian bridge across Three Mills Wall River;
- a riverside park;
- car, motorcycle and bicycle parking;
- servicing and ancillary highway works.

- 7.2. The 2012 permission includes a planning condition that requires compliance with the Design Code submitted in support of the 2012 planning application.

- 7.3. There is a S106 Agreement attached to the 2012 planning permission which requires the applicant to, in summary:

1. Contribute a Discounted Standard Charge of £8,543 per residential unit in accordance with the LTGDC's Planning Obligations Community Benefits

Strategy comprising the Works in Kind at (3. below) and ring fenced contributions at (4. below);

2. Provide 8% (without grant) (96 units) and 11% (with grant) (132 units) affordable housing split 50:50 split between affordable rent and intermediate tenures subject to a review mechanism following completion of the 400th, 800th and 1,200th units.
3. The cost of the following Works in Kind to be offset against the Discounted Standard Charge as reflected above and in accordance with the Planning Obligations Community Benefit Strategy:
 - a. 75% (£999,000) of the cost of Bridge 1 (a two way single lane bus, cycle and pedestrian bridge between the site and Bromley by Bow North Phase 1);
 - b. 90% (£279,720) of the cost of Bridge 2 (a pedestrian and cycle bridge between the site and Bromley by Bow Northern Phase);
 - c. 60% (£293,040) of the cost of Bridge 3 (a pedestrian and cycle bridge between the site and Three Mills Green);
 - d. 75% (£83,250) of the cost of works to Bridge 4 (the vehicular, pedestrian and cycle bridge between the site and Three Mills island and 3 Mills Studios)
 - e. 50% (£1,387,500) of the All Movements Junction Works between Stratford High Street and Sugar House Lane;
 - f. 50% (£616,050) of the cost of the Hub & Open Space at Riverside Park;
 - g. 80% (£133,200) of the Water Bus Stop;
 - h. The cost (£2,600,000) to the scheme of Providing “Low Cost” Accommodation (in relation to Community Use floorspace)
4. The following financial contributions to be ring fenced within the Discounted Standard Charge:
 - a. £2,390,000 contribution towards education improvements in the locality (ring fenced for London Borough of Newham)
 - b. £1,100,000 contribution towards diverting and extending a bus service through the site when Bridge 1 and the necessary road network within Bromley by Bow North is implemented and pedestrian improvements at Bow roundabout and improvements to Bromley by Bow station (ring fenced for TfL);
 - c. £70,000 towards bus infrastructure
 - d. £150,000 towards Skills and Training to be agreed (ring fenced for London Borough of Newham)
5. Local Labour, Skills and Training Initiatives:
 - a. Enter into S278 and S38 Agreements with the Local Highway Authority to undertake the Highway Works;
 - b. Review the provision of a Controlled Parking Zone and indemnify the reasonable costs of the Council to implement a CPZ within the site if required.
 - c. Implement a Community Facilities Strategy to be submitted prior to the anticipated completion date of each Plot containing community uses and include details of advertising and letting terms.

- d. To implement a Creative Industries Strategy including advertising and heads of terms for first letting (see DCMS definition of creative industry).
- e. To prepare and implement a site-wide Energy Strategy
- f. Contribute £150,000 towards the River Lea Tidal Mill Trust House Mill restoration project.

Strand East Plots and Public Realm Infrastructure Reserved Matters

- 7.4. Reserved Matters Approval has been granted for the following plots:
- Plot MU2 (15/00250/REM) : 27,000sqm commercial floorspace (Class B1, A1, A2, A3, A4) and community (D1) floorspace - December 2015 Committee
 - Plot R6 (15/00435/REM) : 103 residential units – November 2014 Committee
 - Plot MU1 (15/00484/REM) : Primary School (Class D1) – March 2016 Committee
 - Plot R1 (16/00223/REM) : 161 residential units and 628sqm commercial floorspace – July 2016 Committee
 - Plot R3 (16/00412/REM) : 156 residential units – November 2016 Committee
 - Plot MU5 (15/00359/REM) : 42 residential units and 391sqm commercial floorspace -November 2016 Committee
 - Bridge 3 (16/00423/REM) : pedestrian bridge – December 2016 Committee
 - Plot R2 (16/00440/REM) : 212 residential units and 70sqm commercial floorspace – May 2017 Committee
 - Plot R4 (15/00327/REM) : 89 residential units and 661sqm commercial floorspace – May 2017 Committee
 - Plot R5 (17/00348/REM) : 86 residential units and approximately 80sqm of commercial floorspace (Use Classes, A1, A2, A3, A4 and B1), - November 2017 Committee
 - Site Wide Public Realm Infrastructure (15/00239/REM) : Members resolved to delegate the decision to the Director of Planning Policy and Decisions in April 2016 with a view to resolving the issue of the location of the residents' garden for the moorings community. The applicant 'carved out' the section of riverfront that forms part of Plot R3 from the application boundary of the Public Realm Infrastructure RMA, and reserved matters approval was granted on 6th June 2016.
- 7.5. The following plots are subject to reserved matters applications which have been submitted and are currently under consideration:
- Plot R7 (17/00369/REM) : subject of this report
 - Plot R8 (15/00384/REM) : subject of this report
 - Plot MU3 (15/00481/REM) : 349 bed hotel, 21 residential units, 4,160sqm commercial floorspace.

Non-Material Amendments to parameter plans

- 7.6. A number of Non-Material Amendment applications have been approved that make changes to the parameter plans associated with the OPP for various plots.
- 7.7. Importantly, and relevant to these current applications, an application for non-material amendments to the 'Maximum Storey Heights' parameter plan attached

to planning permission 12/00336/LTGOUT/LBNM to accommodate amendments to the number of storeys permitted at Plot R7 and R8, was approved by Planning Decisions Committee on 28th March 2017 (ref:17/00009/NMA). The approved amendments comprised:

- a) Increase the height of the accent tower of Plot R7 from 13 to 14 storeys
- b) Increase the height of the southern building element of Plot R7 from 7 to 8 storeys.
- c) Increase the height of the northern building element of Plot R8 from 7 to 8 storeys.

Housing Mix: Non Material Amendment (reference 16/00081/NMA)

- 7.8. On 10 June 2016 the Legacy Corporation granted non-material amendments to the site-wide dwelling mix. The approved dwelling mix is set out in the table in para. 6.13, that also shows the changes proposed in application ref: 18/00336/NMA which is considered in this report.

Bus Bridge (13/00586/FUL)

- 7.9. Planning permission was granted on 10th August 2014 for the construction of a single lane, two directional bridge over the River Lea Navigation to accommodate buses, cycles and pedestrians and a two directional two lane roadway and accompanying footpath that links the bridge to Hancock Road to the west and Sugar House Lane to the east.
- 7.10. The bus bridge would land to the south of Plot R8.

8. POLICIES & GUIDANCE

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 8.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 ("LBCAA 1990") is the primary legislation under which the impact of a development on a heritage asset is to be assessed. The legislation is at the top of the hierarchy, followed by national policy and guidance (NPPF and PPG), then followed by local policies and guidance (LLDC Local Plan).
- 8.2. Section 72 (s72) of the LBCAA 1990 applies in the consideration of the impact of development on conservation areas. S72 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area in relation to buildings or land within a conservation area.
- 8.3. Section 72(1) of the LBCAA 1990 states as follows:
"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in [amongst others, the Town and Country Planning Act 1990], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

National Planning Policy Framework (July 2018) (NPPF)

- 8.4. The National Planning Policy Framework sets out national planning policy and is a material consideration in planning decisions. It sets out a presumption in favour of sustainable development which Plans and decisions should apply. This requires that in order to achieve this, development proposals that accord with an up to date development plan should be approved without delay. Where there are no relevant development plan policies or the policies that are most relevant are out of date, that permission is granted unless the application of policies within the

NPPF that protect areas or assets of particular importance provides a clear reason for refusing development, or any adverse impacts of granting permission would significantly or demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. The NPPF should be read in conjunction with the Planning Practice Guidance, a web-based resource for all users of the planning system. This set out detailed guidance in support of the policy areas in the NPPF, including the importance of good design and how this can be achieved through planning decisions.

8.5. **Regional Planning Policy**

London Plan (March 2016)

Policy 2.4	The 2012 Games and their legacy
Policy 2.9	Inner London
Policy 2.13	Opportunity Areas and Intensification Areas
Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.6	Children and young people's play and informal recreation facilities
Policy 3.7	Large residential developments
Policy 3.8	Housing choice
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 5.3	Sustainable design and construction
Policy 5.11	Green roofs and development sit environs
Policy 6.7	Better streets and surface transport
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.13	Parking
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.7	Location and design of tall buildings
Policy 7.8	Heritage assets and archaeology
Policy 7.9	Heritage-led regeneration
Policy 7.15	Reducing and managing noise, improving and enhancing the acoustic environment
Policy 7.19	Biodiversity and access to nature
Policy 7.21	Trees and woodlands

8.6. **Local Planning Policy**

London Legacy Development Corporation Local Plan (July 2015)

Policy SP.2	Maximising housing and infrastructure provision within new neighbourhoods
Policy H.1	Providing a mix of housing types
Policy H.2	Delivering affordable housing
Policy BN.1	Responding to place
Policy BN.3	Maximising biodiversity
Policy BN.4	Designing residential schemes
Policy BN.5	Requiring inclusive design
Policy BN.8	Maximising opportunities for play
Policy BN.10	Proposals for tall buildings
Policy BN.16	Preserving or enhancing heritage assets

Policy IN.2	Planning for waste
Policy T.4	Managing development and its transport impacts
Policy T.8	Parking and parking standards in new development
Policy T.9	Providing for pedestrians and cyclists
Policy S.2	Energy in new development
Policy S.3	Energy infrastructure and heat networks
Policy S.4	Sustainable design and construction
Policy 4.4	Protecting and enhancing heritage assets at Three Mills Island and Sugar House Lane
Policy SA3.1	Stratford High Street Policy Area

Local Plan Site Allocation SA4.2 - Sugar House Lane

8.7. The site allocation proposes “a new medium-density, mixed-use area of business (including cultural and creative) and local retail space focussed in the northern and southern part of the site; new homes with a significant number of family homes; Local Open Space, play space and public realm. A new all movements junction to enable access to the area and new and enhanced bridges to link the area to surrounding communities will be required alongside development. Proposals for development above 15 metres above ground level will only be acceptable subject to the provisions of Policy BN.10. The relevant supporting development principles refer to:

- The area adopting a genuinely mixed-use character retaining a strong employment focus that includes a base for creative industries and introduces a new residential community served by a range of local amenities and high quality public transport, pedestrian and cycle connections.
- The area will be defined by its unique natural environmental and historic industrial legacy that includes extensive canal and river frontage, robust yet adaptable buildings and intricate yards and passages;
- The historic character of the area should be celebrated by weaving high-quality new development into the historic fabric;
- High quality public, communal and private amenity spaces that create a sense of place and meet the needs of residents, workers and visitors;
- Preserve or enhance the Sugar House Lane Conservation Area.

8.8. The site allocation makes specific reference to the scheme granted planning permission under the 2012 permission meeting the requirement of the Site Allocation

8.9. **Other relevant guidance and material considerations**

- National Planning Practice Guidance (on-line planning resource)
- Olympic Legacy Supplementary Planning Guidance (July 2012)
- Mayor of London Housing Supplementary Planning Guidance (March 2016)
- Mayor of London Homes for Londoners Affordable Housing and Viability Supplementary Planning Guidance (August 2017)
- Mayor of London Play and Informal Recreation Supplementary Planning Guidance (September 2012)
- London Legacy Development Corporation Draft Hackney Wick and Fish Island Supplementary Planning Document (July 2016)
- London Legacy Development Corporation Planning Obligations Supplementary Planning Document (2016)
- Sugar House Lane Conservation Area Appraisal and Development Management Guidelines (2010)
- The London Plan, draft for public consultation, December 2017

- 8.10. The Mayor of London published for the purpose of public consultation a draft new London Plan on 29th November 2017. The policies in the draft new London Plan currently have only very limited material weight when making planning decisions. That weight will increase once the new Plan is submitted for its Examination in Public. This report may make reference to policies within the new London Plan where they are directly relevant to the assessment of the application proposal, however, the relevant development plan policies remain those within the current London Plan (March 2015) and the LLDC Local Plan (July 2015).

8. CONSULTATIONS

Plot R7 and R8 Non-Material Amendment Application (Ref: 17/00468/NMA)

- 9.1. A local planning authority has discretion as to what consultation to undertake in relation to applications submitted under s96A of the Town and Country Planning Act (as amended). No public consultation was considered to be necessary, or undertaken on this application due to the scale and non-material nature of the amendments proposed, along with the fact that public consultation was carried out for the RMA's for Plot R7 and R8, and as such the public and statutory consultees would have seen the RMA proposals in the context of the NMA applications.
- 9.2. PPDT's environmental consultant confirmed that the changes proposed to Plot R7 and R8 raise no new or different significant impacts to those assessed in the original 2012 permission and Environmental Statement.

