

# APPENDIX 1 - P0321.15

## SCHEDULE OF PLANNING CONDITIONS

### 1. **Outline - Reserved Matters to be Submitted**

Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

**Reason:** This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

### 2. **Outline – Time limit for submission of details**

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission.

The development hereby permitted shall begin no later than the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

**Reason:** As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### 3. **Complete Accordance with Plans**

All works for each part or phase of development shall be carried out in full accordance with the approved plans, drawings, particulars and specifications and any other plans drawings particulars and specifications pursuant to any further approval of details as are approved by the Local Planning Authority,

**Reason:** The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted or those subsequently approved. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

4. **Phasing**

The development shall not commence and no reserved matters submissions or submissions of details to comply with conditions shall be made until a Plan is submitted to and approved in writing by the Local Planning Authority, clearly identifying the different phases of the development to which reserved matters applications and details required pursuant to condition/s shall subsequently be made. No phase of the development shall commence until all relevant reserved matters and details prior to commencement conditions are approved in respect of that phase.

**Reason:** To ensure that full details of the relevant phase of the development are submitted for approval.

5. **Reserved Matters for Each Phase**

All reserved matters in relation to any phase of the development (as identified in accordance with Condition 4) shall be submitted at the same time.

**Reason:** Given the sensitive nature of the site it is important that all aspects of the development are considered together.

6. **Reserved Matters Details for Each Phase**

Any application for reserved matters submitted that only covers part of the site shall be accompanied by details of the remaining site covered by this outline permission showing the number and type of dwellings and associated parking spaces already granted reserved matters and illustrative details of the number and type of dwellings and parking spaces in those parts of site not covered by reserved matters approval, demonstrating that the development would not exceed a total of 290 dwelling units across the site and achieve an average of 1.7 parking spaces per dwelling.

**Reason:** Given the Green Belt location of the site it is important to ensure that the development is not deviating in any significant way from the plans, parameters and other documents that form the basis for the consideration of the scheme.

7. **Accordance with Development Parameters**

The development (including all reserved matters and other matters submitted for approval pursuant to the planning conditions) shall be carried out in accordance with the parameter plans

Drawing No Revision Drawing Title

TP 104	03	Zone Uses and Access –
TP 105	02	Density Strategy
TP 106	03	Development Heights
TP 107	01	Cycle/Pedestrian/Vehicular Movement
TP 109	01	Demolition Plan
TP 111	A	Play Space Strategy

and corresponding strategies within the Design and Access Statement and all other documents which form part of this permission. No application for approval of reserved matters, (or other matters submitted for approval pursuant to the planning conditions), which would entail any material deviation from the parameters plans and all other documents which form part of this permission, shall be made unless otherwise provided for by conditions elsewhere within this permission (for the avoidance of doubt density shall not exceed that shown on TP 106 Rev 01)

**Reason:** To ensure that the development is carried out in accordance with the plans, parameters and other documents that form the basis for the consideration of the scheme.

8. **Number of Residential Units**

The number of residential units in the development hereby permitted shall not exceed 290 dwellings.

**Reason:** To comply with requirements to provide details of the number of residential dwellings proposed.

9. **Footprint and Floorspace**

The total footprint of the proposed development shall not exceed 14,500 sqm.

**Reason:** To comply with the requirements of the NPPF and to ensure accordance with Policy DC46 of the Development Control Policies Development Plan Document.

10. **Space Standards**

All dwellings within the development shall comply with the Nationally Described Space Standard for the relevant size of unit.

**Reason:** Insufficient information has been supplied with the application to assess whether these standards would be met. Compliance will ensure that all units are of adequate size for modern day living requirements.

11. **Housing Mix**

The housing mix for the overall development hereby approved shall not deviate by more than 10% from the Illustrative Mix set out in Section 4.7 of the Design and Access Statement and should therefore fall within the following range.

1 bed apartments	(34 to 42 units)
2 bed apartments	(74 to 90 units)
3 bed apartments	(9 to 11 units)
2 bed houses	(32 to 38 units)
3 bed houses	(67 to 81 units)
4 bed houses	(36 to 44 units)
5 bed houses	(10 to 12 units) #

**Reason;** To ensure that the final housing mix does not differ significantly from parameters and other documents that form the basis for the consideration of the scheme.

