

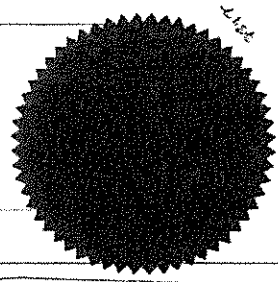
## Appendix 1

### PLANS

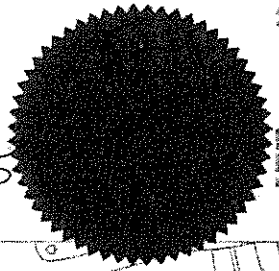
Plan A	Site Plan
Plan B	Blocks Plan
Plan C	Phasing Plan
Plan D	Public Open Space Plan
Plan E	Highway Works Plan
Plan E(ii)	Highway Works Plan
Plan F	Towpath Plan
Plan G	Bridge Locations and Safeguarded Areas Plan
Plan H	Residential Courtyard Plan
Plan I	Temporary Public Open Space Plan

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DATE: 10/11/2011  
PROJECT: [illegible]  
SHEET: [illegible]

**eastTIMES**  
Sustainable  
Building  
Group

**JTP**  
JOHN THOMPSON & PARTNERS

By: [illegible]  
Title: [illegible]

Plan A-218 Plan

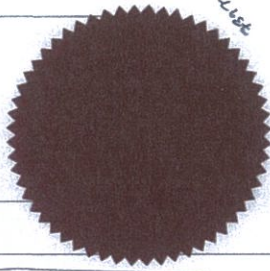
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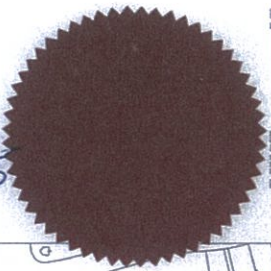


1. This plan is prepared for the purpose of showing the location of the proposed development and is not to be used for any other purpose.  
2. The proposed development is shown in red on this plan.  
3. The boundaries of the proposed development are shown in red on this plan.  
4. The boundaries of the proposed development are shown in red on this plan.  
5. The boundaries of the proposed development are shown in red on this plan.  
6. The boundaries of the proposed development are shown in red on this plan.  
7. The boundaries of the proposed development are shown in red on this plan.  
8. The boundaries of the proposed development are shown in red on this plan.  
9. The boundaries of the proposed development are shown in red on this plan.  
10. The boundaries of the proposed development are shown in red on this plan.

Outline Application Site Line Boundary  
01/10/2011 Plan 01



*List*  
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1:1000  
Date  
10/10/11

eastTIMES  
Southern Planning Group

JEN THOMPSON & PARTNERS  
JTP

Plan A - Site Plan  
By Boy North

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General Notes

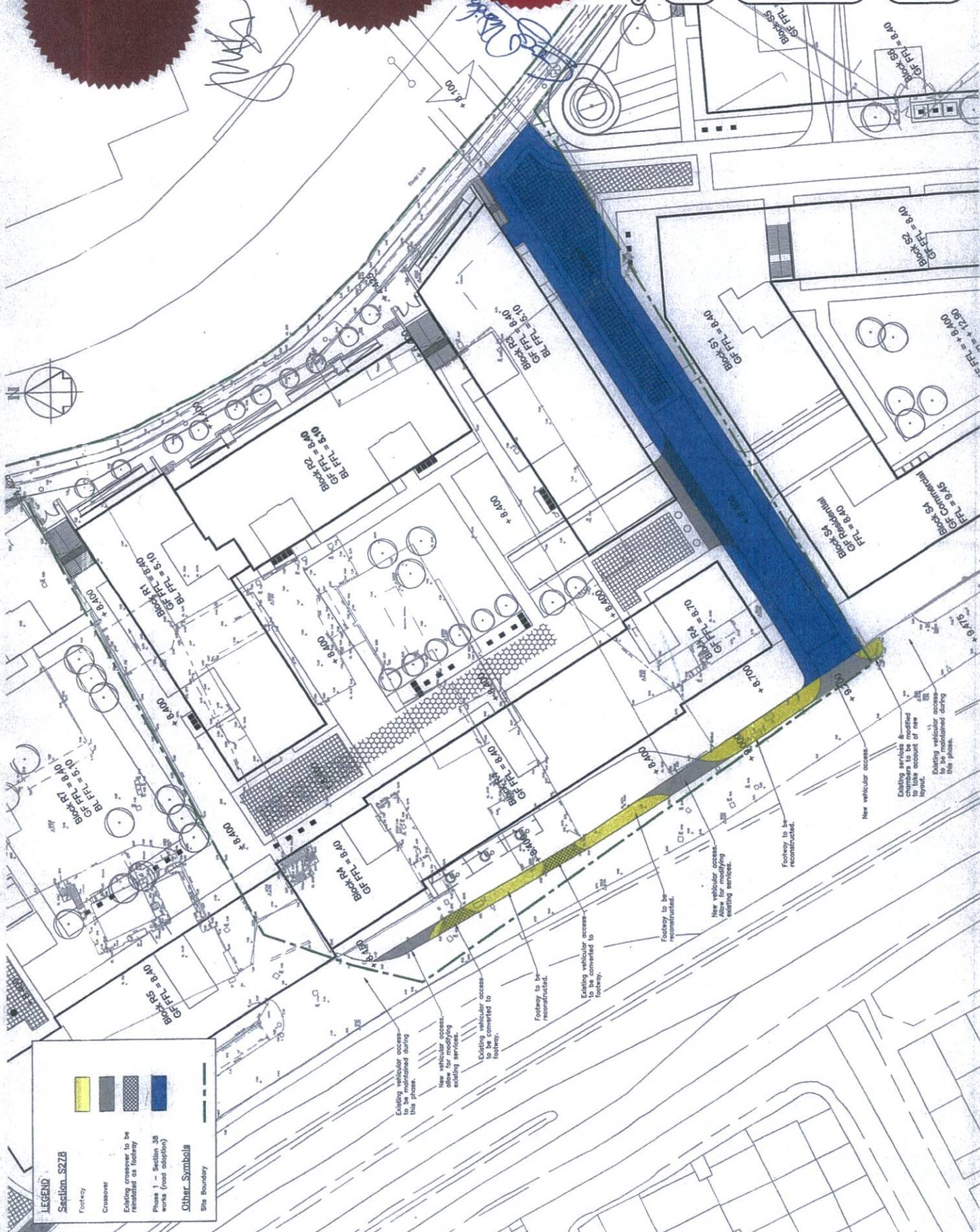
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BY DATE  
BY DATE



Plan E  
Highway Works Plan  
Phase 1 - Hancock Road  
Bromley By Bow North.

Tully De'Ath  
consultants  
Engineering at its Best



**LEGEND**  
Section S278

- Factory
- Crossover
- Existing crossover to be reinstated as footway
- Phase 1 - Section 35 works (road adoption)
- Other Symbols
- Site Boundary

Existing services & chambers to be modified in the context of new layout.  
Existing vehicular access to be maintained during this phase.

Existing vehicular access to be maintained during this phase.

New vehicular access, allow for modifying existing services.

Existing vehicular access to be converted to footway.

Factory to be reconstructed.

Existing vehicular access to be converted to footway.

Factory to be reconstructed.

New vehicular access to be provided to existing services.

Factory to be reconstructed.

New vehicular access.















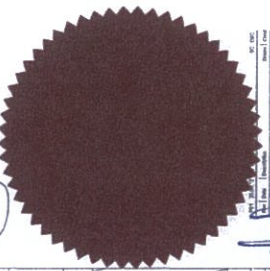


1. The architect shall be responsible for verifying the accuracy of all information provided to him by the client and for the accuracy of all information provided to the client by him.

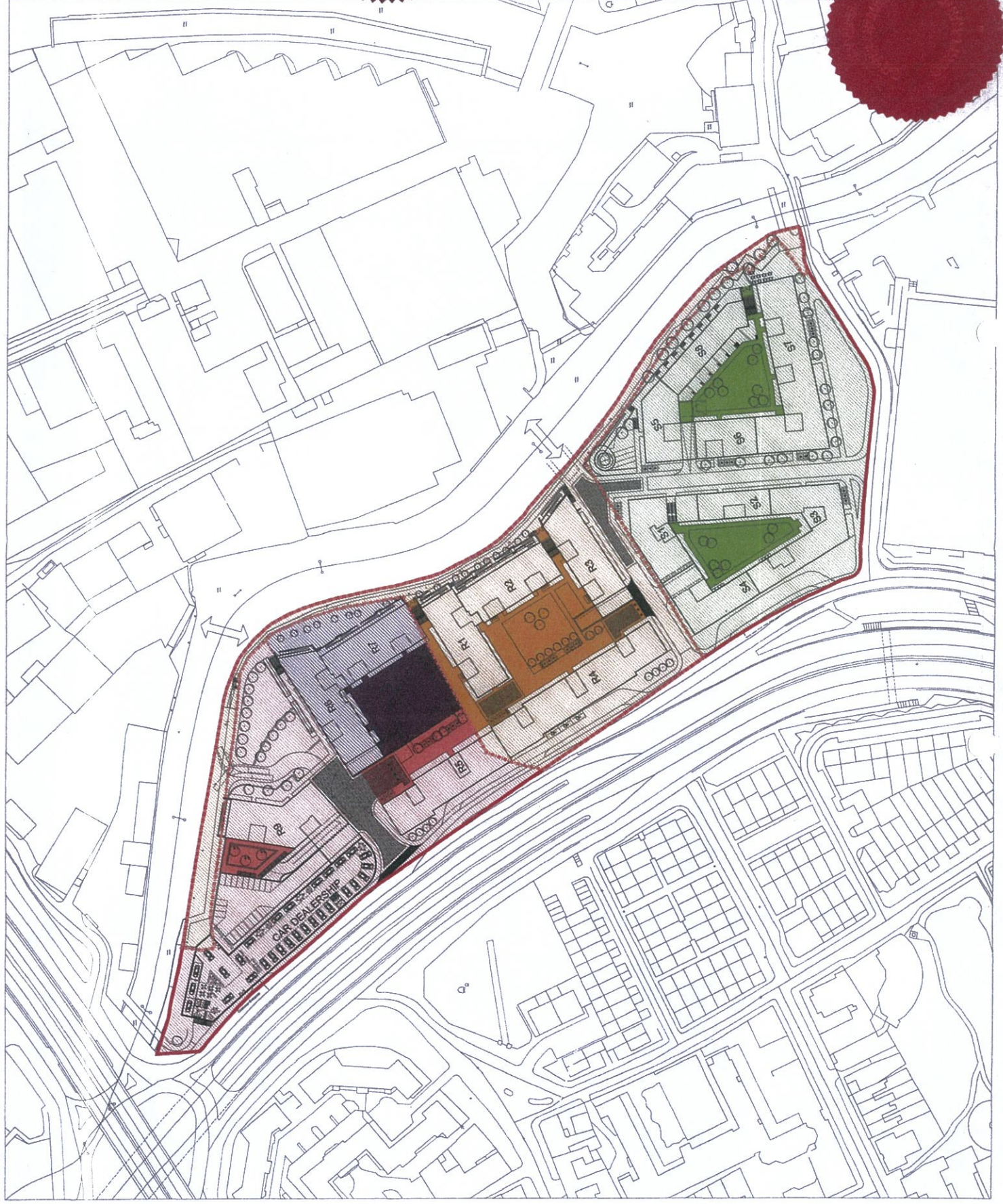
Color Legend	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10
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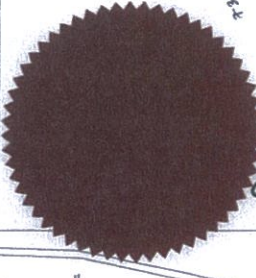
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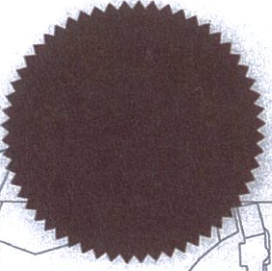