Non-Material Amendment Application for the Site Wide Dwelling Mix (Ref: 18/00366/NMA)

- 9.3. As per 9.1 above, no public consultation was considered to be necessary or undertaken on this application due to the non-material scale and nature of the amendments proposed.

Plot R7 Reserved Matters (Ref: 17/00369/REM)

- 9.4. The application was advertised by site and press notices and individual letters of notification were sent to surrounding occupiers.

Consultee	Response
LB Tower Hamlets	No response
TfL	<p>The provision of blue badge spaces is one space short of the required one space per accessible unit, however the DAS justifies this by the accessibility for the site and to proximity to public transport.</p> <p>The applicant is providing cycle parking for Plot R7 to meet current London Plan standards, which is above the amount required in the consented scheme, which is welcomed.</p> <p>Clarification on cycle storage racks and aisle width. It will be for the applicant to demonstrate and install cycle parking where the upper tier of two-tier parking can be easily accessed.</p> <p>Subject to clarifying the provision for cycle parking, TfL would not object to this application being granted.</p> <p><i>Officers comments: The applicant has identified the bike storage product as 'BDS two tier rack'. The minimum aisle</i></p>

	<p><i>as per their specifications for racks on both sides is 1500mm. As shown on ARC-ML's drawings, an aisle width of 1800mm is proposed which is considered acceptable. Full details will be submitted and discharged as part of Condition C16 of the 2012 permission in due course.</i></p>
Historic England	<p>Do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.</p>
Cadent / National Grid	<p>There is no record of apparatus in the immediate vicinity of your enquiry. Cadent and National Grid therefore have no objection to these proposed activities.</p>
Metropolitan Police	<p>No objection to the scheme proceeding at this stage. The achievement of Secured by Design on site will be subject to a final inspection of all works carried out in the completion of the project.</p> <p><u><i>Officer comment: Condition C7 of the 2012 Planning permission requires compliance with Secured by Design.</i></u></p>
LB Newham Planning	<p>No response.</p>
LB Newham Environmental Control	<p>No comments to make.</p>
Canal & River Trust	<p>The height of block C is very tall, and it is unfortunate that the tallest element is closest to the navigation. We note that the original 2012 application included the parameter plan drawing number PP-1-103, which required this block to be maximum 11 storeys, but the current application refers to a plan PP-1-103 rev K, which accepts up to 14 storeys. We would be pleased to see this plan and details of the application that amended this.</p> <p>Our preference would be for the height to be moved northwards away from the waterspace, with the lower podium block facing onto the navigation. However, given the distance to the water and the location of the site on the northern side of the river, we expect that overshadowing will not be as much of an issue as if it were on the southern or western bank.</p> <p>In terms of architectural expression we have no concerns about the simple form and detailing of blocks A and B, which also have some depth to the façade of each, but the detailing of Block C, with increased areas of reconstituted stone further up the building, seems to increase the verticality of the building and accentuate the overall height. In comparison with blocks A and B, despite the difference in materials, the elevations seem a bit 'flat' relying on the recessed corners to provide relief, whereas the side elevations have some additional interest provided by cantilevered balconies. We consider that this would be improved by having a</p>

	<p>stepped form, reduced material palette and some cantilevered balconies to break up the silhouette of what is a tall and fairly stark principal elevation facing the waterspace.</p> <p><i>Officers comment: The height of the accent tower was originally approved at 13 storeys (not 11) as part of the 2012 permission. In May 2017 the height of the accent tower has been amended to 14 storeys (PP-1-109K), as the height of the accent tower in block R2 has been reduced from 16 to 14 storeys (ref:17/00009/NMA). The principle of the height increase has therefore been accepted, and reviewed as part of the EIA Screening Request accompanying the 17/0009/NMA application).</i></p> <p><i>The detailed design of the tower element is required to comply with Local Plan Policy BN.10 (Tall Buildings) and is supported by QRP. See the Design section below for detailed design assessment.</i></p> <p>Landscaping: Comments are provided on the Riverside Park; cyclists who fail to dismount in the Riverside Park, and privacy for the ground floor occupiers of the southern block. Request a condition for details of the proposed landscaping.</p> <p><i>Officers comment: The detailed design of the Riverside Park has already been approved as part of the Public Realm and Infrastructure RMA (ref: 15/00239/REM) in June 2016. This RMA only results in a few minor amendments to correspond with the detailed design of the built environment.</i></p> <p><i>The Riverside Park is not considered to be a cycle route – the cycle routes would be Sugar House Lane and Hunts Lane, which provide more direct routes through the site to Stratford High Street.</i></p> <p><i>Privacy is considered to be sufficient, as there is a significant difference in level as well as defensible planting to protect the amenity of future residents.</i></p> <p><i>Condition C5 of the outline planning permission requires final planting and lighting details, so it is not necessary for a similar condition to be attached to the Plot R7 RMA.</i></p>
PPDT's transport consultant	<p>The submitted documents and drawings are satisfactory.</p> <p>Best practice would be provision of 20% active and 80% passive electric charging bays, in line with Draft London Plan standards. It is recognised however that the provision is in line with the condition A17 of the 2012 outline permission, and the applicant has stated that provision of additional EVCP will be reviewed once the development is operational.</p>

PPDT's environmental consultant	PPDT's Environmental Consultants assessed the Heritage Statement, Townscape and Visual Impact Assessment, Code for Sustainable Homes, BREEAM, Waste, Daylight, Sunlight and Overshadowing, Wind, and Overheating elements of the proposal. After additional information/clarification was submitted on some areas, details were found to be acceptable.
---------------------------------	---

Plot R8 Reserved Matters (Ref: 15/00384/REM)

- 9.5. The application was advertised by site and press notices and individual letters of notification were sent to surrounding occupiers in 2015 when the application was originally submitted, and again in June 2018 when the application was amended. The consultation responses to both rounds of consultation are summarised below.

Consultee	Response
LB Tower Hamlets	2015 consultation: No objection 2018 consultation: No objection
TfL	2015 consultation: No objections. It is welcomed that cycle parking provision is in excess of the requirement in condition A19, now providing 2 spaces for all units with more than one bedroom. Condition A17 did not include reference to passive provision for EVCP. It would be welcomed if the car parking provision was constructed in such a way to allow further EV charging points. 2018 consultation: Given the location away from Strategic Road Network and nature of proposals, TfL has limited comments to make on this application. I had previously made comments on application 15/00239/REM about the site wide infrastructure arrangements, including identifying any infrastructure to support the bus bridge and potential bus stop. <i>Officers comment: Site wide Infrastructure comments have been addressed as part of the Public Realm RMA (15/00239/REM) which was approved in June 2016.</i>
Historic England	2015 consultation: Do not wish to offer any comments on this occasion 2018 consultation: Do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
GLAAS	2015 consultation: No response. 2018 consultation: We do not consider that it is necessary for this application to be notified under the GLAAS charter.
Cadent / National Grid	2018 consultation: Searches have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified, comprising low or

	<p>medium pressure (below 2 bar) gas pipes and associated equipment.</p> <p>Please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.</p> <p>If minded to approve attach an informative.</p> <p><i><u>Officers comment:</u> suggested informative is attached.</i></p>
Metropolitan Police	<p>2015 consultation: No objection to the scheme proceeding however request conditions that it shall incorporate measures to minimise the risk of crime and follow secured by design throughout the development.</p> <p>2018 consultation: No objection to the scheme proceeding at this stage. The achievement of Secured by Design on site will be subject to a final inspection of all works carried out at the completion of the project.</p>
LB Newham Planning	<p>2015 consultation: <u>Support the application</u> and request following comments are taken into account:</p> <p>a) Bedrooms facing the street on Hunts Lane which may compromise the privacy of occupants. Can the internal floor levels be raised to solve this issue?</p> <p>b) The position and proportion of the cores look good. Newham is supportive of the generous flat sizes and amenity spaces.</p> <p>c) If possible more space should be provided in lobbies for cycle storage so that residents do not have to go down to the basement to park bikes. However, it is noted that the generous flat sizes may be affected by such a change.</p> <p>d) Conventional balconies are not provided, but the folding glazing allows the corner of the living space to be opened up during good weather. When closed the home benefits from additional usable space internally, and the generous unit sizes more than compensate for the lack of a dedicated balcony.</p> <p>e) Development provides a generous, high quality residential environment. The architecture, materiality and detailing is of a high quality.</p> <p><i><u>Officers comment:</u> a) internal levels are raised above the street level to address potential privacy issues. c) This would affect flat sizes, so cycle parking is provided in generous lockers in the basement, as per other blocks in the development.</i></p> <p>2018 consultation: No response.</p>
LB Newham Transport	<p>2015 consultation: No response.</p> <p>2018 consultation: The parking management strategy is considered to be comprehensive, but there are some anomalies which require further information:</p>

	<p>a) Parking allocation strategy – LBN prefer to give priority to Blue Badge, followed by family units and car sharers.</p> <p>b) Maintenance of car park barriers.</p> <p><i>Officers comment: a) car parking allocation would be secured by condition as with previous blocks. b) The applicant has confirmed that the shutter system is capable of being manually controlled in the event of failure. This would be the responsibility of the on-site estates management team.</i></p>
Canal & River Trust	<p>2015 consultation: No objection</p> <p>2018 consultation: Based upon the information available we have no comment to make.</p>
Environment Agency	<p>2015 consultation: No specific comments to make on the application. We do recommend that you satisfy yourselves that the details associated with this application do not prevent the applicant from implementing the approved surface water drainage scheme 15/00239/REM.</p> <p>2018 consultation: We object to the proposed development as submitted because no assessment of the risks to legally protected species has been provided.</p> <p><i>Officers comment: Information has been sent to the EA regarding the ecological studies that were carried out as part of the Environmental Statement which demonstrates the only element of interest relates to Japanese Knotweed and the proximity to the River Lea Navigation and London Canals Site of Metropolitan Importance for Nature Conservation (SMINC). The Japanese Knotweed has been treated. Impact on the watercourse as a result of the construction and operational activities were considered as part of the ES.</i></p> <p>EA Letter dated 17.08.18: We have reviewed the document 'Phase R8 – Sugar House Lane Ecology letter ref EA Objection_v1.pdf dated 26th July 2018. Based on the information provided, we are able to remove our objection and have no further comments to make on this application.</p>
London Fire and Emergency Planning Authority	<p>2015 consultation: The brigade is satisfied with the proposals.</p> <p>2018 consultation: No response</p>
Lee Valley Regional Park Authority	<p>2015 consultation: The authority welcomes the redevelopment of this site.</p> <p>2018 consultation: No response</p>
Thames Water	<p>2015 consultation: The reserved matters application does not affect Thames Water and as such we have no observations to make.</p> <p>2018 consultation: If the developer follows the sequential approach to the disposal of surface water we would have</p>

	<p>no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.</p> <p>Thames Water would advise that with regard to Foul Water sewage network infrastructure capacity, we would not have any objection.</p>
PPDT's transport consultant	<p>2018 consultation: The submitted documents and drawings are satisfactory.</p> <p>Best practice would be provision of 20% active and 80% passive electric charging bays, in line with Draft London Plan standards. It is recognised however that the provision is in line with the condition A17 of the 2012 outline permission, and the applicant has stated that provision of additional EVCP will be reviewed once the development is operational.</p>
PPDT's environmental consultant	<p>PPDT's Environmental Consultants assessed the Heritage Statement, Townscape and Visual Impact Assessment, Code for Sustainable Homes, BREEAM, Waste, Daylight, Sunlight and Overshadowing, Wind, and Overheating elements of the proposal. After additional information/clarification was submitted on some areas, details were found to be acceptable.</p>

Quality Review panel – Review of Plot R7, 6 April 2017

- 9.6. The Quality Review Panel recommends that the design team continue to develop the proposal – and in particular the design of the tower block / podium – in order to arrive at the optimum response to the site context, and also to achieve exceptional architectural quality. This should include interrogation of the relationship between the proposed tower and podium, and also reconsideration of the building's silhouette. The panel supports the condensed space between Plots R7 and R8, as well as the arrangement of the access ramp to the basement car park.

Quality Review Panel – 2nd review of Plot R7, 4th May 2017

- 9.7. The Quality Review Panel commends the design team on an effective response to its earlier comments on the proposal for Strand East Plot R7. Revisions to the design of the entrance to the basement car park, and the treatment at ground floor level of the sharply angled corner of the podium, enhance the public realm. The architectural expression of the tower block / podium is well considered, with the two elements now relating more successfully to each other. The scheme promises high quality residential accommodation. The panel recommends further exploration of the best solution for access to cycle storage at basement level.
- 9.8. The QRP is confident that the design team will continue to evolve the proposal for Strand East Plot R7 successfully, in consultation with planning officers.