12. **Details of Materials**

No phase of development (as identified in accordance with condition 4) shall commence until samples and details of all materials to be used in the external construction of the buildings and surfacing of all external areas for that particular phase have been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

**Reason:** Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

13. **Boundary Treatment**

Within three months of the commencement of development of any individual phase of development (as identified in accordance with condition 4) details of the boundary treatment proposed to that phase of the development, including where appropriate, screen fencing and walling (adjacent to highways) shall be submitted to and approved in writing by the Local Planning Authority. No phase of the relevant development site shall be occupied until boundary treatment for that phase has been provided in accordance with the approved details and shall be permanently retained and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment.

Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the visual amenities of the development, prevent undue overlooking of adjoining property and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

14. **Lighting**

Within three months of the commencement of development of any individual phase of development (as identified in accordance with condition 4) a scheme for the lighting of all external areas of the site or phase, including pedestrian routes within and at the entrances to that phase of the site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details to show that consideration has been given to nature conservation interests as well as highway safety and public amenity. The agreed scheme shall be installed in full for the site or phase, prior to the first dwelling of that phase being occupied. With the exception of any areas that have become adopted highway, the lighting scheme shall be retained and kept fully operational at all times.

**Reason:** Insufficient information has been supplied with the application to judge the appropriateness of the external lighting to be used. Submission of a scheme prior to the commencement of each phase will ensure that the development accords with Development Control Policies Development Plan Document Policy DC61.

15. **Landscaping**

No phase of development (as identified in accordance with condition 4) shall commence until a scheme of soft and hard landscaping and a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees and shrubs on the site, and details of any to be retained, and any proposed topping or lopping, together with measures for their protection in the course of development. The scheme shall specify the size, species, and positions or density of shrubs and trees to be planted and the approved scheme for the development or relevant phase thereof shall be undertaken in accordance with the timetable approved in writing by the Local Planning Authority. If within a period of five years from the date of the planting, any tree or shrub or any tree or shrub planted in replacement of it, is removed, up-rooted or destroyed, is diseased or dies, another tree or shrub of the same species and size to that originally planted shall be planted at the same place.

**Reason:** Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

16. **Landscape Management Plan**

Before the first residential occupation of any dwelling within any phase of development (as identified in accordance with condition 4) a landscape management plan, including long term design objectives, management responsibilities, maintenance schedules for all landscape areas, other than privately owned domestic gardens, and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan approved shall be carried out to the approved timescale and adhered to thereafter.

**Reason:** Insufficient information has been supplied with the application to demonstrate how the natural features and character of the area and new landscaping are to be managed and maintained in the long term. Submission of a management plan will ensure that the measures to be employed are robust.

17. **Public Open Space Design**

No phase of development (as identified in accordance with condition 4) shall commence until a scheme of landscaping and boundary treatment for the area or areas identified for use as public open space has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of perimeter fencing, gates and base for maintenance vehicles. The approved scheme shall be implemented in the first available planting season following completion of the development or relevant phase thereof and permanently retained thereafter.

**Reason:** Insufficient information has been supplied with the application to judge the appropriateness of the landscape design of any public open space and the play equipment to be installed. Submission of a scheme will ensure that the design and equipment are scrutinised prior to installation and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

18. **Protection of Preserved Trees**

No building, engineering operations or other development on the site or any phase of development (as identified in accordance with

condition 4) shall commence until a scheme for the protection of trees protected by a Tree Preservation Order on the site has been submitted to and agreed in writing by the Local Planning Authority. Such scheme shall contain details of the erection and maintenance of fences or walls around such trees, details of underground measures to protect roots, the control of areas around the trees and any other measures necessary for the protection of the trees. Such agreed measures shall be implemented at the commencement of development or each phase thereof and kept in place until that phase of the approved development or the development (as appropriate) is completed to the satisfaction of the Local Planning Authority.

**Reason:** Insufficient information has been supplied with the application to demonstrate how the preserved trees on site will be adequately protected during construction. Submission of details prior to commencement will ensure that the measures to be employed are robust.