1. This plan shows the proposed layout of the development. It is based on the information provided by the applicant and is subject to change. The plan is not to scale and is for illustrative purposes only. It is not intended to be used as a basis for construction or other legal proceedings. The plan is subject to the approval of the relevant authorities.

Color Key	Color Key
Phase 1	Phase 2
Phase 3	Phase 4
Phase 5	Phase 6
Phase 7	Phase 8
Phase 9	Phase 10
Phase 11	Phase 12
Phase 13	Phase 14
Phase 15	Phase 16
Phase 17	Phase 18
Phase 19	Phase 20
Phase 21	Phase 22
Phase 23	Phase 24
Phase 25	Phase 26
Phase 27	Phase 28
Phase 29	Phase 30
Phase 31	Phase 32
Phase 33	Phase 34
Phase 35	Phase 36
Phase 37	Phase 38
Phase 39	Phase 40
Phase 41	Phase 42
Phase 43	Phase 44
Phase 45	Phase 46
Phase 47	Phase 48
Phase 49	Phase 50
Phase 51	Phase 52
Phase 53	Phase 54
Phase 55	Phase 56
Phase 57	Phase 58
Phase 59	Phase 60
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Phase 69	Phase 70
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Phase 77	Phase 78
Phase 79	Phase 80
Phase 81	Phase 82
Phase 83	Phase 84
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Phase 89	Phase 90
Phase 91	Phase 92
Phase 93	Phase 94
Phase 95	Phase 96
Phase 97	Phase 98
Phase 99	Phase 100

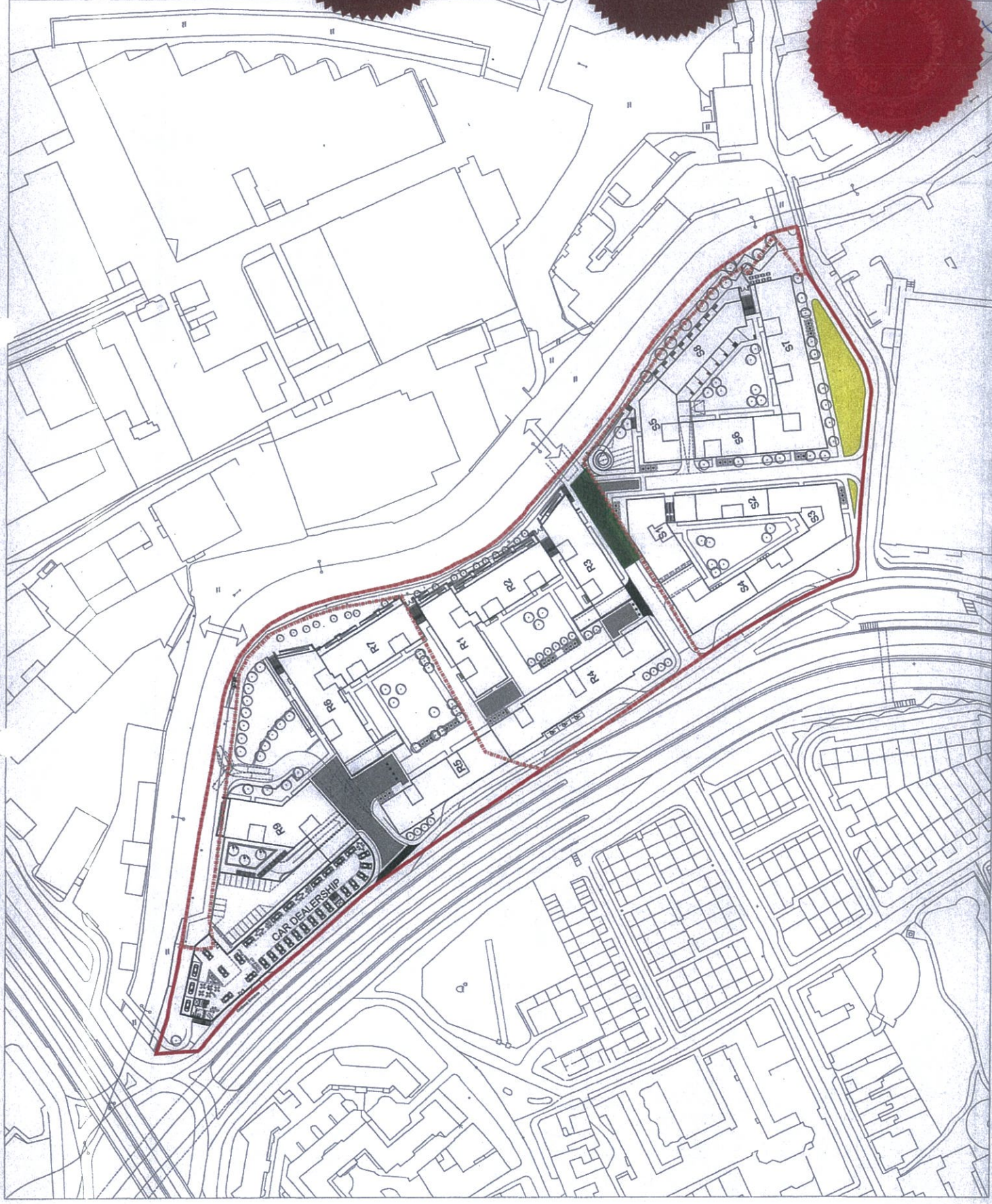


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**Appendix 2**

**DRAFT PLANNING PERMISSION**



Case no. LTGDC-11-070-FUL

Haydn Payne  
Alliance Planning  
35 Old Queen Street  
London  
SW1H 9JA

**NOTICE OF DECISION ON PLANNING APPLICATION**

**TOWN AND COUNTRY PLANNING ACT 1990  
LONDON THAMES GATEWAY DEVELOPMENT CORPORATION  
(PLANNING FUNCTIONS ORDER) 2005**

**APPLICATION NO:** PA/11/02423/LBTH

**LOCATION:** Hancock Road and Three Mills Lane, Bromley By Bow, London, E3

**PROPOSAL:** Hybrid planning application for mixed-use development comprising:

***Outline Application – All matters reserved (except for access)***

- Demolition of all buildings;
- Development of 522 residential units (Use Class C3) (3-9 storeys – Blocks S1, S2, S3, S4, S5, S6, S7, S8, R5, R6, R7 and R9);
- 2,490m<sup>2</sup> (GIA) Flexible Business Space (Use Class B1) (Ground and mezzanine levels in Blocks R5, S3 and S4);
- 6,299m<sup>2</sup> (GIA) Car Dealership (Sui Generis) (4-8 storeys);
- 471m<sup>2</sup> (GIA) Flexible Restaurant (Use Class A3) or Public House (Use Class A4) (2 storeys within Block S7);
- Associated highways infrastructure including creation of new access/egress arrangements along Hancock Road, access to Free Wharf;
- 114 residential car parking spaces (including 10 disabled car parking spaces); 16 commercial car parking spaces (including 3 disabled car parking spaces); together with 14 motorcycle spaces, 23 mobility scooter spaces and 511 bicycle parking spaces;
- Public open space; and
- Landscaping and associated upgrade works to the



River Lea Navigation towpath.

**Full application**

- Development of 219 residential units (Use Class C3) (3-9 storeys – Blocks R1, R2, R3 and R4);
- 1,021m<sup>2</sup> (GIA) Flexible Business Space (Use Class B1) (Ground and mezzanine levels in Block R4);
- Associated highway infrastructure including creation of new access/egress arrangement along Hancock Road, and temporary road for delivery and servicing to Block R4;
- 57 residential car parking spaces (including 4 disabled car parking spaces); 3 commercial car parking spaces (including 2 disabled); together with 3 motorcycle, 3 mobility scooter and 291 bicycle parking spaces;
- Communal amenity space and temporary public open space; and
- Landscaping and associated works upgrade works to the River Lea Navigation towpath.