Quality Review Panel – Review of Plot R8, 30 April 2015

- 9.9. The panel finds much to admire in the proposals for Strand East Plot R8, which are based on rigorous thinking about residential typologies, and the design of homes from the inside out. The architectural expression of both the linear block is developing in a positive direction, although the panel offers some comments

on potential refinements. Limited information is available at this stage on the landscape design. This will be critical to making the most of the riverside park, and ensuring this is a welcoming, accessible and high quality space. This may require some adjustment to the layout of buildings, to create a generous and legible route from Hunts Lane to the park. The panel would welcome further information on the landscape design and a future review.

- 9.10. The panel admires the simplicity and elegance of the architecture proposed for the 16 storey tower.
- 9.11. The residential layout of the linear block promises accommodation of the highest quality.
- 9.12. The panel offers its warm support to the proposals for Strand East Plot R8 and would welcome a further opportunity to comment on the landscape design and access to linear park.
- 9.13. *Officers comments: Since the QRP review of Plot R8, the Site wide Public realm and Infrastructure RMA was approved in June 2016 (ref: 15/00239/REM), which provides full details of the landscape design and riverside park. QRP supported the Public Realm and Infrastructure RMA proposals.*

10. ASSESSMENT OF PLANNING ISSUES

10.1. Non-Material Amendment Applications (ref: 17/00468/NMA & 18/00366/NMA)

- 10.2. The first application for Non-Material Amendments proposes amendments to Parameter Plans PP-1-101 Rev B (Building Line Requirement), PP-1-103 Rev K (Maximum Storey Heights), PP-1-108 Rev B (Underground Car Parking Strategy) attached to the 2012 Planning Permission, to accommodate amendments to the extent of the yellow building line, set-back storeys and access to the underground car parking zone permitted at development plots R7 and R8.
- 10.3. The application proposes the following non-material amendments:

Building Line Requirement

- g) Amendment to the Maximum Building Line to permit an increase in the building footprint of the linear blocks of both Plots R7 and R8 by approximately 1.8-2.1m, to accommodate the minimum basement width of two rows of parking with a central carriageway. This relates to basement storey only, and the actual building line from Ground Floor upwards accords with the currently approved building line requirement.
- h) Amendment to the Maximum Building Line to permit an increase in the building footprint of the R7 accent tower by approximately 0.8m to enable a logical internal layout of the building and to accommodate the required car park ramp.

Maximum Storey Heights

- i) Amendment to the position of the set-back storey on top of the fourth floor element of R7 linear block (B) so that there is a small setback on the east and western sides.
- j) Amendment to the set-back storey of the linear block at R8, so that exceeds the 1:2 ratio of the approved parameter plan and falls partially outside the setback zone.

Underground Parking Strategy

- k) Amendment to the 'Possible Underground Parking Zone' of the Underground Parking Strategy parameter plan for a single shared car park to extend under both plots.

- l) Amendment to the location of the access to the underground car park to between the linear block and accent tower of Plot R7.
- 10.4. The proposed amendments to the Maximum Building Line parameter plan are required to provide a feasible underground car park and predominantly relate to the basement level and ground floor amenity provision. The proposed amendments have been tested in the technical assessments submitted in support of the RMA and the associated EIA Screening Opinion request, and no significantly new or different environmental effects other than those already identified in the Environmental Statement accompanying the 2012 permission have been identified.
- 10.5. The increase in building footprint of the linear blocks relates to the basement level only, and the actual building line from the ground floor upwards accords with the currently approved building line requirement. Whilst it appears there would be a loss of open space resulting from the change in maximum building line, the Plot R7 and R8 building footprints currently proposed formed part of the approved site-wide Public Realm and Infrastructure RMA (15/00239/REM) and therefore do not represent a real loss of publicly accessible space from that previously assessed. There would be an increase in shared/public open space between the tower element and linear block at Plot R8, which was previously assumed to come forward as a continuous building line.
- 10.6. The proposed amendments to the Maximum Storey Heights have been tested in the technical assessments submitted in support of the RMA and the associated EIA Screening Opinion request, and no significantly new or different environmental effects other than those already identified in the Environmental Statement accompanying the 2012 permission have been identified.
- 10.7. The proposed amendments to the Underground Parking Strategy involving a revised entry ramp location do not raise any concerns from a transport perspective. It is welcomed that this will allow a holding area at the approach to the ramp, to avoid vehicles waiting on Hunts Lane. The amendment would be non-material in nature and would not result in any new or different environmental effects.
- 10.8. The proposed amendments to the Building Line Requirements, Maximum Storey Heights, and Underground Parking Strategy are considered to be non-material in nature, and therefore recommended for approval.

Site Wide Dwelling Mix

- 10.9. The second Non-material amendment application proposes to amend condition A15 (Site-Wide Dwelling Mix) (18/00366/NMA). Condition A15 of the 2012 Planning Permission defines the number of each unit size type. Condition A15 has previously been amended by NMA reference 16/00081/NMA, granted in June 2016.
- 10.10. The table below sets out the approved and proposed dwelling mix:

Original 2012 Permission (12/00336/LTGOUT/LBNM)		Currently approved dwelling mix (16/00081/NMA)		Proposed dwelling mix – June 2018		
Unit Type	No. of units	Unit Type	No. of units	Unit Type	No. of units	Difference (Feb 16 – Jun 18)
Studio	8 (1%)	Studio	65 (5%)	Studio	52 (4%)	-13
1-bed	468 (39%)	1-bed	435 (36%)	1-bed	423 (35%)	-12
2-bed	244 (20%)	2-bed	217 (18%)	2-bed	250 (21%)	+33

3-bed	430 (36%)	3-bed	364 (30%)	3-bed	390 (33%)	+26
4-bed	34 (3%)	4-bed	118 (10%)	4-bed	85 (7%)	-33
5-bed	16 (1%)	5-bed	1 (0%)	5-bed	0 (0%)	-1
Total	1,200	Total	1,200	Total	1,200	
Provision of Family Housing						
2-bed +	724 (60%)	2-bed +	700 (58%)	2-bed +	725 (60%)	+25
3-bed +	480 (40%)	3-bed +	483 (40%)	3-bed +	475 (40%)	-8

- 10.11. As can be seen from the table, a shift from studios and 1-bed units as well as 4-bed and 5-bed units to 2-bed and 3-bed units is proposed. The applicant has explained that the number of 4 and 5 bed units has decreased because the remaining plots are unlikely to accommodate the remaining number of 4 bed units. However, it is noted that the number of currently proposed 4 bed units across the site exceeds the initial 2012 target. As all plots with mews/town houses have now been determined, the larger units have been downsized to 2 and 3 bed units.
- 10.12. When compared to the originally permitted dwelling mix and the currently approved dwelling mix, the proposed amendment to the site-wide dwelling mix is not considered to have an adverse effect on the provision of family dwellings. LLDC Local plan policy H1 requires 50% of dwellings to have 2 or more bedrooms. The proposal would result in 60% of dwellings across the entire development with 2 or more bedrooms (725 no.), which exceeds the Local Plan Policy H.1 and is a slight increase from that permitted. 39.6% of units would have 3 or more bedrooms (475 no. which is a reduction of 8 units from the currently approved position).
- 10.13. The proposed changes to the dwelling mix would not affect the provision of affordable housing or review mechanism contained in the accompanying S106 agreement. It is considered that the proposed dwelling mix would not have a material impact on transport and/or other technical/environmental matters.
- 10.14. It is considered that the proposed amendments to Condition A15 which do not result in a change to the overall total number of units, and only relate to a small percentage of the overall number of units, do not constitute a material alteration to the 2012 Planning Permission. It is therefore recommended that the Non-material amendment to the dwelling mix be approved.

Reserved Matters Applications (17/00369/REM & 15/00384/REM)

- 10.15. The following paragraphs consider the Reserved Matters (layout, scale, appearance and landscaping), and the supporting technical information required by the 2012 permission specification for Plots R7 and R8.
- 10.16. The applications for Reserved Matters for Plot R7 are submitted on the basis that the applications for Non-Material Amendments to the 2012 'Maximum Storey Heights', 'Building Line Requirement' and 'Underground Parking Strategy' parameter plans; and the amendments to the Site Wide Dwelling Mix considered at paragraphs 10.1. to 10.14. above, and recommended for approval at paragraph 2.1 of this report, have been approved. The following paragraphs consider the Reserved Matters - layout, scale, appearance and landscaping – of Plots R7 and R8 and related planning issues.

Land Use

- 10.17. The 2012 permission approved parameter plans determine the permissible ground, first and upper floor building uses across the site. Plot R7 and R8 have outline planning permission to be redeveloped for residential use with an element of commercial floorspace at ground floor level in Plot R7. The reserved matters applications both comply with the land use parameter plans.
- 10.18. The total number of units within the outline part of the 2012 permission is capped by planning condition (A8) at 1,192 units. The Plot R7 application would contribute 82 units towards this total, and the Plot R8 application would contribute 116 units towards the total. The following table shows how the number of residential units proposed contributes to the total number of permitted units:

Plot	Reserved Matters Application Status	Maximum number of residential units (as restricted by planning condition A9)	Number of residential units proposed
Plot R6	RMA approved	1,192 units	103
Plot R1	RMA approved		161
Plot R3	RMA approved		156
Plot MU5	RMA approved		42
Plot R2	RMA approved		211
Plot R4	RMA approved		89
Plot R8	RMA submitted		116
Plot MU3	RMA submitted		21
Plot R5	RMA approved		86
Plot R7	RMA submitted		82
Plot MU4	RMA to be submitted		-
Total		1192	1067

- 10.19. The site is located within the Local Plan Site Allocation SA4.2: Sugar House Lane. It makes explicit reference to the 2012 permission and its compliance with the objectives of the site allocation to create a new medium-density mixed use area including new residential accommodation and a significant number of family homes.
- 10.20. The proposals also include an element of flexible commercial floorspace located in Block C (tower and plinth) of Plot R7 comprising 330sqm of Class A1, A3, A4 and/or B1 floorspace. There is no commercial floorspace proposed in Plot R8. See table below for the permitted uses across the scheme.

Use	Permitted Floorspace (sqm) (GIA) Outline PP	Proposed in R7	Proposed in R8	Total proposed to date (all RMAs including those approved)	Total approved to date (all RMAs)
Residential (C3)	1192 units	82 units	116 units	1,068 (R4; MU5; R6; R8; MU3; R1; R2; R3; R4; R5; R7) – excluding 8 units in the NEQ	848 units (R1; R2; R3; R4; R5; R6; MU5)

Flexible Uses Floorspace (A1, A2, A3/4, B1, D1, D2)	12,593m ²	330m ²	-	9,274 sqm (R4; MU5; MU2; MU3; MU1; R1; R2; R5; R7)	7,176 sqm (MU1; MU2; MU5; R1; R2; R4; R5)
Offices and workshops (B1)	33,950m ²		-	28,273 sqm (MU2; MU3)	25,153 sqm (MU2)
Hotel (C1)	350 beds or 22,500m ²		-	349 (MU3)	-

10.21. The applications are considered to comply with the 2012 permission and site Allocation SA4.2: Sugar House Lane of the Local Plan.

Design and Compliance with Reserved Matters of – Scale, Layout, Appearance and Landscaping

Design overview

10.22. Plot R7 is located at the west end of the Strand East site and would comprise two residential blocks which are set against Chimney Walk (and the existing chimney of note in this location), the Lee River Navigation open space and Hunts Lane.

10.23. The riverside linear block (A+B) has a proposed height of 5 storeys with an 8 storey bookend on the southern end which mirrors the massing of Plot R8; all storeys are proposed as residential. The tower block (C) to the north of the plot, which fronts Hunts Lane and Chimney Walk, would be predominantly 14 storeys with a lower 4 storey plinth (included within the 14 storeys) and comprises 1 commercial storey at ground floor with residential above. There would be a shared basement for plots R7 and R8 with access provided via a ramp accessed on the southern side of Block C.

10.24. The QRP panel praised the scheme's potential to provide high quality residential accommodation and the well-considered architectural expression of the tower block and podium. Given the proposed height of the scheme being above 15m it will be required to meet policy BN.10 criteria.

10.25. Plot R8 is located to the south-west of the Strand East site and is proposed to comprise entirely residential blocks which front the Lee River Navigation open space, Hunts Lane and the approved bus bridge. The riverside linear block (A+B) has a proposed height of 5 storeys with an 8 storey bookend on the northern end which mirrors the massing of Plot R7. The accent tower block (C) is 16 storeys with a lower 4 storey block (D) at the base fronting the park. There is a shared basement for Plots R7 and R8 with vehicle access provided via a ramp accessed from Plot R7.