19. **Obscure Glazing**

A scheme for obscure glazing of appropriate windows shall be submitted with the detailed plans for the development or each and every phase of the development hereby permitted as appropriate, to be agreed in writing by the Local Planning Authority prior to the commencement of the development or the relevant phase. The obscure glazing shall be installed prior to the residential occupation of the relevant unit in accordance with the agreed scheme for the development or relevant phase thereof and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** Insufficient information has been supplied with the application to demonstrate how potential issues of overlooking would be addressed. Submission of these details will ensure that undue overlooking of neighbouring property is avoided and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

20. **Design Statement**

Any application for reserved matters shall be accompanied by a comprehensive design statement which demonstrates how the development responds to the guidance set out in paragraph 57 of the NPPF and reflects the Design approach and guidelines set out in Sections 4 and 6 of the Design and Access Statement Rev 06.

**Reason:** To ensure the on-going provision of high quality design, and in order that the development accords with Development Control Policies Development Plan Document policy DC61 and Policy 3.5 of the London Plan.

21. **Access Statement**

No works shall take place in relation to any phase of the development (as identified in accordance with condition 4) until an access statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate that all parts of the development, including the car parks and all external public areas, have been designed to be accessible for all, including people with disabilities. Such details shall include;

- a) How the layouts, including entrances, internal and external circulation spaces, car parking areas, 10% of residential accommodation, directional signs, lighting levels and other relevant facilities are accessible, adaptable or otherwise accommodate those with mobility difficulties and visual impairments.

Such provision to make the relevant phase of the development fully accessible shall be carried out in accordance with the approved details and made available before each phase of the development is first occupied and thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** Insufficient information has been supplied with the application to demonstrate how the site will be made fully accessible. Submission of a statement qualifying how these needs are to be addressed prior to the commencement of each and any phase will ensure that the measures to be employed are robust and ensure that the development with the Council's policies and practice for access for people with disabilities and the provisions of Section 76 (1), (2) of the Town and Country Planning Act 1990 and Policies 7.1 and 7.2 of the London Plan.

22. **Wheelchair Accessibility and Adaptable Homes**

At least 10% of the dwellings hereby approved shall be constructed to comply with Part M4(3)(2)(a) of the Building Regulations – Wheelchair Adaptable Dwellings. The remainder of the dwellings hereby approved (excluding upper floor flats within the retained buildings) shall be constructed to comply with Part M4(2) of the Building Regulations – Accessible and Adaptable Dwellings.

**Reason:** To ensure that the residential development meets the needs of all potential occupiers in order to comply with Policy DC7 of the LDF and Policy 3.8 of the London Plan.



23. **Sustainability and Energy Statement**

Any application for reserved matters in relation to any phase of the development (as identified in accordance with condition 4) shall be accompanied by a Sustainability and Energy Statement, such statement to be approved in writing by the Local Planning Authority prior to the commencement of development of the relevant phase. The statement shall provide full details of how the development will meet the highest standards of sustainable design and construction to incorporate measures identified in London Plan Policy 5.3. The relevant phase of the development shall thereafter be carried out in full accordance with the agreed Sustainability and Energy Statement. Within 3 months of the completion of the relevant phase, final copies of the Energy Performance Certificate (EPC) and Microgeneration Certification Scheme (MCS) should be submitted to the Local Planning Authority.

**Reason:** To ensure compliance with LDF and London Plan policies on sustainability and energy efficiency.

24. **Car Parking**

Any application for reserved matters in relation to any phase of the development (as identified in accordance with condition 4) shall be accompanied by a plan showing provision of parking spaces for that phase to be agreed in writing with the Local Planning Authority. This shall include car parking spaces for people with disabilities at a ratio of not less than 4% of overall provision with such spaces located as close as possible to wheelchair accessible units where these are proposed. It shall also give an indication of visitor parking spaces. Thereafter such provision shall be made permanently available for use, unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that car parking accommodation is made permanently available within the development in the interests of highway safety and that the development accords with Development Control Policies Development Plan Document Policy DC33.

25. **Car Parking Reservation**

No residential unit with allocated parking, including for the avoidance of doubt, flats, hereby allowed shall be occupied unless the area set aside for car parking associated with that unit, including garages, has been laid out and surfaced to the satisfaction of the Local Planning Authority. Such areas or garages shall be retained permanently thereafter for the accommodation of residents and visitors vehicles and shall not be used for any other purpose.

**Reason:** To ensure that car parking accommodation is made permanently available in the interests of highway safety and that the development accords with Development Control Policies Development Plan Document Policy DC33..

26. **Visibility Splays**

2.1 metre by 2.1 metre pedestrian visibility splays shall be provided on either side of the proposed accesses, set back to the boundary of the public footway. There should be no obstruction of object higher than 0.6 metres within the visibility splay.