**APPLICANT:** East Thames Group and Southern Housing Group

London Thames Gateway Development Corporation being the Local Planning Authority for the purposes of the application received on 9<sup>th</sup> September 2011 for Planning Permission, as described above, has resolved to:

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

The conditions to which the permission is subject are as follows:

A1 The development within the Detailed Planning Application Area hereby approved must be commenced within **THREE** years from the date of this permission.

*Reason: To comply with Section 92 of the Town and Country Planning Act 1990.*

A2 The development within the Outline Planning Application Area hereby approved shall be begun no later than:

- Northern Phase A: the expiration of three years from the date of this permission or the expiration of one year from the date of approval of the Reserved Matters, whichever is the later;
- Southern Phase: either the expiration of four years from the date of this permission, or the expiration of one year from the date of approval



of the Reserved Matters, whichever is the later;

- Northern Phase B: either the expiration of five years from the date of this permission, or the expiration of one year from the date of approval of the Reserved Matters, whichever is later.

*Reason: To comply with Section 92 of the Town and Country Planning Act.*

A3 All applications for the approval of Reserved Matters within the Outline Planning Application Area shall be submitted to the Local Planning Authority in accordance with the following time periods:

- Phase North A before the expiration of 3 years from the date of this decision notice;
- Phase South before the expiration of 4 years from the date of this decision notice;
- Phase North B before the expiration of 5 years from the date of this decision notice.

*Reason: To comply with Section 92 of the Town and Country Planning Act 1990 and to avoid the accumulation of unexercised planning permissions.*

A4. Unless otherwise agreed in writing by the Local Planning Authority the development shall be phased in accordance with the drawing number 00339B-005 and shall comprise:

- Phase 1: Blocks R1-R4
- Phase 2: Either Blocks R5 and R7 or Blocks S1-24 and S5-S8
- Phase 3: Either Blocks R5 and R7 or Blocks S1-24 and S5-S8
- Phase 4: Blocks R5, Blocks R9 and car dealership

*Reason: To ensure that the development is constructed in accordance with the proposed phasing plan and in the interest of infrastructure delivery and the amenity of future occupiers of the development in accordance with Policies 3.5, 5.3, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9 and 7.29 of the London Plan (adopted July 2011).*

A5 Unless otherwise agreed in writing by the Local Planning Authority all submissions seeking approval of Reserved Matters pursuant to the planning conditions attached to this planning permission shall demonstrate compliance with the principles and parameters set out in the Design and Access Statement (April 2012) and Design Code (April 2012).

*Reason: To ensure that the development is constructed in accordance with the approved drawings in accordance with Policies DEV1 and DEV2 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998 and saved from 18 September 2007 in accordance with the*



direction from the Secretary of State), Policy SP10 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010) and Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7 of the London Plan (adopted 2011).

- A6 The development within the Detailed Planning Application Area shall not be constructed unless in accordance with the following drawings listed in the Drawing Register and Issue Sheet dated April-12 prepared by John Thompson & Partners. No other drawings, schedule(s) or documents are approved except where compliance with the conditions attached to this planning permission require otherwise. For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statement are not approved.

*Reason: To ensure that the development is constructed in accordance with the approved drawings in accordance with Policies DEV1 and DEV2 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998 and saved from 18 September 2007 in accordance with the direction from the Secretary of State), Policy SP10 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010) and Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7 of the London Plan (adopted 2011).*

- A7 The total quantum of built floorspace for each Use Class within the Outline Planning Application Boundary shall not exceed:

Use	Floorspace (sqm)(Gross Internal Area)
Residential (C3)	741 units
Business (B1)	3,511m <sup>2</sup>
Café/Restaurant (A3) or Drinking Establishment (A4)	471m <sup>2</sup>
Car showroom (Sui Generis)	6,299m <sup>2</sup>

In the event of any discrepancy between the floorspace specified above and the documents submitted in support of the application the floorspace figures specified above shall apply.

*Reason: To ensure that the development is constructed in accordance with the approved drawings in accordance with Policies DEV1 and DEV2 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998 and saved from 18 September 2007 in accordance with the direction from the Secretary of State), Policy SP10 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010) and Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7 of the London Plan (adopted 2011).*

- A8 Unless otherwise agreed in writing by the Local Planning Authority, the development shall provide the following minimum areas of open space



and communal amenity space across the site and proposed within Appendix 1 of the Design and Access Statement:

Open Space	Amount (m <sup>2</sup> )
Public open space	6,368
Communal open space	6,131
Private Residential garden zone	8,347
Play Space	2,055

*Reason: To ensure that the development is constructed in accordance with the approved drawings in accordance with Policies DEV1 and DEV2 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998 and saved from 18 September 2007 in accordance with the direction from the Secretary of State), Policy SP10 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010) and Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7 of the London Plan (adopted 2011).*

- A9 Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall provide the following site-wide dwelling mix:

Unit Type	No. of units
1-bed	261 (35%)
2-bed	254 (34%)
3-bed	183 (25%)
4-bed	35 (5%)
5-bed	8 (1%)
Total	741

Each application for Reserved Matters shall include a statement to demonstrate compliance with the site-wide dwelling mix.

*Reason: In the interest of providing a mixed and balanced community.*

- A10 All residential units within the development shall be constructed and permanently retained in accordance with 'Lifetime Homes' standards, as defined in the Joseph Rowntree Foundation publication 'Achieving Part M and Lifetime Homes standards.

*Reason: To ensure that the appropriate level of accessibility is achieved within the development, in accordance with policy 3.8 and 7.2 of the London Plan (2011), policy SP02 of the Core Strategy (2010), and policies DM4 and DM24 of the Managing Development DPD (proposed submission version 2012).*

- A11 Unless otherwise agreed in writing by the Local Planning Authority, no fewer than 10% of the total number of residential units within the development shall be constructed to be easily adapted for residents who



are wheelchair users in accordance with the publication "Wheelchair Housing Guide Second Edition" by Stephen Thorpe and Habinteg HA.

*Reason: To ensure that the appropriate level of accessibility is achieved within the development, in accordance with policy 6.13 and 7.2 of the London Plan (2011), SP09 of the Core Strategy (2010), DM22 of the Managing Development DPD (proposed submission version 2012).*

- A12 The maximum number of car parking spaces to be provided within the Outline Planning Application Area shall be as follows:

Use	No. of Spaces
Residential (C3)	0.26 spaces per dwelling or up to 1013 spaces in total of which 10% will be for blue badge holders
Employment (B1)	1 space per 1,000sqm, or up to 39 spaces in total, of which 10% will be for blue badge holders
<b>Total</b>	<b>Up to 171 spaces</b>

All vehicular parking referred to above shall be provided and permanently retained for use by occupiers and users of the floorspace to which those spaces are allocated unless otherwise agreed in writing by the Local Planning Authority. All blue badge parking shall be designed to be suitable for use by a person with disabilities (in accordance with the specifications within BS8300: Design of buildings and their approaches to meet the needs of disabled people: Code of Practice).

*Reason: To ensure the provision of adequate off street car parking facilities to the standards adopted by the Local Planning Authority and with regard to Policies 6.13 of the London Plan (adopted July 2011) and Policy INF2 of the Newham Core Strategy (adopted January 2012).*

- A13 The development shall provide the following minimum levels of car parking spaces for electric vehicles:

Use	No. of Spaces
C3 - Residential	20%
Commercial	20% + a further 10% to allow for future uplift

Works to each Plot within the development hereby approved shall not commence until details of the number, location, installation and management of electric vehicle re-charging points have been submitted to and approved by the Local Planning Authority. The electric vehicle re-charging points shall be implemented and maintained in accordance with the approved details and to the satisfaction of the Local Planning Authority.



*Reason: To encourage more sustainable forms of transport and reduce carbon emissions in accordance with Policy 6.13 of the London Plan (adopted July 2011).*

- A14 The minimum number of cycle parking spaces to be provided within the Outline Planning Application Area shall be as follows:

Use	No. of Spaces
C3 - Residential	A minimum of 967 spaces
B1 – Employment	A minimum of 1 space per 125 sqm

All vehicular parking referred to above shall be provided and permanently retained for use by occupiers and users of the floorspace to which those spaces are allocated unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the provision of adequate cycle parking facilities in accordance with Policies 6.9 of the London Plan (adopted July 2011) and Policy INF2 of the Newham Core Strategy (adopted January 2012).*

- A15 *The Northern Phase B of the development hereby approved shall not commence until the Health and Safety Executive has revoked the Hazardous Substance Consent for the Bow Calor Gas Site.*

*Reason: In the interests of public safety.*

- A16 The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA), Bromley by Bow North, Revision C, Ref: 10056, April 2012 and letter to Eleri Randall from Andrew Picton , ref: AJP/lg10056 dated 18 may 2012 and the following mitigation measures detailed within them:

- Limiting the surface water run-off generated by the 1 in 100 chance in any year critical storm, taking the effects of climate change in to account to a maximum of 100l/s in order to minimise the risk off flooding off-site;
- Provision of approximately 283m<sup>3</sup> of flood storage on site to compensate for any losses caused by the built environment;
- Provision of an 8 metre buffer zone between all developments blocks and the top of the canal wall;
- With the exception of basement car parks, finished floor levels set no lower than 5.4m Above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation of the development and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed, in writing, by the Local Planning Authority.

*Reason: To minimise flooding by ensuring the satisfactory storage and*



*disposal of surface water from the site. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, and to reduce the risk of flooding to the proposed development and future occupants.*

- A17 The construction methodology and use of cranes in relation to their location, maximum operating height and start/finish date shall be submitted to and approved in writing by the local planning authority, in consultation with London City Airport.

*Reason: In the interests of aviation safety.*

**Condition relating to the Detailed part of the application – Phase 1 (Blocks R1-R4)**

**Design and Access**

- B1 The development hereby approved shall not commence until full details, including samples, specifications and annotated plans, where appropriate, of the materials to be used on the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details and to the satisfaction of the Local Planning Authority.