10.26. The QRP panel praised the scheme for being based on, 'rigorous thinking about residential typologies, and the design of homes from the inside out,' finding 'much to admire.' The applicant successfully responded to feedback from QRP on possible improvements to the scheme including to the refuse strategy and the building's relationship to the bus bridge and introduced birch trees and a planting bed to provide a spatial barrier between the public realm and the building.

Heritage and Conservation

10.27. The north tip of Plot R7 is within the Sugar House Lane Conservation Area. It is considered appropriate to consider the impact of the proposal on the conservation area and the setting of heritage assets in accordance with paragraph 200 of the NPPF in addition to the requirements under part 10 of Local Plan Policy BN.10 and part 8 of policy BN.16 for such assessment.

- 10.28. An existing chimney of merit sits to the north of Plot R7 and forms the end of the proposed Chimney Walk, a pedestrian street connecting Sugar House Lane with the Riverside Park. The proposed reserved matters scheme for R7 works within the parameters of the outline masterplan permission to respect and compliment the setting of the chimney, conservation area and waterway. Furthermore, the sensitive choice of high quality materials, which make reference to a palette of materials found in the area, and their robust detailing is complementary to the character of the Conservation Area.
- 10.29. Although close to the 3 Mills Conservation Area, Plot R8 doesn't sit within a Conservation Area or close to buildings or structures of merit such as the chimney close to Plot R7. The proposed reserved matters scheme does however work within the parameters of the outline masterplan permission to respect and compliment the setting of the waterway. The sensitive choice of high quality materials, which reference a palette of materials found in the area, and their robust detailing is complementary to the character of the nearby Sugar House Lane Conservation Area.
- 10.30. Officers have considered the impact of the proposals on the Sugar House Lane Conservation Area in accordance with paragraph 200 of the NPPF and have concluded that the design, massing, height and scale of the proposals are acceptable and sympathetic to the surrounding historical context, and as such would preserve the character and appearance of the conservation area.
- 10.31. The proposals have also been assessed against the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, with reference to Section 66 and 72. Officers support the proposals and consider that they would comply with the NPPF in terms of making a positive contribution to local character and distinctiveness. Due to the high quality design which is in accordance with the 2012 permission, officers are satisfied that the proposals would not adversely affect the character of the Conservation Area.

Form, Scale, Height and Massing

- 10.32. The form and varying heights of the proposed blocks for Plots R7 and R8 have been designed to comply with the OPP (as amended) and the composition works successfully in its relationships with the differing conditions of Hunts Lane, Chimney Walk and the Riverside Park.
- 10.33. For Plot R7, the height of the tower element would act as a marker within the wider site, signifying the junction between Chimney Walk and the Riverside Park, whilst the lower 4 and 5 storey elements respect the predominant low-rise residential scale of the Strand East masterplan area. The 8 storey bookend element of the linear riverside block would provide variation to a relatively long block and signifies the end of the east/west link across the site.
- 10.34. Although the gap between the R7 and R8 bookend elements appears quite narrow, it has been demonstrated through precedent studies and analysis by the design team that this would not be detrimental to the streetscape environment, with the QRP panel suggesting this arrangement could contribute to a 'sense of drama with views glimpsed to the riverside park'.
- 10.35. For Plot R8, the 4 storey blocks (B (with set-back fifth storey, D) would respect the predominant low-rise residential scale of the Strand East masterplan area, whilst the height of the tower element (C) acts as a marker within the wider site, signifying the end of the Riverside Park and crossing point of the bus bridge. The 8 storey bookend element (A) of the linear riverside block would provide variation to the relatively long block and, complemented by the 8 storey bookend of R7, signifies the end of the east/west link across the site.
- 10.36. The 2012 permission approved 'Maximum Storey Heights' parameter plan and Design Code establish the maximum storey heights for individual buildings

across the entire site. The maximum heights are defined as storey heights rather than heights above ordnance datum or true heights above ground level. The 2012 permission (as amended) supports maximum building heights ranging between 4 and 8 storeys for Plot R7, and 4 and 16 storeys for Plot R8.

- 10.37. The applications are supported by a Townscape and Visual Impact Assessment (TVIA) for each Plot which describes the increase in ground levels and building heights above those assumed in the 2012 Environmental Statement. The increase in ground levels was approved by the Public Realm and Infrastructure RMA (15/00239/REM).
- 10.38. For Plot R7 the approved ground levels have changed from a consistent 5.3m AOD across the plot to approximately 5.5m - 5.6m AOD around the site. For Plot R8 the approved ground levels have changed from the consistent 5.3m AOD across the plot to approximately 5.5m – 6.0m AOD around the site. Paragraphs 6.10 to 6.12 set out the changes with regard to approved ground levels and true building heights.
- 10.39. The increase in true building height takes into account the new ground levels; a general increase in floor to floor heights of the residential units from 3m to 3.15m to achieve more generous floor to ceiling heights within homes; an increase in the floor to floor height of the commercial units, from 4m to between 4m and 4.95m; the increased building footprints; and increased footprint of the set-back storeys in order for efficient unit plans which comply with the minimum space standards set out in the Mayor's Housing SPG.
- 10.40. The change in site levels and increase in building heights, both individually and cumulatively, is not considered to result in any new or different significant townscape or heritage impacts, particularly as they are 'contained' within the site and maintain the human-scale attributes of the masterplan. The environmental impact of taller buildings, particularly in relation to daylight and sunlight, has been subject to detailed assessment and this is considered below. It is noted that, notwithstanding the net increase in overall heights, the application remains compliant with the 'Maximum Storey Heights' parameter plan (as amended).
- 10.41. The Local Plan Site Allocation requires the 'prevailing and generally expected heights' at Sugar House Lane to be 15m (5 residential storeys) above existing ground level with development proposed above that height to be subject to the tests of Policy BN.10. Where the proposed true heights exceed the prevailing heights identified in the Local Plan, they are compliant with the 2012 permission, and are considered to be successful in terms of their urban design and place making response. The scale and heights proposed are considered to be acceptable in townscape terms, and the quality of the residential accommodation and architectural expression is considered to be high.
- 10.42. Despite complying with the storey heights permitted under the 2012 permission (as amended), the detailed design is required to meet Policy BN.10. The high quality of residential accommodation, calm and robust architectural expression and considered response the scheme makes to embed itself in the already permitted public realm design is considered to satisfy the requirements set out by BN.10 as is set out in the table below

Tall Buildings Assessment

- 10.43. Given the high quality of residential accommodation, calm and robust architectural expression and considered response the proposals make to embed themselves in the already permitted public realm design, they are considered to satisfy the requirements set out by BN.10 as is set out below:

BN.10 Criteria Summary for Plot R7 and R8

<p><i>Exhibit outstanding architecture and incorporate high-quality materials, finishes and details</i></p>	<p>The choice of material palette has been carefully considered and the schemes provide a high-quality composition of materials that are robust and complementary to the emerging palette of Strand East.</p>
<p><i>Respect the scale and grain of their context</i></p>	<p>Conforming to the parameters of the outline permission, the schemes for Plot R7 and R8 are considered to successfully respond to the grain and scale of the surrounding and emerging area.</p>
<p><i>Relate well to street widths and make a positive contribution to the streetscape</i></p>	<p>The Plot R7 and R8 proposals would contribute to the emerging character of Hunts Lane and Chimney Walk and would accommodate public routes from the interior of Strand East to the riverside park, with both the route between Plot 8 blocks B and C, and by respecting the masterplan principle of creating an east/west route through the site that terminates between the bookends of R7 and R8. The residential entrance to Plot R8 located on the alley between R7 and R8 would help to advocate this space.</p> <p>The chamfer introduced to the ground floor of the Plot R7 tower block at the intersection of Hunts Lane/Chimney Walk is a welcome feature which enhances the public realm at this corner.</p>
<p><i>Generate an active street frontage</i></p>	<p>Plot R7 Block C would provide active frontage on all approaches with a commercial unit wrapping around much of the ground floor and with the residential lobby creating activity on Hunts Lane. Although purely a residential building the residential lobby of Block A/B would provide activation of the corner of Hunts Lane between R7 and R8. Soft landscaping would create a pleasant backdrop to the riverside park whilst providing defensible space to the ground floor residential units of Block A/B.</p> <p>The Plot R8 scheme seeks to introduce active frontage where possible and most beneficial with a community space at the ground floor of the tower block which activates the corner of Hunts Lane and residential lobbies activating the routes through from Hunts Lane to the Riverside Park. By locating parking in a basement there is still partially active frontage across the ground floor of all blocks through residential windows which overlook the street or park. Soft landscaping creates a welcome backdrop to the riverside park whilst providing defensible space to the ground floor residential balconies of Block A/B.</p>
<p><i>Provide accessible public space within their curtilage</i></p>	<p>Plot R7 would respect and reinforce the accessible public space set out in the outline permission, especially the adjoining Riverside Park and public routes across the scheme to the park.</p> <p>Plot R8 would also respect the accessible public space set out in the outline permission including the creation of the tower courtyard, a semi open courtyard that provides a quiet stopping space between Hunts Lane and the Riverside Park.</p>

<p><i>Incorporate sufficient communal space</i></p>	<p>No communal amenity space would be provided as part of Plot R7, but all units would have well located private amenity spaces which are more often than not located to have a view of the river and a sunny aspect. The riverside park is adjacent to the plot and would provide an excellent area of public open space for residents to enjoy.</p> <p>The Plot R8 tower block would provide a community space at ground floor fronting onto Hunts Lane which is envisaged as a space for residents to use for reading/meetings/events/ clubs and activities. There would be a terrace on the roof of Block D for residents of Block C/D with a range of planters and seating that takes in views of the river. The riverside park is adjacent to the plot and would provide an excellent area of public open space for residents to enjoy.</p>
<p><i>Contribute to defining public routes and spaces</i></p>	<p>The Plot R7 and R8 proposals work successfully with the strategies set out by the outline masterplan permission and public realm permission. The bookend elements of the plots would signify the termination of the east/west route through the Strand East site, and the Plot R7 tower block would act as a marker at the junction between Chimney Walk and the riverside park. The Plot R8 tower block would act as a marker at the end of the Riverside Park and junction of the new bus bridge connection.</p>
<p><i>Promote legibility</i></p>	<p>The scheme would promote active healthy streets and contribute to the improved legibility of the area with taller marker elements enhancing wayfinding through the Strand East site. The locations for entrances to residential lobbies are well considered, which includes positioning them on corners to activate minor routes whilst being clearly legible from Hunts Lane.</p>
<p><i>Create new or enhance existing views, vistas and sightlines</i></p>	<p>The proposals work successfully with the strategy proposed by the outline masterplan permission and public realm permission, including accommodating the east/west view through the site. Plot R7 would visually signify the junction of Chimney Walk with the riverside park with the tower element, and Plot R8 would visually signify the end of the Riverside Park and the new bus bridge connection to the site.</p>
<p><i>Preserve or enhance heritage assets and the view to / from these, and contribute positively to the setting of heritage assets, including conservation areas</i></p>	<p>Block C of Plot R7 would respect the setting of the existing chimney of note, stepping down to 4 storeys in this location and the sensitive choice of high quality materials, which make reference to a palette of materials found in the area and their robust detailing is complementary to the Sugar House Lane Conservation Area that the northern tip of R7 encroaches into.</p> <p>Plot R8 does not fall within a conservation area but is near the Three Mills Conservation Area. The choice of high quality materials references a palette of materials found in the area and robust and simple detailing is harmonious with the rest of the site, which is designed to complement the character of the Sugar House Lane conservation area.</p>

<i>Micro-climatic conditions</i>	The scheme's layouts are carefully considered to ensure units would receive good levels of natural light, especially in living areas, and with all apartments with northern elevations being dual aspect.
<i>Amenity: impacts to the surrounding area</i>	The proposals would not negatively impact the proposed amenity space in the surrounding area, and would help to enclose and frame the Riverside Pak.
<i>Existing views of landmarks, parkland, heritage assets, waterways, and views along street corridors.</i>	The schemes would create a complementary backdrop to the riverside park and the gaps between the buildings create glimpses of the waterway from the interior of the site. Plot R7 would work successfully to respect the chimney of note on Chimney Walk, stepping down to 4 storeys in this location.
<i>Tall buildings should be located within the Centre boundaries outlined within the Local Plan</i>	The taller elements of the scheme are as the outline permission for the site and would create a high quality and well considered varied townscape, whilst also marking important junctions and routes which cross the site.