**Reason:** Insufficient information has been supplied with the application to adequately demonstrate that the safety of pedestrians at access points has been fully safeguarded. The requirement will ensure pedestrian safety.

27. **Cycle Storage**

No individual phase of development (as identified in accordance with condition 4) shall be occupied until cycle parking is provided in accordance with details to be previously submitted to and approved in writing by the Local Planning Authority in respect of that phase. Cycle parking shall be to the standards set out in Table 6.3 of the London Plan. Such cycle parking shall thereafter be retained to the satisfaction of the Local Planning Authority.

**Reason:** Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

28. **Highway Improvement Works**

No phase of development (as identified in accordance with condition 4) shall commence until the necessary agreement, notice or licence to enable the proposed alterations to the Public Highway has been entered into.

**Reason:** In the interests of ensuring good design and public safety and to ensure that the development accords with Development Control Policies Development Plan Document Policy CP10, CP17 and DC61.

29. **Electric Vehicle Charging Points**

No individual phase of development (as identified in accordance with condition 4) shall be occupied until provision has been made for 20% of the parking spaces within the development or relevant

phase thereof to be served by electric vehicle charging points, with the potential for this to be expanded by a further 20%.

**Reason:** Insufficient information has been supplied with the application to demonstrate what level of provision is to be made for electric vehicle charging points. Provision prior to occupation will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with policy 6.13 of the London Plan.

30. **Fire Brigade Access**

No individual phase of development (as identified in accordance with condition 4) shall commence until a scheme or phased scheme for the provision of adequate access for fire brigade purposes has been submitted to and approved in writing by the Local Planning Authority in consultation with the London Fire and Emergency Planning Authority. First residential occupation of any phase of the development hereby approved shall not take place until the approved scheme for fire brigade access for the relevant phase of the development site has been implemented.

**Reason:** Insufficient information has been supplied with the application to demonstrate the nature of access for fire vehicles. Submission of a scheme will ensure that adequate access for fire brigade purposes is made available in the interests of safety.

31. **Detail of Fire Hydrants**

Within three months of the commencement of development of any individual phase of development (as identified in accordance with condition 4) a scheme detailing the location of fire hydrants in that phase shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of any of the buildings within the relevant phase, such hydrants as required by the LFEPA for that phase of the development shall be provided in accordance with the LFEPA's requirements prior to the occupation of the relevant unit/s and thereafter maintained continuously to the satisfaction of the Local Planning Authority.

**Reason:** Insufficient information has been supplied with the application to demonstrate the location of fire hydrants. Submission of a scheme will ensure that adequate provision is made for fire protection on the site.

32 **Freight Strategy**

No individual phase of development (as identified in accordance with condition 4) shall commence until a Delivery and Servicing Plan and a Construction Logistics Plan has been submitted to and

approved in writing by the Local Planning Authority. This shall include details of booking systems, consolidated or re-timed trips and provision for secure off street loading and drop off facilities. The development shall than be carried out in accordance with the agreed details.

**Reason:** Insufficient information has been supplied with the application to demonstrate what measures are to be taken to minimise the impact of the construction of the development on the environment or the road network. Submission of a scheme prior to the commencement of each phase will ensure that the development accords with policy 6.14 of the London Plan.

33. **Travel Plan**

No individual phase of development (as identified in accordance with Condition 4) shall be occupied unless a Travel Plan for that phase has been submitted to and agreed in writing by the Local Planning Authority. The plan shall follow the principles set out in the Draft Framework Travel Plan, set out in Section 7 of the Transport Assessment and shall include measures to reduce private vehicular trips and proposals for monitoring progress, including a timetable for its implementation and review. The agreed Travel Plan shall remain on force permanently and implemented in accordance with the agreed details.

**Reason:** Insufficient information has been supplied with the application to ensure that Travel Plan measures would be implemented. The submission of a Travel Plan will help bring about a reduction in private car journeys and to minimise the potential for increased on street parking in the area

34. **Surface Water Drainage**

No individual phase of development (as identified in accordance with condition 4) shall commence until a detailed surface water drainage scheme for the site, based upon the agreed Flood Risk Assessment (FRA) 'St George's Hospital, Hornchurch, Flood Risk Assessment, Issue 2, Feb 2015 has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA and include swales, ponds and green roofs wherever feasible. The scheme for the relevant phase shall subsequently be implemented in accordance with the approved details before the development of that phase is completed.