*Reason: To ensure a satisfactory standard of design and external appearance in accordance with Policy DEV1 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4, DEV2, DEV3 and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 4A.3, 4B.1, 4B.2, 4B.3, 4B.9 and 4B.10 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004)*

- B2 The development hereby approved shall not commence until details of design of the following areas have been submitted to and approved in writing by the Local Planning Authority:

- a) Access road (with and without the Sugar House Lane bridge)
- b) Communal courtyard
- c) Temporary open space
- d) Canal towpath
- e) Basement car park

The hard and soft landscaping scheme for each area shall include details (including samples/specification) of the following:

- (i) plants and trees (common and Latin names, size and pot height; density or number, tree girth and method of growth i.e. container or open ground);
- (ii) hard landscaping, including the design of pedestrian routes, steps,



- ramps and materials (including samples) to be used on the site, including details of suppliers or manufacturers;
- (iii) highway materials/surfaces, road markings and signage;
  - (iv) children's play equipment;
  - (v) location and design of any seating areas;
  - (vi) fences, railing and/or walls, including those along the towpath and/or river boundary;
  - (vii) boat moorings;
  - (viii) new in-channel habitats;
  - (ix) life saving provision and equipment along the towpath and/or river boundary;
  - (x) signage and information boards;
  - (xi) evidence that all hard and soft landscaping (including materials, signage, seating, railings etc), shall be fully accessible and useable for all, including disabled people, wheelchair users, people with sight impairment and people with prams or pushchairs;

The hard and soft landscaping details shall be implemented in accordance with the approved details and thereafter permanently maintained, to the satisfaction of the Local Planning Authority.

Unless otherwise agreed in writing the soft landscaping scheme shall be implemented in the first planting season following first occupation of the relevant Phase. Any plants or trees required as part of the implementation of the condition that die or are removed, damaged or diseased within a period of FIVE years from the substantial completion of the relevant Phase shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent for a variation.

Should any trees, shrubs or grassed areas become diseased, damaged or die within the first five years from the date of planting within any part of the development they shall be replaced within the next planting season, to the satisfaction of the Local Planning Authority.

*Reason: To ensure a satisfactory standard of external appearance, in accordance with Policy DEV1 and DEV12 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4, DEV2, DEV3, and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 4B.1, 4B.2, 4B.3, 4B.9 and 4B.10 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- B3 The development hereby approved shall not commence until a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the elements in Biodiversity Enhancement Proposals Drawing SSHG102/9639/1 and following details:



- a) Any new habitat created on site;
- b) The type of planning in the cavities of the piling and planting proposed to enhance species poor grassland on site;
- c) Retention of current reed bed on site;
- d) Maintenance regimes;
- e) The treatment of site boundaries and/or buffers around water bodies;
- f) Management responsibilities;
- g) Method statement for the removal of and long term management of any invasive species.

The Landscape Management Plan shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

*Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and the requirements under the Water Framework Directive for the Lee Waterbody to reach Good Ecological Potential by 2027.*

*This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.*

*The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.*

- B4 The development hereby approved shall not commence until a detailed access statement has been submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people with disabilities. The approved scheme shall be implemented before any part of the development is occupied.

*Reason: To ensure safe and convenient access for people with disabilities in accordance with Policy DEV1 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), and Policies CP2, CP4, CP46, DEV3 and DEV4 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan*



*Document (2006) and Policies 3A.5, 4B.1, 4B.2 and 4B.3 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004)*

- B5 The development hereby approved shall not commence until a Security Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Security Management Scheme shall include details of how the development complies with "Secured by Design". The Security Management Scheme shall be implemented before first occupation of the development and thereafter maintained to the satisfaction of the Local Planning Authority.

*Reason: To ensure the development is designed to maximise safety and security in accordance with Policy DEV1 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998 and saved from 18 September 2007 in accordance with the direction from the Secretary of State), Policy SP09 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010) and Policy 7.3 of the London Plan (adopted 2011).*

- B6 The development hereby approved shall not commence until a scheme for the provision and management of compensatory habitat creation has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the letter to John Brydon dated 21 May 2012 ref: S-SHG-102-002 and Proposal 3 in Biodiversity Enhancement Proposals Drawing SSHG102/9639/1 for emergent vegetation planting off site.

*Reason: Development that encroaches the on the River Lea has a potentially severe impact on its ecological value. The National Planning Policy Framework (NPPF) paragraph 109 requires local planning authorities to aim to conserve and enhance biodiversity when determining planning applications by minimising impacts on biodiversity and providing net gains where possible. Paragraph 118 of the NPPF states that opportunities to incorporate biodiversity in and around development should be encouraged. The Water Framework Directing the Thames River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the ecological impact of the development could lead to the Lee Waterbody not reaching its target of Good Ecological Potential by 2027.*

#### Highways and Transport

- B7 The development hereby approved shall not commence until the design of the highway layout and site access arrangements have been submitted to and approved in writing by the Local Planning Authority.

*Reason: In the interest of highway safety and urban design in accordance with Policy T18 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by*



*direction from the Secretary of State), Policies CP4, CP42, CP43, DEV3 and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3C.18, 3C.20, 3C.21 and 3C.22 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- B8 The development hereby approved shall not commence until a Travel Plan is submitted to and approved by the Local Planning Authority. The Travel Plan shall include details of funding, implementation, monitoring and review. The development shall be occupied only in accordance with the approved Travel Plan.

*Reason: To promote sustainable travel patterns in accordance with Policies 3C.1 and 3C.3 of the London Plan and Strategic Policy X of the Unitary Development Plan.*

- B9 The development hereby approved shall not commence until a Deliveries and Servicing Plan has been submitted to and approved by the Local Planning Authority. The development shall be occupied only in accordance with the approved Deliveries and Servicing Plan and to the satisfaction of the Local Planning Authority.

*Reason: To ensure the development is serviced without harm to the safe and efficient operation of the highway network in accordance with Policy T18 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4, CP42, CP43, DEV3 and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3C.18, 3C.20, 3C.21 3C.22 and 3C.25 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

#### Archaeology

- B10 The development hereby approved shall not commence until a programme of archaeological and standing historic buildings recording work in accordance with a Written Scheme of Investigation has been submitted by the applicant and approved by the Local Planning Authority. No development or demolition shall take place other than in accordance with the Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of the results (including public interpretation) and archive disposition has been secured.

*Reason: As important archaeological remains may exist on site the Local Planning Authority wishes to secure the provision of an archaeological investigation and the recording of any remains prior to commencement of*

*development, in accordance with Polic CON4 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policy 4B.15 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

Contamination

- B11 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- a) A further site investigation scheme, based on the submitted documents to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - b) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
  - d) Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

*Reason: To ensure development on previously contaminated land does not activate or spread contamination in accordance with the requirements of policy 5.21 of the London Plan (Spatial Development Strategy for Greater London) 2011 and to ensure the risks of pollution of the water environment are understood and addressed through the development process.*

- B12 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

*Reason: To protect the quality of the water environment by ensuring any unsuspected contamination is properly addressed by following Environment*

*Agency guidance and industry best practice.*



- B13 Prior to commencement of construction for the above ground level of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

*Reason: To protect the quality of the water environment by ensuring any necessary remediation has been undertaken and demonstrated to have been successful.*

#### Construction

- B14 The development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include specific details relating to the demolition, construction, logistics and management of all works associated with this phase of development including:
- a) Details of the site manager, including contact details (phone, facsimile, email, postal address);
  - b) The location of a large notice board on the site that clearly identifies the name and contact details the site manager;
  - c) Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to adjacent streets throughout the construction period;
  - d) Any means of protection of services such as pipes and water mains within the road;
  - e) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
  - f) Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
  - g) Location of workers conveniences (e.g. portaloos);
  - h) Ingress and egress to and from the site for vehicles during site works period;
  - i) Proposed numbers and timing of truck movements throughout the day and the proposed routes;
  - j) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
  - k) Proposed hours of work on the site;

- l) Location of vehicle and construction machinery accesses during the period of site works;
- m) Details of the mitigation measures for dust and emissions as well as methodology for monitoring during construction;
- n) Details of the effects of construction traffic on air pollution.
- o) a feasibility study has been carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials).

The approved Construction Management Plan shall be implemented and maintained throughout the entire demolition and construction period.

*Reason: To protect residential amenity and ensure no adverse impacts on the local road network in accordance with Policy SP09 of the London Borough of Tower Hamlets Core Strategy Development Plan Document (adopted 2010), Policy 6.11 of the London Plan (adopted 2011).*

- B15 The development hereby approved shall not commence until a survey of the condition of the waterway walls, and a method statement and schedule of the repairs and dredging works identified shall be submitted to and approved in writing by the Local Planning Authority, in consultation with British Waterways. Any heritage features and materials identified by the survey shall be made available for inspection by British Waterways and where appropriate, preserved in-situ or reclaimed and re-used elsewhere on site or on a nearby waterway wall. The repair and dredging works identified shall be carried out in accordance with the method statement and repairs schedule by a date to be agreed in the repairs schedule.

*Reason: In the interest of the structural integrity of the waterway wall, waterway heritage, navigational safety and visual amenity in accordance with Policies 7.24 and 7.28 of the London Plan (adopted July 2011) and Policies SC3 and INF7 of the Newham Core Strategy (adopted January 2012).*

- B16 The development hereby approved shall not commence until the applicant has submitted a scheme of construction noise monitoring to be agreed in writing by the Local Planning Authority. The submission should demonstrate that noise from construction activities shall not exceed 75dB Laeq 10 hour between 8.00 and 18.00 Monday to Friday and shall not exceed 75dB Laeq 5 hour between 8.00 and 13.00 on Saturdays, measured 1 metre from the façade of any occupied building, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that the construction works in the locality do not adversely affect the amenities of neighbouring occupiers in accordance with policies DEV2 and DEV50 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies DEV1 and DEV10 of the London Borough of Tower Hamlets Core Strategy and Development*



*Control and Policies 4A.20 (Feb 2008, Consolidated with Alterations Since 2004).*

- B17 The development hereby approved shall not commence until a strategy to maximise the use of the waterways for the transport of construction and waste materials to and from the site shall be submitted to and approved by the Local Planning Authority in consultation with TfL and British Waterways. The approved strategy shall be implemented for the entire period of the works at the site, to the satisfaction of the Local Planning Authority.