Layout, Uses and Quality

- 10.44. Policies BN.1, BN.5 and BN.10 of the Local Plan require new development to consider how uses integrate with, and relate to, public and private space; provide an accessible and inclusive environment; contribute positively to the streetscape; generate an active frontage; provide accessible public space; define routes and spaces; and promote legibility.
- 10.45. The 2012 permission approved 'Building Line Requirement' parameter plan establishes 'obligatory' (i.e. the building line must meet the parameter plan), 'partially obligatory' (i.e. facades must adhere to at least 75% to the building line; for example this would allow for the inclusion of projecting balconies), 'maximum' (i.e. no projection beyond) and 'indicative' (i.e. to be determined through detailed planning application) lines for buildings permitted across the entire site.
- 10.46. Plot R7 is subject to partially obligatory building lines along Hunts Lane and the northern most edge of the block, and indicative building line to the southernmost edge, along with maximum building line to the western edge. The proposals comply with these requirements as amended by the accompanying NMA.
- 10.47. Plot R8 is also subject to partially obligatory building lines along Hunts Lane and the southern most edge of the block, and indicative building line to the northern edge, along with maximum building line to the western edge. The proposals comply with these requirement as amended by the accompanying NMA.
- 10.48. The 2012 Design Code identifies Plots R7 and R8 as Riverside Blocks; and requires the design to incorporate the following:
- Take inspiration from converted mills and warehouses in other post-industrial areas of disused docks and wharfs
 - Make maximum use of views up and down river

- West side blocks intended to have more differentiated perimeter and should open up to park with terraces, balconies and pocket courtyards.
- Vertical circulation and cores shall be predominantly located internally and away from principal elevations.
- There shall be no extensive shared horizontal circulation (corridors) along main street elevations.
- The ground level shall be set sufficiently above street level to provide adequate privacy
- There shall be only one entrance to the underground car park.
- Apartments shall be predominantly dual-aspect. Only studio or 1 bed flats shall be permissible as single aspect.

10.49. Plots R7 and R8 have accent towers which are identified in the 2012 Design Code, and required to incorporating the following:

- Slender, transparent towers at defined locations with internal balconies (loggias) and high levels of glazing.
- Each tower shall have only one residential entrance.
- Individual commercial premises shall be accessed directly from the street.
- Vertical circulation and cores shall be located internally and away from principal elevations.
- Ground floor residential units shall be set sufficiently above street/pedestrian level to provide adequate privacy.
- The towers shall have a square or rectangular plan.
- Each tower shall use predominantly only one other (solid) material besides glass.
- Habitable rooms to perimeter facades of towers
- Balcony or loggia to be at least 1.5m deep
- Generous windows with distinct proportions and clear architectural pattern

10.50. The proposals for Plot R7 & R8 meet the design code requirements.

Plot R7

10.51. The quality of the residential units is demonstrated through an appropriate mix of 1 to 3 bed units, all of which meet or exceed the GLA Housing SPG minimum standards. Efficiently designed layouts ensure no core serves more than 4 units and wherever possible circulation spaces are located in the centre of the plan to minimise circulation and wasted space.

10.52. Proposed uses are as set out by the outline permission and where ground floor residential units are proposed the potential privacy issue created is mitigated by raising the height of residential areas by 0.8-1.1m from Hunts Lane, with step-free access provided via a through lift provided at the entrance lobby which is at street level, whilst terraces fronting the riverside park are also elevated above the public footpath with dense hedging to provide a further degree of privacy.

10.53. The applicant has worked hard to minimise the impact of the basement parking ramp on the public realm between Block A/B and Block C, providing planting and seating outside the residential entrance to Block C and a continuous surface of clay bricks that visually promotes pedestrian priority. QRP suggested exploration of the best solution for access to the basement cycle store; the applicant has revised the arrangements to introduce an entrance on the side of Block C that will allow cyclists more practical and direct access to a lift down to the basement cycle store.

Plot R8

- 10.54. The proposed use is as set out by the outline permission with both blocks being residential use only and providing 116 units overall. Where ground floor residential units are proposed the potential privacy issue created is mitigated by raising the height of residential areas by 0.63-1.77m from street level with step-free access provided via a through lift provided at the entrance lobby which is at street level. Terraces fronting the riverside park are elevated above park level with 3m deep defensible planting to provide a further degree of privacy for residents.
- 10.55. The quality of the residential units is demonstrated through an appropriate mix of 1 to 3 bed units, all of which meet or exceed the GLA Housing SPG minimum standards. Efficiently designed layouts ensure most cores serve 2- 4 units, where a core serves 6 units (block C/D levels 1-3) the applicant has looked to improve the experience of the corridor by introducing natural light, and wherever possible circulation spaces are located in the centre of the plan to minimise circulation and wasted space. 90% of units have 2 or more aspects, the remainder, not north facing, are 1 bedroom units. In response to constraints of the parameter plans and wind conditions, private amenity space in blocks C and D is provided in the form of winter gardens, for 2/3 bed units, and as additional floorspace in the living areas of the 1 bed units. QRP commented that 'the indoor/outdoor quality of the apartments is particularly attractive, with glazed corners designed to open up in smaller flats, and winter gardens in larger ones.' Residents of these units also benefit from a 270m² roof terrace on the roof of block D and use of the communal space at entrance level.
- 10.56. More detail is provided on housing quality and compliance with London Plan policies in the Housing Quality section below. The proposed layout of the block and the internal floorplans are considered to comply with the 2012 'Building Line Requirement' parameter plan, the 2012 Design Code and Policies B.1, BN.5 and B.10 of the Local Plan.

Appearance and Materials

- 10.57. Policy B.1 and BN.10 of the Local Plan require careful consideration to be given to architectural style, materials, fenestration, colour, building orientation and overall appearance, and the 2012 Design Code identifies a number of design principles. The Design Code gave design guidance for the scheme as a whole. Particular emphasis was put on materiality, fenestration and the creation of a brick plinth.
- 10.58. The appearance of the Plot R7 and R8 buildings has been developed in response to designing apartments from the inside out; achieving generous ceiling height; maximising dual aspect units; and incorporating private amenity spaces. The external design has been developed to respond to the emerging context of the Strand East/ Sugar House Island Masterplan.
- 10.59. The architecture is informed by a common structural approach and variation in material and proportion to enable the blocks to mediate between different contextual relationships.
- 10.60. The material choices for Plots R7 and R8 comply with the Design Code which states that the Riverside Buildings 'shall appear as more transparent forms with larger proportion of void than solid', and that the Accent Towers 'should contain one predominant material (solid) other than glass, with additional materials used sparingly for secondary purposes or as accents'.
- 10.61. For Plot R7, the material approach is robust and of high quality with the predominant material being a warm buff brick, a natural and 'earthy' material chosen for its link to the industrial brick heritage of the site. The material palette has been kept intentionally limited, to brick, reconstituted stone and metal window

frames and balustrades, so as not to create an overly busy palette when viewed as part of the overall composition of the area. The reconstituted stone in a warm buff tone complements the brickwork and provides calm articulation to the tower element and expression to its 'crown.'

- 10.62. The Plot R8 scheme proposes use of high quality materials with the predominant material being brick with a variation in colour between the blocks. Thoughtful details such as decorative brickwork to the setback element of Block B and the concrete plinth and decorative overlay screens above entrance doors on Block A help to elevate these blocks and provide a layer of richness to the facades whilst remaining simple and unfussy. Work has gone into the architectural expression of the tower (block C) to ensure there's relief and depth in the façade with windows set back one and a half brick stretchers from the outer brick face. Open corners without a column member help to emphasise the verticality of the tower resulting in a visually more elegant proportion.
- 10.63. The proposed development for Plots R7 and R8 is considered to adopt an appearance that incorporates, subject to agreeing samples and specifications, high-quality materials, finishes and details that combine to achieve an architectural quality that is supported by officers and the Quality Review Panel. The application is considered to be in accordance with Policies BN.1 and BN.10 of the Local Plan.

Landscaping

- 10.64. Policy 7.5 of The London Plan requires the public realm to be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces. Local Plan Policies BN.1 and BN.3 require development to relate well to an area's natural and man-made landscape features and contribute to tree planting. Policy 7.2 of The London Plan and Policy BN.5 of the Local Plan make specific reference to the need for new development to achieve the highest standards of accessible and inclusive design.
- 10.65. The 2012 approved 'Characterisation of Open Spaces' parameter plan identifies the character of spaces to be included within Plots R7 and R8. The Plots are edged by Hunts Lane to the east, the Riverside Park to the west, Chimney Walk to the north, and the bus bridge to the south. A pedestrian entrance to the Riverside park is proposed between the mirroring block elements of R7 and R8.
- 10.66. The design of the surrounding public realm (Riverside Park, Hunts Lane, Sugar House Lane, shared surfaces) as well as the landscaping strategy has been prepared by Planit-IE and is submitted for approval as part of this RMA.
- 10.67. As the Riverside Park would be located between the River Lea Navigation and Plots R7 and R8, particular regard has been had to the provision of access to the park between both plots. The design of the public realm in this part of the site seeks to ensure that this space is perceived as a logical and active through-route to the public open space to the west of the site.
- 10.68. For Plot R7, the primary step free pedestrian routes between the Riverside Park and Hunts Lane, are Chimney walk to the north, between the tower and linear block adjacent to the car park entrance, and between R7 and R8 bookends.
- 10.69. A semi-enclosed courtyard between R8 buildings B and C/D forms the primary pedestrian route between the Riverside Park and Hunts Lane/The Hub, whilst also forming a public space for residents and visitors (of the wider Sugar House Island site) and the same time. The courtyard can be sub-divided into two spaces, with an easy-to-navigate path leading between Hunts Lane and the Riverside Park, and a small plaza area with seating elements and ornamental planting.

10.70. Since original submission of the Plot R8 RMA, the site wide public realm and infrastructure RMA surrounding the plot was approved (ref: 15/00384/REM) which included full landscaping details for all parts of the public realm falling within this development plot. The revised landscaping plan for R8 seeks approval for a number of minor amendments to the public realm, as set out in para. 6.19. These are considered to be acceptable.

Housing Mix and Tenure

10.71. **As discussed earlier in this report, Condition A15 (as amended by NMA) of the 2012 Planning Permission** defines the site wide dwelling mix. The table below provides a breakdown of the units provided under this submission of reserved matters in comparison to the overall approved mix and other RMAs submitted/approved to date.

Unit Type	18/00366/NMA (June 2018)	NEQ	Plot R1	Plot R2	Plot R3	Plot R4	Plot R5	Plot R6	Plot R7	Plot R8	Plot MU3	Plot MU4	Plot MU5	Total to date (all plots proposed/approved)
Studio	52 (4%)	4	10	23	15	0	0	0	0	0	0	0	0	52 (5%)
1-bed	423 (35%)	3	28	94	55	25	2	24	44	52	21	0	11	359 (33%)
2-bed	250 (21%)	1	38	18	12	32	36	30	13	20	0	0	27	227 (22%)
3-bed	390 (33%)	0	74	66	60	24	42	34	25	23	0	0	4	352 (33%)
4-bed	85 (7%)	0	11	10	14	6	10	15	0	21	0	0	0	85 (8%)
5-bed	0 (0%)	0	0	0	0	0	0	0	0	0	0	0	0	0 (0%)
Total	1,200 (100%)	8	161	211	156	89	86	103	82	116	21	0	42	1,075 (90%)

10.72. Within Plots R7 and R8 the proposed dwelling mix is detailed in the table below:

Unit size	Plot R7 (w/c units)	Percentage	Plot R8 (w/c units)	Percentage
1 bed	44	54%	52 (4)	45%
2 bed	13 (1)	16%	20 (4)	17%
3 bed	25 (10)	30%	23 (4)	20%
4 bed	0	0%	21	18%
Total	82	100%	116	100%
2+ beds	38	46%	64	55%
3+ beds	25	30%	44	38%

10.73. The outline planning permission requirement of 40% 3+ bedrooms is not met on an individual plot basis for R7 and R8 (though this is not a requirement), it is met on a site-wide basis. The lower proportions of 3+ bed units in these plots reflects the flatted block typology, with more larger family units located in the mews and perimeter blocks elsewhere within the wider scheme which have private and communal courtyards and roof terraces.

10.74. The approved site-wide mix requires 8% (without grant) or 11% (with grant) affordable housing to be provide on a 50:50 split between affordable rented and discounted market sale. Affordable rented accommodation is defined as 80% of market rents for 1 and 2 bedroom homes and 60% of market rent for 3 and 4

bedroom homes. Discounted market sale is defined in the S106 as 70% of open market value (with no rent payable on the unpurchased option) with eligibility based on household incomes of no more than £71,000 (gross) to purchase a 1 or 2 bedroom home and no more than £85,000 to purchase a 3 or 4 bedroom home. When the owner of a DMS home wishes to sell, the S106 Agreement requires them to offer the property to Newham Council at 70% of the market value, or, if sold on the open market, pay 30% of the value achieved to Newham Council for its investment in additional affordable housing.