**Reason:** Insufficient information has been supplied with the application to demonstrate how surface water drainage will be managed. Submission of a scheme prior to the commencement of

each phase will help to prevent the increased risk of flooding, improve and protect water quality and improve habitat and amenity and ensure that the development accords with Development Control Policies Development Plan Document Policy DC51.

35. **Foul and Surface Water Strategy**

No phase of development (as identified in accordance with condition 4) shall commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system from the new development until the drainage works referred to in the strategy have been completed in accordance with the approved strategy.

**Reason:** Insufficient information has been supplied with the application to demonstrate how foul and surface water drainage will be managed. Submission of a strategy prior to the commencement of each phase will ensure that sewage flooding does not occur and that sufficient capacity is made available to cope with the new development in order to avoid adverse environmental impact upon the community and to ensure that the development accords with Development Control Policies Development Plan Document Policy DC51.

36. **Surface Water Pollution Prevention**

No phase of development (as identified in accordance with condition 4) shall commence until such time as a scheme to install appropriate surface water pollution and treatment measures has been submitted to, and approved in writing by, the Local Planning Authority. The scheme for the relevant phase shall subsequently be implemented in accordance with the approved details before the first occupation of any unit within that phase and shall be retained in good working order thereafter.

**Reason:** Insufficient information has been supplied with the application to demonstrate how surface water pollution is to be prevented and treated. Submission and implementation of such a scheme will ensure that the water quality is improved and the ecological value of the River Ingrebourne and the Ingrebourne Marshes SSSI which surface water from the site drains to, are protected. This will ensure compliance with the Water Framework Directive, Section 28 of the Wildlife and Countryside Act 1981 (as amended) and that the development accords with Development Control Policies Development Plan Document Policies 51 and 58.

37. **Water Efficiency**

All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations – Water Efficiency

**Reason:** In order to comply with Policy 5.15 of the London Plan

38. **Internal Noise**

The indoor ambient noise levels in the dwellings shall not exceed the guideline values in Table 4, BS8233:2014: Guidance on sound insulation and noise reduction in buildings.

**Reason:** To protect the internal amenity of residential occupiers

39. **Designing for Community Safety - Secured by Design )**

No phase of development (as identified in accordance with condition 4) shall commence until a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing Out Crime Office, setting out how the principles and practices of the aforementioned scheme are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Havering Police Crime Prevention Design Advisor, the relevant phase of the development shall be carried out in accordance with the agreed details.

**Reason:** Insufficient information has been supplied with the application to judge whether the proposals meet Secured by Design standards. Submission of a full and detailed application prior to commencement is in the interest of creating safer, sustainable communities and to reflect guidance in Policies CP17 and DC63 of the Core Strategy and Development Control Policies Development Plan Document and the NPPF.

40 **Air Quality Assessment**

Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

- a) A full air quality assessment for the proposed development to assess the existing air quality in the study area (existing baseline)
- b) The air quality assessment shall include a prediction of future air quality without the development in place (future baseline).
- c) The air quality assessment shall predict air quality with the development in place (with development).

- d) The air quality assessment should also consider the following information:
- A description containing information relevant to the air quality assessment.
  - The policy context for the assessment- national, regional and local policies should be taken into account.
  - Description of the relevant air quality standards and objectives.
  - The basis for determining the significance of impacts.
  - Details of assessment methods.
  - Model verification.
  - Identification of sensitive locations.
  - Description of baseline conditions.
  - Assessment of impacts.
  - Description of the construction and demolition phase, impacts/ mitigation.
  - Mitigation measures.
  - Assessment of energy centres, stack heights and emissions.
  - Summary of the assessment of results.

For further guidance see the leaflets titled, 'EPUK Guidance Development Control: Planning for Air Quality (2010 update), EPUK Biomass and Air Quality Guidance for Local Authorities.

**Reason:** To protect public health, those engaged in construction and occupation of the development from potential effects of poor air quality.