*Reason: To maximise the use of the river and to promote sustainable transport, in accordance with Policy T16 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP44 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3C.25, 4A.3, and 4C.8 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- B18 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

*Reason: To prevent the creation of pollutant pathways to underlying aquifers.*

#### Noise and Air Quality

- B19 No development shall take place on until details have been submitted to and approved by the Local Planning Authority for a scheme of acoustic insulation and any other necessary means of ventilation provided. The scheme shall include a glazing specification for all windows to ensure a good standard of internal noise can be achieved during day time and night time in accordance with the guideline levels of 888233 1999: "Sound insulation and noise reduction for buildings - code of practice" or an equivalent standard. Buildings in the relevant phase shall not be occupied until the noise attenuation scheme, including glazing specification, has been implemented in accordance with the approved scheme and thereafter permanently retained.

*Reason: To ensure an adequate standard of residential amenity and in accordance with policy DEV50 of the London Borough of Tower Hamlets UDP 1998 and 7.15 of the London Plan and Policy DM25 Managing Development DPD (proposed submission version 2012).*

- B20 The development hereby approved shall not commence until a scheme

demonstrating that noise generated from any electrical and mechanical plant will not exceed 10dBA below current ambient noise level has been submitted to and approved in writing by the Local Planning Authority. The new plant shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent buildings. The development shall not be carried out otherwise than in accordance with the details thus approved. This condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

*Reason: To ensure an adequate standard of residential amenity and in accordance with policy DEV50 of the London Borough of Tower Hamlets UDP 1998 and 7.15 of the London Plan and Policy DM25 Managing Development DPD (proposed submission version 2012).*

- B21 Details of any external ventilation equipment, including ducting shall be submitted to and approved in writing by the Local Planning Authority before installation. The new plant shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent buildings. The development shall not be carried out otherwise than in accordance with the details thus approved. This condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

*Reason: To ensure an adequate standard of residential amenity and in accordance with policy DEV50 of the London Borough of Tower Hamlets UDP 1998 and 7.15 of the London Plan and Policy DM25 Managing Development DPD (proposed submission version 2012).*

#### Waste Management

- B22 The development hereby approved shall not commence until a Waste Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The Waste Management Strategy shall include the following information:

- a) Details of a strategy for minimising the production of waste both during construction and for the occupied development;
- b) Details of the provision of facilities for the storage and collection of separated wastes (including Separated storage of recyclable materials);
- c) Details the proposed methods for collection and analysis of waste production and materials recovery data; and
- d) Details of service vehicle routing and access points for all commercial units.

The approved Waste Management Strategy shall be implemented at all times during construction and operation of the development to the



satisfaction of the Local Planning Authority.

*Reason: To facilitate the sustainable collection and disposal of waste in accordance with Policies CP39 and DEV15 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policy 4A.21 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

#### Sustainability

- B23 The development hereby approved shall not commence until a site-wide Energy Strategy, that demonstrates how the scheme design and energy efficiency and renewable energy technologies contribute to a reduction in carbon dioxide emissions and safeguard the opportunity to connect to a district or site wide heat network in accordance with the London Plan and Target Emission Rate adopted in the 2010 Building Regulations, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Greater London Authority.

*Reason: To ensure compliance with the relevant London Borough of Tower Hamlets and GLA policies.*

- B24 The development hereby approved shall not be occupied until evidence that the non-residential uses will achieve a BREEAM "Excellent" rating has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the principles of sustainability are achieved in non-residential development in with Policies DEV5 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policy 4A.3 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- B25 Full details of the following information shall be submitted to, and approved in writing by, the Local Planning Authority:

- a) Prior to the commencement of relevant works for a phase of the development, the developer shall submit details to be approved in writing by the local planning authority of the design stage Code for Sustainable Homes Pre-Assessment, showing that the development phase will achieve a minimum of Code Level 4.
- b) Prior to the occupation of each development zone the applicant shall submit to the local planning authority to be approved in writing, the final Code for Sustainable Homes Assessment, verified by the awarding body (Building Research Establishment) under the Code for Sustainable Homes certification scheme, showing that the development phase will achieve a minimum of Code Level 4.

The development shall be implemented in accordance with the approved

details thereafter.

*Reason: To ensure that sustainability measures have been implemented into the development, in accordance with policy 5.3 of the London Plan and policy DM29 of the Managing Development DPD (proposed submission version 2011) which seek the highest standards of sustainable design and construction principles to be integrated into all future developments.*

- B26 All residential units within the development shall be constructed and permanently retained in accordance with Lifetime Homes standards, as defined in the Joseph Roundtree Foundation publication "Achieving Part M and Lifetime Homes standards" and the joint collaboration of JRF, Mayor of London, GML Architects and Habinteg HA in the publication 'Lifetime Homes' and as referred to in the GLA Accessible London SPG (Appendix 4).

*Reason: To ensure that accessible housing is provided in accordance with Policy HSG9 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3A.6, 4B.1 and 4B.5 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- B27 Unless otherwise agreed in writing by the Local Planning Authority, no fewer than 10% of the total number of residential units within the development shall be constructed to be easily adapted for residents who are wheelchair users in accordance with the publication "Wheelchair Housing Guide Second Edition" by Stephen Thorpe and Habinteg HA. The development thereby approved shall not comment until full details of the location, size and tenure of those units shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that accessible housing is provided in accordance with Policy HSG9 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3A.6, 4B.1 and 4B.5 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

#### Hydrology and Water Resources

- B28 The development hereby approved shall not commence until details of surface water drainage, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1 in 100 chance in any year storm, taking the effects of climate change into account, will be reduced as far as is practicably possible and by a minimum of 50% compared to existing rates. The scheme should demonstrate that Sustainable Drainage Systems (SUDS) have been



maximised on site to help attenuate all storm events up to and including the 1 in 100 chance in any year flood event, taking the effects of climate change into account. The scheme shall subsequently be implemented in accordance with the approved details.

*Reason: To minimise flood risk on and off site by ensuring the satisfactory storage and disposal of surface water from the site.*

B29 The development hereby approved shall not commence until details of foul and surface water infrastructure and pollution prevention measures have been submitted to and approved in writing by the Local Planning Authority. Details of foul and surface water infrastructure required pursuant to this condition shall comprise:

- a) Specification of all pollution prevention measures;
- b) Flow estimates and calculations for all drainage infrastructure and details of sizing of pipes;
- c) Details of discharge points and discharge rates (including relevant calculations);
- d) Details of any proposed measures of surface water attenuation.

All surface water drainage systems shall be designed using the principles of Sustainable Urban Drainage.

The approved drainage works and pollution prevention measures shall be implemented prior to the first occupation of the relevant Development Zone and thereafter permanently maintained to the satisfaction of the Local Planning Authority.

*Reason: To prevent pollution of the water environment, in accordance with Policy U2 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies DEV8 and CP37 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 4A.3 and 4A.14 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

**Conditions relating to the Outline part of the application - Phase South (Blocks S1-S4 and S5-S8) , Phase North A (Block R5 and R7) and Phase North B (Blocks R5, R9 and car dealership)**

**Reserved Matters**

C1 The relevant Phase of the development hereby approved shall not commence until detailed plans, sections and elevations showing the following Reserved Matters have been submitted to and approved in writing by the Local Planning Authority for that part of the development:

- a) layout;
- b) appearance;

- c) scale;
- d) landscaping.

All reserved matters applications shall be informed by the Design Codes submitted in support of the application.

*Reason: To ensure a satisfactory standard of design and external appearance in accordance with Policy DEV1 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4, DEV2, DEV3 and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 4A.3, 4B.1, 4B.2, 4B.3, 4B.9 and 4B.10 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

#### Design and Access

- C2 The relevant Phase of the development hereby approved shall not commence until full details, including samples, specifications and annotated plans, where appropriate, of the materials to be used on the buildings within that phase have been submitted to and approved in writing by the Local Planning Authority. The relevant Phase shall only be implemented in accordance with the approved details and to the satisfaction of the Local Planning Authority.

*Reason: To ensure a satisfactory standard of design and external appearance in accordance with Policy DEV1 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4, DEV2, DEV3 and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 4A.3, 4B.1, 4B.2, 4B.3, 4B.9 and 4B.10 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- C3 The relevant Phase of the development hereby approved shall not commence until details of design of the following areas have been submitted to and approved in writing by the Local Planning Authority:

- a) Access roads
- b) Pedestrian/cycle bridge landing to Sugar House Lane
- c) Communal courtyard
- d) Semi-private courtyards
- e) Three Mill Lane temporary open space
- f) Canal towpath
- g) Basement/undercroft car parks

The hard and soft landscaping scheme for each area shall include details (including samples/specification) of the following:

- (i) plants and trees (common and Latin names, size and pot height;



- density or number, tree girth and method of growth i.e. container or open ground);
- (ii) hard landscaping, including the design of pedestrian routes, steps, ramps and materials (including samples) to be used on the site, including details of suppliers or manufacturers;
  - (iii) highway materials/surfaces, road markings and signage;
  - (iv) children's play equipment;
  - (v) location and design of any seating areas;
  - (vi) fences, railing and/or walls, including those along the towpath and/or river boundary;
  - (vii) boat moorings;
  - (viii) new in-channel habitats;
  - (ix) life saving provision and equipment along the towpath and/or river boundary;
  - (x) signage and information boards;
  - (xi) evidence that all hard and soft landscaping (including materials, signage, seating, railings etc), shall be fully accessible and useable for all, including disabled people, wheelchair users, people with sight impairment and people with prams or pushchairs;
  - (xii) a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas

The hard and soft landscaping details shall be implemented in accordance with the approved details and thereafter permanently maintained, to the satisfaction of the Local Planning Authority.