- 10.75. The s106 Agreement also requires a financial review of the development on the completion of 400, 800 and 1,200 units to determine whether additional affordable housing financial contributions are made. Units have been designed to be tenure-blind and as such affordable rented, Discount Market Sale and/or private dwellings cannot be differentiated.
- 10.76. No affordable housing units are proposed in Plots R7 and R8. The applicant has confirmed the reason for this is because there is a desire (and requirement in S106) for early delivery of the affordable housing units. Plots R7 and R8 would be delivered as later phases.
- 10.77. With regard to the Discount Market Sale units, the applicant has confirmed that these will be delivered across the site, in either DMS, private or mixed affordable cores. The final details of location of the discount market sale units and affordable rented units for the whole scheme will be submitted for approval to demonstrate compliance with the Affordable Housing S106 clauses. The table below provides the cumulative affordable housing totals:

	Discount Market Sale Homes			Affordable Rent Homes			TOTAL		
	included to date*	S106 (no grant)	future	included to date*	S106 (no grant)	future	included to date*	S106 (no grant)	future
Studio	0	0	0	0	0	0	0	0	0
1 bed	3	19	16	7	19	12	10	38	28
2 bed	2	10	8	4	10	6	6	20	14
3 bed	4	17	13	14	19	5	18	36	18
4 bed	1	2	1	0	0	0	1	2	1
5 bed	0	0	0	0	0	0	0	0	0
Total	10	48	38	25	48	23	35	96	61

- 10.78. The application is considered to be in accordance with the 2012 Planning Permission in this regard.

Housing Quality

- 10.79. Policies 3.5 and 3.6 of The London Plan and Policy BN.4 of the Local Plan require housing developments to be of the highest quality internally and externally, referring to the requirement to meet the minimum space standards adopted in the National Described Space Standards – Technical Requirements and the Mayor of London’s Housing SPG and ensure children have safe access to good quality, secure, and stimulating play and informal recreation.
- 10.80. Condition C9 requires that Lifetime Homes Standards (or any standard amending or replacing it) should be adopted ‘where physically and financially practical’. Lifetime Homes Standards no longer exist, so Building Regulations Part M4 is used as a substitute in accordance with London Plan Policy 3.8. As set out in Policy 3.8 of The London Plan and Policy BN5 of the Local Plan 90% of new building homes should meet Part M4(2) of the Building Regulations, with the remaining 10% meeting Part M4(3).
- 10.81. The Housing SPG states that a minimum of 5m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1m² should be provided for

each additional occupant. The SPG also advises that where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement.

Plot R7

- 10.82. All homes within Plot R7 would meet or exceed the minimum internal space standards adopted in the Mayors Housing SPG.
- 10.83. 13% (11no. out of 82no.) units in Plot R7 would be wheelchair user dwellings in accordance with Building Regulations Part M4(3), comprising 1no. x 2b/3p dwellings and 10no. x 3b/4p dwellings, which overall would provide an acceptable mix site wide.
- 10.84. The remaining 87% (70no.) dwellings in Plot R7 would meet Building Regulations Part M4(2) 'accessible and adaptable dwellings'.
- 10.85. 93% (76no.) of homes in Plot R7 would be dual aspect. No single aspect north facing units are being proposed. The 6no. single aspect units are 1 bed units, and would face west on to the Riverside Park. Each core would only serve a maximum of two to four units.
- 10.86. All proposed dwellings would also exceed the minimum floor to ceiling height (2.5m), achieving a minimum of 2.63m.
- 10.87. All residential units within Plot R7 would benefit from their own internal and/or external private amenity space in the form of terraces, balconies or additional internal space, in accordance with the Mayor's Housing SPG. As Plot R7 does not benefit from communal courtyards or roof terraces unlike other plots of the development, the Applicant has sought to maximise the provision of private amenity space.
- 10.88. It is noted that 6no. units, located on Floors 1-3 of Block C, are 3-bed 4 person dwellings which require a minimum of 7 sqm of private amenity space. To ensure a consistent architecture and elevation of this building element, the inset balconies on these floors remain at 5 sqm as per the all the floors above. In order to meet the minimum standards, the remaining 2 sqm of private amenity space is provided in the form of additional internalised amenity. All rooms within these 6 apartments exceed the Nationally Described Space Standards. It is also noted that Riverside Park is adjacent to the Plot, providing significant public open space.

Plot R8

- 10.89. All homes within Plot R8 would meet or exceed the minimum internal space standards adopted in the Mayor's Housing SPG from between 8% and 35%. It is noted however, that the single bedroom in 24 dwellings have a width of between 2.0 – 2.1m, which is slightly less than required by Para. 10(c) of the Nationally Described Space Standards, which requires single bedrooms to be at least 7.5sqm in size with a width of 2.15m. All of these single bedrooms are 8.1sqm in size (0.6sqm above the required standard). The specific units also comfortably exceed the overall space standard by between 13.4 to 18.6sqm. and as such on balance, this is considered to be acceptable.
- 10.90. 10% (12no. out of 116no.) units in Plot R8 would be wheelchair user dwellings in accordance with Building Regulations Part M4(3), comprising 4no. x 1b/2p dwellings, 4no. x 2b/3p dwellings, and 4no. 3b/4p dwellings, which overall would provide an acceptable mix site wide.
- 10.91. The remaining 90% (105no.) dwellings in Plot R8 would meet Building Regulations Part M4(2) 'accessible and adaptable dwellings'.

10.92. The table below shows an overview of the wheelchair adaptable units across the outline element of the site (proposed and approved), and demonstrates that of the proposed and approved plots, 10% of units across the site would be achieved.

Unit Type	NEQ	Plot R1	Plot R2	Plot R3	Plot R4	Plot R5	Plot R6	Plot R7	Plot R8	Plot MU3	Plot MU4	Plot MU5	Total
1-bed	0	3	13	7	0	0	6	0	4	3	-	4	40
2-bed	0	3	0	1	4	0	1	1	4	0	-	0	14
3-bed	0	10	8	6	0	10	3	10	4	0	-	0	51
4-bed	0	0	0	2	0	0	0	0	0	0	-	0	2
Total	0	16	21	16	4	10	10	11	12	3	-	4	107 (out of 1,072 units) = 10%

10.93. 87% of homes in Plot R8 (104/116 units) would be dual aspect, which is supported. No single aspect north-facing units are proposed. The single aspect units are 1 bed units and would face west on to the Riverside Park. Each core would serve a maximum of 2 to 6 dwellings per floor.

10.94. All proposed dwellings would also exceed the minimum floor to ceiling height (2.5m) and would achieve 2.73m.

10.95. All residential units would benefit from access to their own private external amenity space provided in the form of ground and rooftop terraces, loggias and balconies designed to meet or exceed the amenity space size standard. A roof terrace is also proposed for the residents of Buildings C and D which is located on the roof of Building D and accessed via a corridor from the fourth floor of the accent tower.

10.96. The extent to which all homes would meet or exceed the minimum space standards; the incorporation of private amenity space to all homes in Plots R7 and R8 would result in a high standard of living accommodation. The proposal is considered to meet the requirements of condition C8 (Housing Quality).

Children's Play space

10.97. Children's play is expected to take place formally within the Riverside Park and The Hub, and informally within Chimney Walk and the shared spaces within the wider site. The landscape architects Planet-IE have advocated this approach on the basis of implemented precedents.

10.98. Unlike the perimeter and mews block typologies of some of the other plots, the linear blocks of R7 and R8 do not have residential courtyards. However, given the proximity to the large Riverside Park, Chimney Walk and The Hub, this is considered to be acceptable.

10.99. The main area of concentration of play in the Riverside Park is adjacent to Blocks A/B of Plot R8 and links well to the activity area of The Hub. Block play forms, areas of unusual seating, informal natural play, sensory journeys and a series of play nets/hammocks, etc. are embedded into approved design of the Public Realm RMA. The Riverside Park provides approximately 2,470sqm of play for all ages 0-11 and 12+.

10.100. The Park would contain integrated play opportunities with non-prescriptive features such a sensory spaces and planting that are more open to interpretation, this is a play type that is lacking within the 0-11 years 400m walking distance. Throughout the park a trim trail is proposed that will have combined exercise and play items that are open to use by all age ranges.

10.101. A set of amphitheatre seats and an open event space adjacent to the river and close to the main play area would also provide an open hard space with the opportunity to hold activities tailored towards children against a backdrop of the river. These steps and low walls elsewhere in the park would provide integrated play opportunities. As the park contains a wide range of sensory and native planting there is also an opportunity for wayfinding, signage and an educational trail that highlights some of the area's history, flora and fauna.

10.102. The Hub, as a large open space, would provide opportunities for play and amenity with an emphasis on creative interpretation rather than traditional fenced-off play equipment. There would be approx. 470 sqm of play for all ages 0-11 and 12+, and would be circa 2-3 mins walk from Plot R8; 3-4 mins walk from Plot R7)

10.103. A shallow water feature, possibly with playful jets, would be in use during warm days that supervised children of all ages will be able to use and interact with. The paving material is textured and slip resistant to provide a safe environment. The large open flexible space in the centre of the hub that is overlooked by the active edges of the surrounding buildings can be used for a multitude of traditional play activities and where children are free to take ownership of the space with play.

10.104. Play and seating blocks as seen throughout the character areas are placed in areas where children can play and adults can supervise. A soft flexible lawn space which combines the needs of a play safety surface is located in the southern tip of the Hub where younger child can run around and older children play games such as informal ball games.

Chimney Walk

10.105. The Chimney Walk is approx. 260sqm and would contains designed and integrated play opportunities within the hard and soft landscaping of the area. Play and seating blocks are integrated in the approved design and seen throughout Chimney Walk in areas where children can play and adults can supervise.

10.106. The quantum of open spaces and play space for the whole scheme is set out in Condition A13 of the 2012 permission and the public realm and infrastructure RMA. This plot contributes the appropriate amount towards open space and play space provision in accordance with the outline planning permission.

10.107. The applications for Plot R7 and R8 are considered to be in accordance with Policies 3.5 and 3.6 of The London Plan and the Housing SPG and Policy BN.4 of the Local Plan, and it is recommended that condition C8 of the 2012 permission is partially discharged (insofar as it relates to Plot R7 and R8).

Daylight and Sunlight

10.108. Policies 7.6 and 7.7 of The London Plan and Policies BN.1, BN.4 and BN.10 of the Local Plan require new development to demonstrate that they will not create unacceptable daylight, sunlight and overshadowing impacts.

10.109. The 2012 permission includes a planning condition (C11) which requires the submission and approval of a Daylight, Sunlight and Overshadowing Assessment for each development plot. The assessment is required to ensure the impact of each residential development plot on the living conditions (internal rooms and external amenity space) of future residents is properly considered and addressed.

10.110. The applicant has submitted a Daylight and Sunlight Assessment for each plot which considers the extent to which the daylight and sunlight levels experienced within habitable rooms and the residential courtyards complies with the BRE guidance 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'. The scope of the assessment takes into account the height and massing of development either consented or proposed on adjacent plots and includes:

- a) Daylight levels within habitable rooms using Average Daylight Factor (ADF) criterion which quantifies the level of daylight received in a room taking in account colours (reflectance) of walls, floors and ceilings;
- b) Distribution of natural light within habitable rooms using No Sky Line (NSL) criterion which estimates the percentage of the working plane that receives direct sunlight;
- c) Access to direct sunlight of each living area on each façade using the Annual Probable Sunlight Hours (APSH) criterion which quantifies light that falls directly from the sun on a façade.
- d) Access to sunlight to the external courtyards and roof terraces, assessed by calculating the amount of time where the spaces are overshadowed on 21st March.

10.111. The Daylight and Sunlight Assessment takes into account the changes in ground levels and building heights when compared to that tested by the 2012 permission.

Plot R7

Daylight

10.112. The daylight assessment for Plot R7 concludes that overall 85% of habitable rooms would meet or exceed both the recommended ADF levels and NSL criterion. The daylight assessment demonstrates that 77% of living areas/kitchens and 91% of bedrooms would meet or exceed both the recommended ADF and NSL levels. Of those rooms that do not meet the minimum targets, at least 60% of them reflect marginal incompliances (0.1-0.2%).

10.113. All residential units in Plot R7 would have at least one (and in the majority of cases, more) habitable rooms that meet the recommended minimum ADF and NSL levels. It is concluded that the proposed scheme would provide adequate levels of daylight and sunlight.

Sunlight

10.114. The sunlight assessment for Plot R7 concludes that 80% of living rooms facing within 90 degrees of due south would receive or exceed the amount of Annual Probable Sunlight Hours and winter sunlight target recommended by the guidance. The development is therefore expected to perform well with regards to sunlight availability.

10.115. The south facing living rooms that would not achieve the recommended APSH are in most cases obstructed by balconies, which at the same time would provide shading to reduce the risk of overheating, and would also provide valuable private amenity space for residents.