41. **Refuse Storage and Segregation for Recycling**

No dwelling within any phase of development (as identified in accordance with condition 4) shall be occupied until, provision has been made for the storage of refuse / recycling awaiting collection in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

**Reason:** Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

42. **Archaeological Investigation**

A) No development other than demolition to existing ground level shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the Local Planning Authority in writing and a report on that evaluation has been submitted to the Local Planning Authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before any phase of development (as identified in accordance with condition 4), other than demolition to existing ground level commences the applicant shall have secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) No phase of development (as identified in accordance with condition 4) shall be occupied until the site investigation and post investigation assessment for the relevant phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

**Reason:** Heritage assets of archaeological interest may survive on the site. Insufficient information has been supplied with the application in relation to these matters. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development (including historic buildings recording), in accordance with Policy DC70 of the Development Control Policies Development Plan Document and the NPPF.

See Informative 9

43. **Species Surveys and Mitigation**

Prior to the commencement of any development, the demolition of any buildings on the site, or the removal of vegetation or trees, a further survey of the site including existing buildings, trees and vegetation, shall be carried out in accordance with a scheme, and at a time of year, to be agreed in writing by the Local Planning Authority in consultation with Natural England.



Such surveys shall be targeted at Bats, Reptiles and Dormice.

Demolition of the buildings, removal of trees or vegetation shall only commence following confirmation by the survey/s to the satisfaction of the Local Planning Authority of the absence of bats, reptiles of dormice or in the event that such species are found, the implementation of an agreed mitigation strategy and the obtaining of the necessary Licences for such work.

**Reason:** Insufficient information has been supplied with the application to judge the final impact of the development upon protected species which are or may be present on the site. The submission of further surveys will ensure that the proposals do not affect Protected Species and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

44. **Biodiversity Enhancement**

Within three months of the commencement of development of any individual phase of development (as identified in accordance with condition 4) a scheme for the biodiversity enhancement measures to be incorporated into the relevant phase of the development in line with those detailed in the approved documents and plans shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the agreed scheme and retained thereafter.

**Reason:** Insufficient information has been supplied with the application to judge the appropriateness of biodiversity measures. Submission of a scheme for each phase of the development will ensure that opportunities for biodiversity enhancement are incorporated into the development in accordance with Development Control Policies Development Plan Document policies. DC58 and DC59

45. **Construction Environmental Management Plan**

No individual phase of development (as identified in accordance with condition 4) shall be commenced, including demolition, until a scheme for a Construction Environmental Management Plan to control the adverse impact of the overall development or any phase of the development on the amenity of the public and nearby occupiers has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan/s shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) Areas hardened to enable the loading and unloading of plant and materials;

- c) storage of plant and materials, including stockpiles of crushed concrete;
- d) dust management controls (using best practicable means) and monitoring proposals;
- e) Treatment of all relevant pedestrian routes and highways within and around the site throughout the course of demolition and construction and their reinstatement where necessary;
- f) Details of access points to the site and routes within the site for construction vehicles;
- g) The method of piling on site;
- h) measures for minimising the impact of noise and, if appropriate, vibration arising from demolition and construction activities;
- i) predicted noise and, if appropriate, vibration levels for demolition and construction using methodologies and at points agreed with the Local Planning Authority;
- j) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority; siting and design of temporary buildings;
- k) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- l) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development or the relevant phase thereof shall be carried out in accordance with the approved scheme.

**Reason:** Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

46. **Hours of Construction**

No construction works or construction related deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No construction works or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To protect residential amenity and in order that the development accords with Development Control Policies Development Plan Document policy DC61.

47. **Wheel Washing**

No individual phase of development (as identified in accordance with condition 4) shall commence until wheel scrubbing/wash down facilities to prevent mud being deposited onto the public highway during construction works is provided on site in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works.

The submitted scheme will provide the following details:

- a) A plan showing where vehicles will be parked within the site, to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway.
- c) A description of how vehicles will be checked before leaving the site, including their wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/muddy water be dealt with after being washed off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.
- g) A description of how any material tracked into the public highway will be removed.

Should material be deposited in the public highway, then all operations at the site shall cease until such time as the material has been removed in accordance with the approved details.