Unless otherwise agreed in writing the soft landscaping scheme shall be implemented in the first planting season following first occupation of the relevant Phase. Any plants or trees required as part of the implementation of the condition that die or are removed, damaged or diseased within a period of FIVE years from the substantial completion of the relevant Phase shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent for a variation.

Should any trees, shrubs or grassed areas become diseased, damaged or die within the first five years from the date of planting within any part of the development they shall be replaced within the next planting season, to the satisfaction of the Local Planning Authority.

*Reason: To ensure a satisfactory standard of external appearance, in accordance with Policy DEV1 and DEV12 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4, DEV2, DEV3, and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 4B.1, 4B.2, 4B.3, 4B.9 and 4B.10 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

C4 The development hereby approved shall not commence until a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the elements in Biodiversity Enhancement Proposals Drawing SSHG102/9639/1 and following details:

- a) Any new habitat created on site;
- b) The type of planting in the cavities of the piling and planting proposed to enhance species poor grassland on site;
- c) Retention of current reed bed on site;
- d) Maintenance regimes;
- e) The treatment of site boundaries and/or buffers around water bodies;
- f) Management responsibilities;
- g) Method statement for the removal of and long term management of any invasive species.

The Landscape Management Plan shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

*Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and the requirements under the Water Framework Directive for the Lee Waterbody to reach Good Ecological Potential by 2027.*

*This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.*

*The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.*

C5 The relevant Phase of the development hereby approved shall not commence until a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people with disabilities. The approved scheme shall be implemented before any part of Phase 5 is occupied.



*Reason: To ensure safe and convenient access for people with disabilities in accordance with Policy DEV1 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), and Policies CP2, CP4, CP46, DEV3 and DEV4 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3A.5, 4B.1, 4B.2 and 4B.3 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004)*

- C6 Prior to the commencement of the development hereby permitted, a full and detailed application for the Secured by Design award scheme shall be submitted for the written approval of the Local Planning Authority, indicating how the principles and practices of the aforementioned scheme are to be incorporated where practical. The development shall be carried out in accordance with the approved details thereafter.

*Reason: To ensure that Secured by Design principles are implemented into the development as far as reasonable and in accordance with policies DEV1 and DEV4 of the London Borough of Tower Hamlets Unitary Development Plan and policy 7.3 of the London Plan.*

- C7 The relevant Phase of the development hereby approved shall not commence until a detailed Sunlight and Daylight Assessment of the sunlight and daylight conditions experienced by future residential occupiers has been submitted and approved in writing by the Local Planning Authority. The relevant Phase shall be implemented only in accordance with the approved Sunlight and Daylight Assessment to the satisfaction of the Local Planning Authority.

*Reason: To safeguard the residential amenity of future occupiers in accordance with Policy DEV2 of the Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4 and DEV1 of the Core Strategy and Development Control Development Plan Document (2006) and Policy 4B.10 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- C8 The development hereby approved shall not commence until a scheme for the provision and management of compensatory habitat creation has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the letter to John Brydon dated 21 May 2012 ref: S-SHG-102-002 and Proposal 3 in Biodiversity Enhancement Proposals Drawing SSHG102/9639/1 for emergent vegetation planting off site.

*Reason: Development that encroaches the on the River Lea has a potentially severe impact on its ecological value. The National Planning Policy Framework (NPPF) paragraph 109 requires local planning authorities to aim to conserve and enhance biodiversity when determining planning applications by minimising impacts on biodiversity and providing net gains where possible. Paragraph 118 of the NPPF states that*

opportunities to incorporate biodiversity in and around development should be encouraged. The Water Framework Directing the Thames River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the ecological impact of the development could lead to the Lee Waterbody not reaching its target of Good Ecological Potential by 2027.

#### Highways and Transport

- C9 The relevant Phase of the development hereby approved shall not commence until the design of the highway layout and site access arrangements have been submitted to and approved in writing by the Local Planning Authority.

*Reason: In the interest of highway safety and urban design in accordance with Policy T18 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4, CP42, CP43, DEV3 and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3C.18, 3C.20, 3C.21 and 3C.22 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- C10 The relevant Phase of the development hereby approved shall not commence until a Travel Plan is submitted to and approved by the Local Planning Authority. The Travel Plan shall include details of funding, implementation, monitoring and review. The development shall be occupied only in accordance with the approved Travel Plan.

*Reason: To promote sustainable travel patterns in accordance with Policies 3C.1 and 3C.3 of the London Plan and Strategic Policy X of the Unitary Development Plan.*

- C11 The relevant Phase of the development hereby approved shall not commence until a Deliveries and Servicing Plan has been submitted to and approved by the Local Planning Authority. The Phase 5 development shall be occupied only in accordance with the approved Deliveries and Servicing Plan and to the satisfaction of the Local Planning Authority.

*Reason: To ensure the development is serviced without harm to the safe and efficient operation of the highway network in accordance with Policy T18 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP4, CP42, CP43, DEV3 and DEV16 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3C.18, 3C.20, 3C.21 3C.22 and 3C.25 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*



### Archaeology

- C12 The development hereby approved shall not commence until a programme of archaeological and standing historic buildings recording work in accordance with a Written Scheme of Investigation has been submitted by the applicant and approved by the Local Planning Authority. No development or demolition shall take place other than in accordance with the Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of the results (including public interpretation) and archive disposition has been secured.

*Reason: As important archaeological remains may exist on site the Local Planning Authority wishes to secure the provision of an archaeological investigation and the recording of any remains prior to commencement of development, in accordance with Policy CON4 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policy 4B.15 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

### Contamination

- C13 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- a) A further site investigation scheme, based on the submitted documents to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- d) Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

*Reason: To ensure development on previously contaminated land does not activate or spread contamination in accordance with the requirements*

of policy 5.21 of the London Plan (Spatial Development Strategy for Greater London) 2011 and to ensure the risks of pollution of the water environment are understood and addressed through the development process.

- C14 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

*Reason: To protect the quality of the water environment by ensuring any unsuspected contamination is properly addressed by following Environment Agency guidance and industry best practice.*

- C15 Prior to commencement of construction for the above ground level of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

*Reason: To protect the quality of the water environment by ensuring any necessary remediation has been undertaken and demonstrated to have been successful.*

#### Construction

- C16 The relevant Phase of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include specific details relating to the demolition, construction, logistics and management of all works associated with this phase of development including:

- a) Details of the site manager, including contact details (phone, facsimile, email, postal address);
- b) The location of a large notice board on the site that clearly identifies the name and contact details the site manager;
- c) Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to adjacent streets throughout the construction period;

- d) Any means of protection of services such as pipes and water mains within the road;
- e) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- f) Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
- g) Location of workers conveniences (e.g. portaloos);
- h) Ingress and egress to and from the site for vehicles during site works period;
- i) Proposed numbers and timing of truck movements throughout the day and the proposed routes;
- j) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
- k) Proposed hours of work on the site;
- l) Location of vehicle and construction machinery accesses during the period of site works;
- m) Details of the mitigation measures for dust and emissions as well as methodology for monitoring during construction;
- n) Details of the effects of construction traffic on air pollution.
- o) a feasibility study has been carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials).

The approved Construction Management Plan shall be implemented and maintained throughout the entire demolition and construction period.

*Reason: In the interest of pollution and residential amenity, in accordance with Policies HSG15, T16 and T18 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policy DEV12 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3C.17, 4A.3, 4A.19 and 4A.20 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- C17 The development hereby approved shall not commence until a survey of the condition of the waterway walls, and a method statement and schedule of the repairs and dredging works identified shall be submitted to and approved in writing by the Local Planning Authority, in consultation with British Waterways. Any heritage features and materials identified by the survey shall be made available for inspection by British Waterways and where appropriate, preserved in-situ or reclaimed and re-used elsewhere on site or on a nearby waterway wall. The repair and dredging works identified shall be carried out in accordance with the method statement and repairs schedule by a date to be agreed in the repairs schedule.



*Reason: In the interest of the structural integrity of the waterway wall, waterway heritage, navigational safety and visual amenity in accordance with Policies 7.24 and 7.28 of the London Plan (adopted July 2011) and Policies SC3 and INF7 of the Newham Core Strategy (adopted January 2012).*

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C18 The relevant Phase of the development hereby approved shall not commence until the applicant has submitted a scheme of construction noise monitoring to be agreed in writing by the Local Planning Authority. The submission should demonstrate that noise from construction activities shall not exceed 75dB Laeq 10 hour between 8.00 and 18.00 Monday to Friday and shall not exceed 75dB Laeq 5 hour between 8.00 and 13.00 on Saturdays, measured 1 metre from the façade of any occupied building, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that the construction works in the locality do not adversely affect the amenities of neighbouring occupiers in accordance with policies DEV2 and DEV50 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies DEV1 and DEV10 of the London Borough of Tower Hamlets Core Strategy and Development Control and Policies 4A.20 (Feb 2008, Consolidated with Alterations Since 2004).*

- C19 The relevant Phase of the development hereby approved shall not commence until a strategy to maximise the use of the waterways for the transport of construction and waste materials to and from the site shall be submitted to and approved by the Local Planning Authority in consultation with TfL and British Waterways. The approved strategy shall be implemented for the entire period of the works at the site, to the satisfaction of the Local Planning Authority.

*Reason: To maximise the use of the river and to promote sustainable transport, in accordance with Policy T16 of the London Borough of Tower Hamlets Unitary Development Plan (adopted 1998, saved from 18 September 2007 by direction from the Secretary of State), Policies CP44 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3C.25, 4A.3, and 4C.8 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- C20 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

*Reason: To prevent the creation of pollutant pathways to underlying aquifers.*

## Noise and Air Quality

- C21 No development shall take place on each phase until details have been submitted to and approved by the Local Planning Authority for a scheme of acoustic insulation and any other necessary means of ventilation provided. The scheme shall include a glazing specification for all windows to ensure a good standard of internal noise can be achieved during day time and night time in accordance with the guideline levels of 888233 1999: "Sound insulation and noise reduction for buildings - code of practice" or an equivalent standard. Buildings in the relevant phase shall not be occupied until the noise attenuation scheme, including glazing specification, has been implemented in accordance with the approved scheme and thereafter permanently retained.