10.116. The BRE guidance recommends that a minimum of 50% of amenity space receives a minimum of 2 hours of sunlight on 21 March. The assessment demonstrates that 100% of each of the four private amenity areas of Plot R7 (at ground floor level facing the Riverside Park) meet that target.

10.117. PPDT's environmental consultants have verified the methodology and results of the Daylight and Sunlight Assessment.

10.118. Officers consider that given the fixed parameters, the proposals have sought to achieve the optimum solution in terms of the detailed design quality, which overall results in a high standard of living accommodation. The proposal is therefore considered to be acceptable within the context of Policies 7.6 and 7.7 of The London Plan and Policies BN.1, BN.4 and BN.10 of the Local Plan and it is recommended that condition C11 of the 2012 permission is partially (insofar as it relates to Plot R7) discharged.

Plot R8

Daylight

10.119. The daylight assessment for Plot R8 concludes that overall 76.4% of habitable rooms would meet or exceed both the recommended ADF levels and NSL criterion. The daylight assessment demonstrates that 67% of living areas/kitchens and 83% of bedrooms would meet or exceed both the recommended ADF and NSL levels.

10.120. Officers have explored the reasons for 33% of the living rooms that would not meet the minimum ADF and NSL criteria, and all of them have balconies and are deep living/kitchen/dining rooms typologies.

10.121. The Average Daylight Factor is the ratio of light measured inside a space to the light measured externally. Daylight Factor is tested on the working plane of a grid of points through the space (i.e. a 0.5m by 0.5m grid within each room). The average of all these points is then calculated and reported as ADF, and as such, the results are dependent on a unit's layout and the width and depth of respective rooms. The daylight factor is higher near the light source (i.e. a window), thus exceeding the recommended targets, and areas in deep rooms furthest away from the light source can fall to zero, thereby meaning that overall the room might fail to meet what is suggested by guidance.

10.122. There would be 14 units (12% of units in the scheme) that would have no habitable rooms that meet the recommended minimum ADF levels. Of the 14 units, 11 units would be only marginally below the ADF targets (i.e. with a room or rooms 0.1-0.2 below the ADF targets). 12 are 1 bed flats, which do not meet the targets, due to the balconies and deep living room, and have been designed to enable the bedroom to also face the Riverside park. There is also a 1 x 2 bed unit at ground floor level of block A; and a 1 x 3 bed unit at first floor level of Block D that would not meet the recommended targets. The ground floor 2 bed unit in Block A is a dual aspect unit with aspects over the Riverside Park and Hunts Lane. Due to the depth of living room and inset balcony, there is not enough daylight penetration to the back of the room to meet the ADF targets. The 3 bed unit in Block D has a large dual aspect living room with east and north-west aspects but due to the inset balcony, and location of the neighbouring block, there is not enough daylight penetration to the back of the room to meet the ADF targets.

10.123. The applicant has sought to maximise the daylight to the units, and where possible, locating the majority of the living rooms with the open aspect of the Riverside Park. However, given the balance between providing good daylighting, generous balconies, and preventing overheating, the performance of some of the units is not ideal.

Sunlight

10.124. The favourable south west orientation of the blocks have been used to their best potential, with the location of the majority of living rooms in the south west facing elevations with views over the Riverside Park (all living areas except for 2 per floor on the taller part of Block D). Good sunlighting has been achieved while balancing out the risk of overheating by utilising the balconies as shading elements. The sunlight assessment for Plot R8 concludes that 93% of living

rooms would receive or exceed the amount of Annual Probable Sunlight Hours and winter sunlight target recommended by the guidance. The development is therefore expected to perform particularly well with regards to sunlight availability.

- 10.125. South facing living rooms that would not achieve the recommended APSH are in most cases obstructed by balconies, which at the same time provide shading to reduce the risk of overheating, and also provide private amenity space for the residents.
- 10.126. The BRE guidance recommends that a minimum of 50% of amenity space receives a minimum of 2 hours of sunlight on 21 March. The assessment demonstrates that 100% of the communal spaces located to the West of Blocks B and D would receive the recommended minimum of 2 hours of sunlight on 21 March. 98% of the Block D roof terrace would also receive sufficient sunlight according to the BRE recommendations.
- 10.127. PPDT's environmental consultants have verified the methodology and results of the Daylight and Sunlight Assessment. Officers consider that given the fixed parameters, the proposals have sought to achieve the optimum solution in terms of the detailed design quality, which results in a high standard of living accommodation.
- 10.128. The proposal is therefore considered to be acceptable within the context of Policies 7.6 and 7.7 of The London Plan and Policies BN.1, BN.4 and BN.10 of the Local Plan and it is recommended that condition C11 of the 2012 permission is partially (insofar as it relates to Plot R2) discharged.

Daylight/sunlight impact on surrounding residential amenity

- 10.129. The closest existing residential properties to Plots R7 and R8 are Bow River Village and Island House, which are more than 70m away. It is considered that there would not be an unacceptable impact on these properties from the development. The assessments for these and all other Strand East plots have accounted for the presence of the surrounding proposed buildings within the Strand East Masterplan. The minor amendments to the massing of Plot R7 and Plot R8 are not anticipated to have any impact on any other plot within the Strand East development, or any existing residential properties.

Transport

- 10.130. The 2012 permission includes planning conditions (A16, A17, A18 and A19) which set the maximum or minimum number of car, motorcycle and cycle parking spaces to be allocated to each land use type, including associated provision of Blue Badge and electric vehicle parking spaces and a planning condition (C15) which requires the submission of a Parking Management Plan development plot. In support of the reserved matters application and to discharge condition C15 the applicant has submitted a Parking Management Plan.
- 10.131. The applications for Plot R7 and R8 propose a shared underground car park with 47 car parking spaces (25 standard spaces and 22 blue badge holder spaces), 11 of which would have electric charging points, and motorcycle spaces. 316 cycle parking spaces are also located within the basement across the two plots.

Parking Spaces – Condition Description	Plot R7 Conditioned provision	Plot R7 Provided	Plot R8 Conditioned provision	Plot R8 Provided	Total R7/R8 provided
--	----------------------------------	-----------------------------	----------------------------------	-----------------------------	----------------------

Car park spaces (max 0.85 spaces per dwelling)	70 spaces (0.85 per dwelling max)	11 (0.13 spaces per dwelling)	98 spaces (0.85 spaces per dwelling)	36 (0.37 spaces per dwelling)	47 (0.24 spaces per dwelling)
Blue badge (min 10% of spaces)	1	10	4	12	22
EVCP (min 20% of spaces)	2	2	8	9	11
Motorcycle (min 1 space per 10 units)	9	15	11	11	16
Bicycle (min 1 space per dwelling)	82	136	116	180	216

10.132. The table demonstrates that if considered separately, Plot R7 and R8 would provide sufficient parking per plot. The table also demonstrates that car parking has been minimised compared to the maximum permitted by the outline permission. This is in line with London Plan and draft London Plan policies aimed at reducing car parking (0.24 spaces per unit are proposed compared with the 0.85 maximum in the permission). Blue badge spaces would be provided on a nearly 1 space per part M4(3) wheelchair unit (0.96 space per unit), rather than 10% of car parking spaces, which results in 47% of the car parking in Plot R7/R8 being allocated to disabled occupiers.

10.133. The following table demonstrates that the proposed number of car parking spaces allocated to Plots R7 and R8, when considered independently and in aggregate with other approved plots, complies with the relevant planning condition A16:

Use	Max No. of Spaces	Public Realm	MU2	R4	MU5	R6	MU3	R1	R2	R3	R5	R7/R8	Remaining
Residential (C3)	0.85 spaces per dwelling or up to 1013 spaces in total of which 10% will be for blue badge holders	0	23 (2)	0	0	80 (13)	18 (2)	120 (16)	92 (21)	94 (20)	47 (28)	47 (22)	492 with need to account for 0.85 max.
Employment (B1)	1 space per 1,000sqm, or up to 39 spaces in total, of which 10% will be for blue badge holders	0	27 (3)	0	0	0	0	0	0	0	0	0	12 with need to accord with 1 space per 1,000sqm max
Retail (A1/A2/A3/A4)	Up to 27 at-grade spaces in total 10% of which will be for blue badge holders	27 (3)	0	0	0	0	0	0	0	0	0	0	0
Hotel (C1)	Up to 160 spaces 10% of which will be for blue badge holders	0	0	0	0	0	98 (11)	0	0	0	0	0	62
Community Use (B1/D2)	Up to 42 spaces of which 14 will be for blue badge holders	27 (14)	0	0	0	0	0	0	0	0	0	0	15
Total	Up to 1,281 spaces	54 (15)	50 (5)	0 (0)	0 (0)	80 (13)	116 (13)	120 (16)	92 (21)	94 (20)	47 (28)	47 (22)	581

10.134. Bicycle parking spaces for 316 bicycles for residents of Plot R7 and R8 would be provided in dedicated storage rooms located throughout the car park with would be accessed via the lifts. This exceeds the minimum of 1 space per unit required by Condition A19, and The London Plan and draft London Plan cycle parking standards.

Use	No. of Spaces	Public Realm	MU2	R4	MU5	R6	MU3	R1	R2	R3	R5	R7/R8	Required
C3 - Residential	A minimum of 1 space per unit, or 1192 spaces	188	0	95	84	219	22	284	358	312	188	316	0
B1 - Employment	A minimum of 1 space per 125 sqm, or 157 spaces	30	300	0	0	0	62	0	0	0	0	0	0
A-Class and D-Class combined	A minimum of 50 spaces	50	0	0	0	0	52	0	0	0	0	0	0
Total	1,399	268	300	95	84	206	136	284	358	312	188	316	0

10.135. The commercial use within Plot R7 would utilise the cycle parking that would be provided within the public realm. 54 cycle parking spaces would be provided in the form of Sheffield style cycle stands located within the public realm in the immediate vicinity of the commercial uses.

10.136. 26 motorcycle spaces are proposed within the basement car park. This equates to 0.13 spaces per dwelling when accounting for the 198 dwellings in Plot R7 and R8 combined. This provision is considered appropriate given the approximate 1 space per 10 dwellings conditioned to serve the development.

Use	Min No. of Spaces	Public Realm	MU2	R4	MU5	R6	MU3	R1	R2	R3	R5	R7/R8	Required
C3 - Residential	119	0	10	0	0	15	3	23	21	17	28	26	0
B1 - Employment	39	10	29	0	0	0	0	0	0	0	0	0	0
A1 / A2 - Retail	27	27	0	0	0	0	0	0	0	0	0	0	0
Other uses combined	19	9	0	0	0	0	10	0	0	0	0	0	0
Total	204	46	39	0	0	15	13	23	21	17	28	26	0

Vehicular Access

10.137. Access to the R7/R8 car park is proposed via a one-way ramp from Hunts Lane, the entry into which would be controlled with an automatic 'speedgate' at the building edge. To minimise waiting of vehicles on Hunts Lane the gate would be controlled by a remote control key fob or automatic sensor that detects the approach of a resident's vehicle and opens the gate. The ramp to the basement would be controlled via a separate traffic/signal barrier with entering vehicles given entry down to the car park by default to limit queuing in the public realm. Sufficient space within the entrance to the plot is provided to enable two vehicles to wait off Hunts Lane should a vehicle be exiting the car park.

10.138. With regard to cycle parking access, due to the proposed gradient, length and height clearance of the ramp, there will be restricted access, so cyclists would access the cycle storage by means of the lift at ground floor. Residents of Plot R8 would access the basement from their lobbies, while Plot R7 residents would access the basement from a double entry lift with direct cycle access from the public realm adjacent to the ramp.

Deliveries and Servicing

10.139. The Plot R7 commercial units would be located at ground floor of Block C. There would be formal loading and servicing bays located in the vicinity of the commercial unit, informal loading opportunities within the private streets and kerbside loading along Sugar House Lane, to ensure that the commercial unit(s) could be adequately serviced.

10.140. The on-street loading bays would operate 7 days a week, subject to a maximum of 30 minutes use and could be used by commercial occupiers or residents of Strand East. Informal loading could take place within the privately-owned streets and mews for a period of 20 minutes, with special permits available to facilitate longer loading/servicing durations if necessary.

10.141. The car parking management plan is considered to be acceptable, subject to a condition securing the final allocation of car parking spaces. Condition C15 is recommended to be partially discharged (in so far as it relates to Plots R7 and R8).

Waste Management

10.142. Policy S.6 of the Local Plan requires new development to demonstrate that adequate provision has been made for domestic and commercial waste storage and collection.

10.143. The 2012 permission includes a planning condition (C36) which requires the submission and approval of a Waste Management Strategy for each development plot. In support of the reserved matters application and to discharge condition C15 the applicant has submitted an Operational Waste Management Plan.