**Reason:** Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

48. **Contamination Assessment (1)**

No individual phase of development (as identified in accordance with condition 4) shall be commenced (except works required to secure compliance with this condition) until the following Contaminated land reports are submitted to and approved in writing by the Local Planning Authority.

a) A Phase III (Remediation Strategy) Report as the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

b) Following completion of measures identified in the approved remediation scheme mentioned in (a) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

**Reason:** Insufficient information has been supplied with the application to judge the risk arising from contamination. Submission of the above assessments prior to commencement will ensure the safety of future occupants and those engaged in construction of the development hereby permitted. It will also ensure that the development accords with Development Control Policies Development Plan Document Policies DC54 and DC61

49. **Contamination Assessment (2)**

a) If, during development of any phase of the development hereby permitted, 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 a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating

that the works have been carried out satisfactorily and remediation targets have been achieved.

**Reason:** Insufficient information has been supplied with the application to judge the risk arising from contamination. Submission of an assessment prior to commencement will ensure the safety of the occupants of the development hereby permitted and the public generally. It will also ensure that the development accords with Development Control Policies Development Plan Document Policies DC54 and DC61.

50. **Gas Protection Measures**

No individual phase of development (as identified in accordance with condition 4) shall commence until a scheme detailing the gas protection measures to be incorporated into the relevant phase of the development have been submitted to and approved in writing by the Local Planning Authority.

Following the completion of the approved gas protection measures a 'Verification Report' must be submitted demonstrating that the works have been carried out to the satisfaction of the Local Planning Authority.

**Reason:** Insufficient information has been submitted with the application to judge whether gas protection measures will be sufficient. Submission of the necessary details will protect future occupants and people on or close to the site from the risks associated with migrating landfill gas, and will ensure that the development accords with Development Control Policies Development Plan Document Policies DC54 and DC61.

51. **Inclusive Access and Wayfinding Strategy**

Any application for reserved matters in relation to an individual phase of development (as identified in accordance with condition 4) shall be accompanied by a statement and documentation to demonstrate compliance with a site wide inclusive Access and Wayfinding Strategy which shall previously have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** Insufficient information has been supplied with the application to demonstrate how the site will be made fully accessible and that the needs of all people accessing and travelling through the site will be addressed. Submission of an overall strategy and subsequent details will ensure that the development is designed, delivered and managed to a high standard of inclusive access and legibility of routes and that it reflects such high standards as they evolve during the construction phases of the development.

52. **Removal of Permitted Development Rights**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order), no boundary walls or fences shall be constructed adjacent to the highway, unless specifically detailed within a reserved matters application, without the express permission in writing of the Local Planning Authority.

**Reason:-**In the interests of amenity and the openness of the Green Belt and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61

## **PLANNING INFORMATIVES**

1. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed..
2. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with para 186-187 of the National Planning Policy Framework 2012, improvements required to make the proposal acceptable were negotiated with the agent at a meeting with the Greater London Authority case officer. The revisions involved changes to the perimeter blocks as requested by the GLA. The amendments were subsequently submitted on 21 July 2015.
3. In promoting the delivery of safer, stronger, sustainable places the Local Planning Authority fully supports the adoption of the principles and practices of the Secured by Design Award Scheme and Designing against Crime. Your attention is drawn to the free professional service provided by the Metropolitan Police Designing Out Crime Officers for North East London, whose can be contacted via [DOCOMailbox.NE@met.police.uk](mailto:DOCOMailbox.NE@met.police.uk) or 0208 217 3813. They are able to provide qualified advice on incorporating crime prevention measures into new developments.
4. Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. If new or amended access is required (whether temporary or

permanent), there may be a requirement for the diversion or protection of third party utility plant and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.

5. The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1981 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development.
6. The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a license from the Council. If the developer requires scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Streetcare should be contacted on 01708 434343 to make the necessary arrangements.
7. In aiming to satisfy condition 35 Thames Water require that the foul water drainage strategy clearly identifies the current and proposed point(s) of connection into the public sewer system as well as current and proposed peak flow rates.
8. Essex and Suffolk Water require that all new water mains are laid in the highway and that a metered connection is made onto their network for each new dwelling.
9. Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the Local Planning Authority before any on-site development related activity occurs
10. The Council encourages the developer to apply the principles of the "Considerate Constructors Scheme" to the contract for the development.
11. The Council wishes to encourage developers to employ sustainable methods of construction and design features in new development. The applicant's attention is drawn to the Council's 'Sustainable Construction Strategy' a copy of which is attached. For further advice contact the Council's Energy Management Officer on 01708 432884.
12. The applicants are reminded that the grant of planning permission does not absolve them from complying with the relevant law

protecting species, including obtaining and complying with the terms and conditions of any licence required.