*Reason: To ensure an adequate standard of residential amenity and in accordance with policy DEV50 of the London Borough of Tower Hamlets UDP 1998 and 7.15 of the London Plan and Policy DM25 Managing Development DPD (proposed submission version 2012).*

- C22 The development hereby approved shall not commence until a scheme demonstrating that noise generated from any electrical and mechanical plant will not exceed 10dBA below current ambient noise level has been submitted to and approved in writing by the Local Planning Authority. The new plant shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent buildings. The development shall not be carried out otherwise than in accordance with the details thus approved. This condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

*Reason: To ensure an adequate standard of residential amenity and in accordance with policy DEV50 of the London Borough of Tower Hamlets UDP 1998 and 7.15 of the London Plan and Policy DM25 Managing Development DPD (proposed submission version 2012).*

- C23 Details of any external ventilation equipment, including ducting shall be submitted to and approved in writing by the Local Planning Authority before installation. The new plant shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent buildings. The development shall not be carried out otherwise than in accordance with the details thus approved. This condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

*Reason: To ensure an adequate standard of residential amenity and in accordance with policy DEV50 of the London Borough of Tower Hamlets UDP 1998 and 7.15 of the London Plan and Policy DM25 Managing*

*Development DPD (proposed submission version 2012).*

### Waste Management

C24 The relevant Phase of the development hereby approved shall not commence until a Waste Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The Waste Management Strategy shall include the following information:

- a) Details of a strategy for minimising the production of waste both during construction and for the occupied development;
- b) Details of the provision of facilities for the storage and collection of separated wastes (including Separated storage of recyclable materials);
- c) Details the proposed methods for collection and analysis of waste production and materials recovery data; and
- d) Details of service vehicle routing and access points for all commercial units.

The approved Waste Management Strategy shall be implemented at all times during construction and operation of the relevant Development Zone, to the satisfaction of the Local Planning Authority.

*Reason: To facilitate the sustainable collection and disposal of waste in accordance with Policies CP39 and DEV15 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policy 4A.21 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

### Air Quality

C25 The relevant Phase of the development hereby approved shall not be occupied until details of any mechanical ventilation or other plant associated with all commercial units within Class A3 (Restaurants and Cafes), A4 (Drinking Establishment) and A5 (Hot Food Take-away) has been submitted to and approved in writing by the Local Planning Authority. Such details shall include full specifications of all filtration, deodorising systems, noise output and termination points. Where it is not possible to provide full details of systems to be fitted, details of passive provision of where such facilities are to be fitted shall be provided. Particular attention shall be given to the potential high-level discharge of kitchen extract air and/or the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential. The approved ventilation equipment and/or other plant shall be installed and commissioned prior to occupation of the Phase 1 and shall be permanently maintained in proper working order thereafter to the satisfaction of the Local Planning Authority.

*Reason: To control emissions to atmosphere in accordance with Policy DEV11 of the London Borough of Tower Hamlets Core Strategy and Development Control Plan Document (2006) and Policy 4A.19 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*



## Sustainability

- C26 The development hereby approved shall not commence until a site-wide Energy Strategy, that demonstrates how the scheme design and energy efficiency and renewable energy technologies contribute to a reduction in carbon dioxide emissions and safeguard the opportunity to connect to a district or site wide heat network in accordance with the London Plan and Target Emission Rate adopted in the 2010 Building Regulations, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Greater London Authority.

*Reason: To ensure compliance with the relevant London Borough of Tower Hamlets and GLA policies.*

- C27 The relevant Phase of the development hereby approved shall not be occupied until evidence that the non-residential uses will achieve a BREEAM "Excellent" rating has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the principles of sustainability are achieved in non-residential development in with Policies DEV5 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policy 4A.3 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- C28 Full details of the following information shall be submitted to, and approved in writing by, the Local Planning Authority:

- a) Prior to the commencement of relevant works for a phase of the development, the developer shall submit details to be approved in writing by the local planning authority of the design stage Code for Sustainable Homes Pre-Assessment, showing that the development phase will achieve a minimum of Code Level 4.
- b) Prior to the occupation of each development zone the applicant shall submit to the local planning authority to be approved in writing, the final Code for Sustainable Homes Assessment, verified by the awarding body (Building Research Establishment) under the Code for Sustainable Homes certification scheme, showing that the development phase will achieve a minimum of Code Level 4.

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

*Reason: To ensure that sustainability measures have been implemented into the development, in accordance with policy 5.3 of the London Plan and policy DM29 of the Managing Development DPD (proposed submission version 2011) which seek the highest standards of sustainable design and construction principles to be integrated into all future*

*developments.*

- C29 All residential units within the development shall be constructed and permanently retained in accordance with Lifetime Homes standards, as defined in the Joseph Roundtree Foundation publication "Achieving Part M and Lifetime Homes standards" and the joint collaboration of JRF, Major of London, GML Architects and Habinteg HA in the publication 'Lifetime Homes' and as referred to in the GLA Accessible London SPG (Appendix 4).

*Reason: To ensure that accessible housing is provided in accordance with Policy HSG9 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3A.6, 4B.1 and 4B.5 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

- C30 Unless otherwise agreed in writing by the Local Planning Authority, no fewer than 10% of the total number of residential units within the development shall be constructed to be easily adapted for residents who are wheelchair users in accordance with the publication "Wheelchair Housing Guide Second Edition" by Stephen Thorpe and Habinteg HA. Works to Phase 5 of the development thereby approved shall not comment until full details of the location, size and tenure of those units shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that accessible housing is provided in accordance with Policy HSG9 of the London Borough of Tower Hamlets Core Strategy and Development Control Development Plan Document (2006) and Policies 3A.6, 4B.1 and 4B.5 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).*

#### Hydrology and Water Resources

- C31 The development hereby approved shall not commence until details of surface water drainage, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate that the surface water run-off generated up to and including the 1 in 100 chance in any year storm, taking the effects of climate change into account, will be reduced as far as is practicably possible and by a minimum of 50% compared to existing rates. The scheme should demonstrate that Sustainable Drainage Systems (SUDS) have been maximised on site to help attenuate all storm events up to and including the 1 in 100 chance in any year flood event, taking the effects of climate change into account. The scheme shall subsequently be implemented in accordance with the approved details.

*Reason: To minimise flood risk on and off site by ensuring the satisfactory*

*storage and disposal of surface water from the site.*

C32 The relevant Phase of the development hereby approved shall not commence until details of foul and surface water infrastructure and pollution prevention measures have been submitted to and approved in writing by the Local Planning Authority. Details of foul and surface water infrastructure required pursuant to this condition shall comprise:

- a) Specification of all pollution prevention measures;
- b) Flow estimates and calculations for all drainage infrastructure and details of sizing of pipes;
- c) Details of discharge points and discharge rates (including relevant calculations);
- d) Details of any proposed measures of surface water attenuation.

All surface water drainage systems shall be designed using the principles of Sustainable Urban Drainage.

The approved drainage works and pollution prevention measures shall be implemented prior to the first occupation of the relevant Development Zone and thereafter permanently maintained to the satisfaction of the Local Planning Authority.

*Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system, in accordance with policy U3 of the London Borough of Tower Hamlets UDP 1998 and policy 5.12 and 5.13 of the London Plan 2011.*

#### **RELEVANT PLANNING POLICY**

The London Plan: Spatial Development Strategy for Greater London (July 2011)

Policy 2.4	The 2012 Games and their legacy
Policy 2.13	Opportunity areas and intensification areas
Policy 2.14	Areas for regeneration
Policy 2.15	Town centres
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's and young people's play and informal recreation facilities
Policy 3.7	Large residential developments
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on individual private residential and mixed use schemes



Policy 3.13	Affordable housing thresholds
Policy 3.17	Health and social care facilities
Policy 3.18	Education facilities
Policy 4.1	Developing London's economy
Policy 4.2	Offices
Policy 4.5	London's visitor infrastructure
Policy 4.7	Retail and town centre development
Policy 4.8	Supporting a successful and diverse retail sector
Policy 4.9	Small shops
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 5.16	Waste self-sufficiency
Policy 5.18	Construction, excavation and demolition waste
Policy 5.19	Hazardous waste
Policy 5.22	Hazardous substances and installations
Policy 6.2	Providing public transport capacity and safeguarding land for transport
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.4	Enhancing London's transport connectivity
Policy 6.7	Better streets and surface transport
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 6.14	Freight
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.7	Location and design of tall and large buildings
Policy 7.8	Heritage assets and archaeology
Policy 7.9	Heritage-led regeneration
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature
Policy 7.24	Blue Ribbon Network
Policy 7.25	Increasing the use of the Blue Ribbon Network for passengers and tourism

Policy 7.26	Increasing the use of the Blue Ribbon Network for freight transport
Policy 7.27	Blue Ribbon Network: supporting infrastructure and recreational use
Policy 7.30	London's canals and other rivers and waterspaces
Policy 8.2	Planning obligations

London Borough of Tower Hamlets Unitary Development Plan 1998 (as saved September 2007)