10.144. The application proposes the use of a site wide Underground Refuse System (URS), which has been approved for all the plots with Reserved Matters Approval, and agreed with the London Borough of Newham's Waste Disposal and Reduction Manager. The use of an underground system has several benefits; it improves the ground floor design of buildings as refuse stores do not need to be provided; it can be sensitively located as street furniture within the public realm; and its location means large refuse vehicles can collect efficiently.

10.145. Underground Refuse System (URS) bins are proposed close to the residential entrances of Plots R7 and R8, along with a bulky waste store in each of the plots. A commercial bin store is proposed in the base of the Plot R7 tower next to the commercial unit in Plot R7. The application is considered to comply with Policy S.6 of the Local Plan and it is recommended that condition C36 of the 2012 permission is partially (insofar as it relates to Plots R7 and R8) be discharged.

Sustainability

10.146. Policy 5.2 of The London Plan and Policy S.2 of the Local Plan require development to minimise carbon dioxide emissions by reducing energy; supplying energy efficiently; and meeting remaining energy requirements through renewable energy sources where viable in order to achieve a 40% improvement on the 2010 Building Regulations Target Emission Rate between 2015-2016 and zero carbon from 2016. Policy 5.6 of The London Plan and Policy S3 of the Local Plan require major development to maximise the opportunities to connect to existing or proposed decentralised energy networks.

10.147. The S106 Agreement relating to the 2012 permission requires:

- a) Approval of the Energy Study before any reserved matters are approved;
- b) The Energy Study to consider connection to a district heating network, with details provided of the connection timing and reasonable endeavours to achieve and maintain the connection;
- c) If the Energy Study concludes that connection to a district heating network is not preferred, then an alternative strategy shall be developed, implemented and maintained which shall achieve a reduction of at least 25% in carbon dioxide emissions.

- 10.148. To discharge the S106 obligation the applicant has submitted an Energy Study which identifies the following options as having the potential to achieve a reduction of at least 25% in carbon dioxide emissions measured against Part L of the Building Regulations 2010:
- a) Connection to the Cofely East London Energy (CELE) district heating network;
 - b) A site-wide energy network through the provision of an on-site energy centre; and
 - c) A community heat pump approach.
- 10.149. The submission describes the Energy Study as being prepared to take into account and balance the environmental benefits; economic benefits for end-users; cost of installation; and impact on development viability. The Energy Study shows that connection to a district energy network would achieve the 25% reduction in carbon dioxide emissions, with the de-carbonisation opportunities of a network connection offering “carbon resilience” if the use of biomass as a fuel increases. The Energy Study also shows that a district energy approach can offer an economic benefit to home owners if the services provided and customer charging strategy are carefully designed.
- 10.150. The Energy Study concludes that connection to ENGIE district heating network is the preferred approach to supply base energy to the development, noting that the viability and overall suitability of this is subject to the terms and conditions of the final contract proposal. Compliance with the CO2 reduction target is also dependent on Cofely achieving a sufficiently low CO2 emissions factor.
- 10.151. In the event that the connection to the ENGIE district heating network is not feasible (it is noted that it does not currently serve the site), the Energy Study confirms that a site-wide energy network would be implemented, including the provision of an on-site energy centre, the location and design of which would be determined at a later date. The applicant has confirmed that the detailed design of each plot (residential and commercial) assume connection to the ENGIE district heating network.
- 10.152. Temporary planning permission was granted earlier this year for a boiler house at Plot MU4 (ref: 16/00644/DEM) to provide heat for the first phase of the Strand East development, until a site wide connection is made to a district heating network.
- 10.153. The 2012 Planning Permission includes a planning condition (C38) which requires all residential units to achieve a Code for Sustainable Homes Level 4 (or the equivalent at the time of submission). The applicant has submitted a Code for Sustainable Homes Pre-Assessment for Plots R7 and R8 which confirms that the scheme would achieve this performance level. The Code for Sustainable Homes (CfSH) was abolished in March 2015. The new national technical standards replace CfSH and are set at the equivalent of code level 4. The approved documents for energy, water and sustainability of the former CfSH are now regulated under Building Regulations Part L.
- 10.154. The 2012 permission includes a planning condition (B27) which requires all residential units to meet BREEAM standard ‘very good’. The applicant has submitted a BREEAM pre-assessment tracker which confirms that the scheme would achieve this performance level.
- 10.155. The application is thereby considered to comply with the 2012 permission and Policy 5.6 of The London Plan and Policy S.3 of the Local Plan.

Overheating

- 10.156. As required by condition C11 of the OPP, Plots R7 and R8 have been assessed regarding their overheating performance. Mitigation measures are proposed in addition to the provision of glazing with a G-value of 0.7 and openable window openings, of solar glass and opaque internal blinds.

- 10.157. PPDT's Environmental consultant has confirmed the proposals are acceptable in this regard, but recommend a condition relating to minimising heat gain. The proposals are in accordance with London Plan Policy 5.9 which requires major development to reduce overheating.

Wind Mitigation

- 10.158. The wind assessments for Plot R7 and R8 demonstrate that, with designed-in mitigation measures such as balconies with solid screens, wind conditions within the site and surrounding area would be suitable, in terms of both pedestrian comfort and safety, for their intended usage throughout the year.

11. HUMAN RIGHTS & EQUALITIES IMPLICATIONS

- 11.1 Members should take account of the provisions of the Human Rights Act 1998 as they relate to the application and the conflicting interests of the Applicants and any third party opposing the application in reaching their decisions. 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. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.
- 11.2 In addition the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty inter alia when determining all planning applications. In particular Members must pay due regard to the need to:
- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
 - b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and;
 - c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 11.3 Officers are satisfied that the application material and Officers' assessment has taken into account these issues, with particular regard to the creation of a high quality city and providing homes for all.

12 CONCLUSION

- 12.1 The proposed non-material amendments submitted under application references 17/00468/NMA and 18/00366/NMA are non-material in nature and not considered to materially alter the 2012 permission or create any new or different significant environmental impacts.
- 12.2 The proposed reserved matters for Plots R7 and R8 – layout, scale, appearance and landscaping – under application references 17/00369/REM and 15/00384/REM are considered to result in a scheme which is compliant with the parameter plans (as amended by the NMA), Design Code and planning conditions that form part of the 2012 outline planning permission, and the relevant London Plan and Local Plan policies. The comments received have been

considered in detail and addressed in this report and the scheme would not have any significant adverse impacts and would not result in any new or different significant environmental effects from those set out in the 2012 Environmental Statement.

- 12.3 It is recommended that the applications for non-material amendments, reserved matters and approval of details are GRANTED in accordance with section 2.0 of the report and subject to the following conditions.

13 PLANNING CONDITIONS - PLOT R7

1. The development shall be carried out in accordance with the following details and plan numbers:

(to be confirmed and inserted prior to the decision notice being issued)

and the description of development contained in the application and any other plans, drawings, documents, details, schemes or strategies which have been approved by the Local Planning Authority pursuant to these conditions.

Reason: To ensure that all works are properly implemented and retained, in accordance with Policies SA4.2, BN.4, BN.5 and BN.10 of the Local Plan 2015.

2. The development shall be constructed and occupied only in accordance with the following reports:
- a. Parking Management Plan prepared by Peter Brett Associates dated August 2017
 - b. Waste Management Strategy Final prepared by Peter Brett Associates dated August 2017
 - c. Overheating Study by Mott MacDonald dated August 2017
 - d. BREEAM Pre-assessment prepared by Mott MacDonald dated August 2017
 - e. Code for Sustainable Homes Pre-assessment prepared by Mott MacDonald dated August 2017

Reason: In the interests of highway management and safety and promoting sustainable travel patterns, energy efficiency and waste management, in accordance with Policies T.7 and S.6 of the Local Plan 2015.

3. Prior to commencement of above ground works, a Site Waste Management Plan (SWMP) relating to the requirements of Condition C36(a) of planning permission 12/00336/LTGOUT/LBNM shall be submitted to and approved in writing by the Local Planning Authority. The SWMP shall be compliant with the revoked SWMP regulations 2008. The development shall be constructed in accordance with the approved SWMP.

Reason: In the interests of minimising the production of waste, in accordance with Policy S.6 of the Local Plan 2015.

4. The basement level hereby permitted shall not be used until details of the car parking allocation have been submitted to and approved in writing by the Local Planning Authority. The car parking allocation shall be implemented prior to occupation, and maintained thereafter only in accordance with the approved details and to the satisfaction of the Local Planning Authority.

Reason: In the interests of estate management and promoting sustainable travel behaviour.

5. Prior to first occupation of the development hereby permitted, details of how the mitigation measures required by the overheating study have been incorporated into the development, shall have first been submitted to and approved in writing

by the Local Planning Authority. The development shall be implemented and retained thereafter in accordance with the approved details.

Reason: To prevent overheating of the residential units, in accordance with Policy S.7 of the Local Plan 2015.

INFORMATIVES

1. Positive and Proactive Statement

In accordance with the National Planning Policy Framework and with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the following statement explains how the LLDC as Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with this planning application:

Following submission of the planning application to LLDC, the local planning authority continued to work with the applicant in a positive and proactive manner. The planning application complies with planning policy as stated above and was determined in a timely manner.

The applicant has been kept informed of the progress of the application and has been given the opportunity to respond to and address any problems arising.

14 PLANNING CONDITIONS - PLOT R8

1. The development shall be carried out in accordance with the following details and plan numbers:

(to be confirmed and inserted prior to the decision notice being issued)

and the description of development contained in the application and any other plans, drawings, documents, details, schemes or strategies which have been approved by the Local Planning Authority pursuant to these conditions.

Reason: To ensure that all works are properly implemented and retained, in accordance with Policies SA4.2, BN.4, BN.5 and BN.10 of the Local Plan 2015.

2. The development shall be constructed and occupied only in accordance with the following reports:
 - a. Parking Management Plan prepared by Peter Brett Associates dated June 2018
 - b. Waste Management Strategy Final prepared by Peter Brett Associates dated March 2018
 - c. Strand East R8 Thermal Comfort Version P01 prepared by Bryden Wood dated 13 June 2018
 - d. BREEAM Pre-assessment prepared by Mott MacDonald dated March 2018
 - e. Strand East R8 Code for Sustainable Homes Pre-assessment Review prepared by Bryden Wood dated 14th May 2018

Reason: In the interests of highway management and safety and promoting sustainable travel patterns, energy efficiency and waste management, in accordance with Policies T.7 and S.6 of the Local Plan 2015.

3. Prior to commencement of above ground works, a Site Waste Management Plan (SWMP) relating to the requirements of Condition C36(a) shall be submitted to and approved in writing by the Local Planning Authority. The SWMP shall be

compliant with the revoked SWMP regulations 2008. The development shall be constructed in accordance with the approved SWMP.

Reason: In the interests of minimising the production of waste, in accordance with Policy S.6 of the Local Plan 2015.

4. The basement level hereby permitted shall not be used until details of the car parking allocation have been submitted to and approved in writing by the Local Planning Authority. The car parking allocation shall be implemented prior to occupation, and maintained thereafter only in accordance with the approved details and to the satisfaction of the Local Planning Authority.

Reason: In the interests of estate management and promoting sustainable travel behaviour.

5. Prior to first occupation of the development hereby permitted, details of how the mitigation measures required by the overheating study have been incorporated into the development, shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and retained thereafter in accordance with the approved details.

Reason: To prevent overheating of the residential units, in accordance with Policy S.7 of the Local Plan 2015.

INFORMATIVES

1. Positive and Proactive Statement

In accordance with the National Planning Policy Framework and with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the following statement explains how the LLDC as Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with this planning application:

Following submission of the planning application to LLDC, the local planning authority continued to work with the applicant in a positive and proactive manner. The planning application complies with planning policy as stated above and was determined in a timely manner.

The applicant has been kept informed of the progress of the application and has been given the opportunity to respond to and address any problems arising.

2. Cadent Gas Informative

Considerations in relation to gas pipeline/s identified on site:
Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures

are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

15 APPENDICES

Appendices attached to this report are as follows

Appendix 1	Approved 'Building Line Requirement', 'Maximum Storey Heights', 'Uses at Ground Floor', and 'Underground Car Parking Strategy' Parameter Plans
Appendix 2	Proposed 'Building Line Requirement', 'Maximum Storey Heights', 'Uses at Ground Floor', and 'Underground Car Parking Strategy' Parameter Plans
Appendix 3	Plot R7 Proposed Floorplans
Appendix 4	Plot R7 Proposed Elevations / CGIs
Appendix 5	Plot R8 Proposed Floorplans
Appendix 6	Plot R8 Proposed Elevations
Appendix 7	Plot R7 QRP Comments (04/05/17)
Appendix 8	Plot R8 QRP Comments (30/04/15))