Policy DEV1	Design Requirements
Policy DEV2	Environmental Requirements
Policy DEV3	Mixed Use Developments
Policy DEV4	Planning Obligations
Policy DEV8	Protection of Local Views
Policy DEV9	Control of Minor Works
Policy DEV12	Provision Of Landscaping in Development
Policy DEV15	Tree Retention
Policy DEV17	Siting and Design of Street Furniture
Policy DEV43	Archaeology
Policy DEV44	Preservation of Archaeological Remains
Policy DEV50	Noise
Policy DEV51	Contaminated Soil
Policy DEV53	HSE & Hazardous Substances
Policy DEV54	Consultation with HSE
Policy DEV55	Development and Waste Disposal
Policy DEV56	Waste Recycling
Policy DEV57	Nature Conservation and Ecology
Policy DEV63	Green Chains
Policy DEV69	Efficient Use of Water
Policy EMP1	Promoting Economic Growth & Employment Opportunities
Policy EMP7	Enhancing the Work Environment & Employment Issues
Policy EMP8	Encouraging Small Business Growth
Policy EMP10	Development Elsewhere in the Borough
Policy HSG7	Dwelling Mix and Type
Policy HSG13	Internal Space Standards
Policy HSG16	Housing Amenity Space
Policy T3	Extension of Bus Services
Policy T7	Road Hierarchy
Policy T10	Priorities for Strategic Management
Policy T16	Traffic Priorities for New Development
Policy T18	Pedestrians and the Road Network
Policy T21	Pedestrians Needs in New Development
Policy S4	Local Shopping Parades
Policy S7	Special Uses
Policy S10	Shopfronts
Policy OSN3	Blue Ribbon Network
Policy OS9	Children's Playspace

Policy U2	Development in Areas at Risk from Flooding
Policy SCF8	Encouraging Shared Use of Community Facilities
Policy SCF11	Meeting Places
Policy U2	Development in Areas at Risk from Flooding
Policy U3	Flood Protection Measures

London Borough of Tower Hamlets Core Strategy Development Plan Document  
(Adopted September 2010)

Policy SP01	Refocusing on our town centres
Policy SP02	Urban living for everyone
Policy SP03	Creating healthy and liveable neighbourhoods
Policy SP04	Creating a green and blue grid
Policy SP05	Dealing with waste
Policy SP06	Delivering successful employment hubs
Policy SP07	Improving education and skills
Policy SP08	Making connected places
Policy SP09	Creating attractive and safe streets and spaces
Policy SP10	Creating distinct and durable places
Policy SP11	Working towards a zero-carbon borough

London Borough of Tower Hamlets Leaside Area Action Plan (October 2007)

Policy L2	Transport
Policy L3	Connectivity
Policy L4	Water Space
Policy L7	Education provision
Policy L22	Local connectivity in Bromley by Bow North sub area
Policy L23	Design and built form in Bromley by Bow North sub area
Policy L24	Site allocations in Bromley by Bow North sub area

Managing Development - Development Plan Document (DPD) Draft Proposed  
Submission Version Jan 2012

DM3	Delivering Homes
DM4	Housing Standards and amenity space
DM8	Community Infrastructure
DM9	Improving Air Quality
DM10	Delivering Open space
DM11	Living Buildings and Biodiversity
DM12	Waterspaces
DM13	Sustainable Drainage
DM14	Managing Waste
DM15	Local Job Creation and Investment
DM20	Supporting a Sustainable Transport Network
DM21	Sustainable Transport of Freight



DM22	Parking
DM23	Streets and Public Realm
DM24	Place Sensitive Design
DM25	Amenity
DM26	Building Heights
DM27	Heritage and Historic Environment
DM28	Tall buildings
DM29	Zero-Carbon & Climate Change
DM30	Contaminated Land & Hazardous Installations

### JUSTIFICATION FOR GRANTING CONSENT/REASONS FOR APPROVAL

The principle of redeveloping the site to provide new housing and commercial space is in general compliance with adopted regional and local planning policy. This is an important site within the Southern Olympic Fringe that complements other significant regeneration projects located east and south of the site. The redevelopment of the site with new housing, commercial space, open space and associated townscape and environmental improvements clearly has the ability to integrate successfully with the proposed Sugar House Lane scheme to the east and whatever might come forward at Bromley by Bow South. Together, the projects would contribute to a well planned neighbourhood that will benefit from the site's impressive historic and waterside setting and convenient access to Stratford Metropolitan town centre, the Olympic Park and Canary Wharf.

Bromley by Bow North is a key regeneration site in its own right within the Southern Olympic Fringe that also has the ability to act, in conjunction with the Sugar House Lane scheme, as a catalyst for further significant regeneration projects in the area. The provision of a significant percentage of affordable housing with the funding in place for an immediate start on Phase 1, should the recommendation be agreed, is fully supported with the ability to impose appropriate controls on a range of aspects assessed elsewhere in this report. Therefore these aspects of the application are considered to be in accordance with the relevant policies in the NPPF, the London Plan, the Core Strategy, the OLSPG and the Bromley by Bow LUDB.

The scheme design and phasing is informed by the applicants' current ownerships and constraints imposed by the Calor Gas site. However, their strong intention to exercise an option to acquire the Big Yellow site, and efforts to acquire the Leycol Printers site which in any event will be vacated before the end of 2013, provides sufficient confidence that subsequent phases will be delivered sooner rather than later. When taken together with the phasing of the Sugar House Lane scheme and the commitment of LandProp to deliver that project, reinforced by the proposed conditions and Section 106 Heads of Terms recommended in both reports, regarding creation of the bridge links between the two sites, the situation will be created by which, within a reasonable timeframe, major regeneration should occur in this part of Tower Hamlets and Newham and within the important Southern Olympic fringe.

The proposed development is based on a coherent masterplan that responds

appropriately to the constraints and opportunities of the site. The submitted amendments to the block layout and building heights constitute notable improvements to the scheme and are considered to adequately address previous concerns raised by consultees. These adopt a logical approach to land use arrangement and to height, scale and massing that establishes an appropriate relationship to the A12, River Lea Navigation and Three Mills Conservation Area and listed buildings. Overall, the application is considered to be in accordance with Policies 7.1, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan, Policies DEV1 of the UDP, Policies SP09 and SP10 of the CSDPD and Policies CON1 and CON2 of the CS IPG.

The application provides improved access into, and through, the site for all modes of transport. The internal road layout enables different land uses to be accessed and serviced without undermining the quality of the pedestrian environment. The provision of land and/or infrastructure required to provide bridge connections between Bromley by Bow and Sugar House Lane contributes significantly to the overall integration and connectivity of the area. The scheme is designed to be compatible with the internal road layout and all-movements junction proposed as part of the Bromley by Bow South scheme. The development facilities future improvements to the bus network. The application is considered to be in accordance with Policies 3.6, 7.1, 7.4 and 7.5 of the London Plan, Policies SP02, SP08 and SP09 of the CSDPD, Policy HSG7 of the CS IPG and Policy L24 of the LAAP IPG.

The application proposes a level of affordable housing that complies with planning policy. The proposed mix of unit types across the affordable housing tenure is supported. The unit sizes comply with the London Housing Design Guide. The application proposes a type and amount of open space, communal/semi private and private amenity space that will make a reasonable contribution to meeting the needs of the development and the wider community. The amount of affordable housing is considered to be in accordance with Policy 3.12 of the London Plan and Policy SP02 of CSDPD.

The application will make an appropriate contribution to mitigating climate change through energy efficient design, supplying energy efficiently and the use of renewable energy subject to the applicant, on a phased basis to prioritise connection to a district or site wide heat network and/or provide the necessary infrastructure require for future connection.

The application makes appropriate financial and Works in Kind contributions towards the POCBS that help improve the site's accessibility and integration with the surrounding area.

It is considered that any other outstanding relevant matters relating to comments from the borough, the GLA and residents can be satisfactorily dealt with by the recommended conditions/Heads of Terms or are such as to not justify refusal. Accordingly Members are recommended to approve the application subject to referral to the GLA, and the extensive planning conditions and S106 Heads of Terms detailed at paragraph 11.1.

Signed

Director of Planning

Date of Decision:

Date Issued:



## TOWN AND COUNTRY PLANNING ACT 1990



### Notice to Applicant of Rights of Appeal

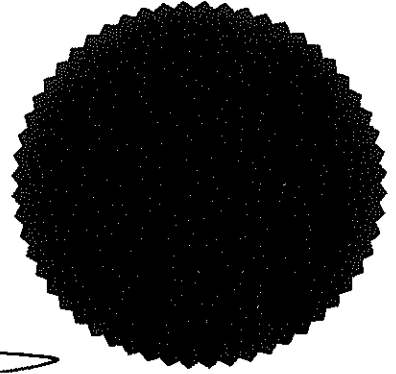
- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within SIX months of the date of this notice, using a form which is available from the Planning Inspectorate at 3/05 Kite Wing, Temple Quay Square, 2 The Square, Temple Quay, Bristol, BS1 6PN. A copy of the completed appeal form should be sent to the London Thames Gateway Development Corporation.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

### Purchase Notices

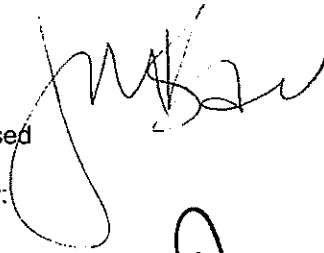
- If either the Local Planning Authority or the Secretary of State for Communities and Local Government refuses to grant planning permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.

THE COMMON SEAL of London  
Thames Gateway Development  
Corporation was hereunto affixed in the  
presence of:

)  
)  
)   
) 

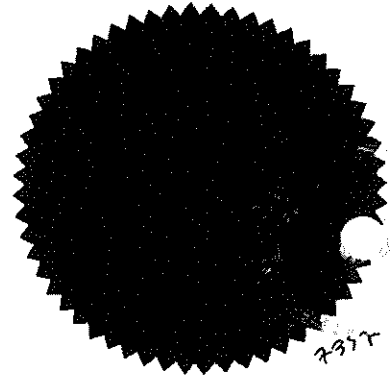


Executed as a Deed by East Homes  
Limited by :

)  
)  
) Authorised  
Signatory: 

Authorised Signatory:





THE COMMON SEAL of Southern  
Housing Group was hereunto affixed  
in the presence of:

)  
)  
)  
Director -  
Authorised signatory  
Director/Secretary  
