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Date: 23rd March 2016
Property Ref: DE/153/U/TP
Our Ref: DC/15/92295

Dear Mr Hesketh,

**PERMISSION GRANTED ON AN OUTLINE APPLICATION
Town and Country Planning Act 1990 (as amended)**

Notice is hereby given that the London Borough of Lewisham, in pursuance of its powers as local planning authority under the above Act, Regulations, Rules & Orders made thereunder, permits the development referred to in the Schedule below subject to the conditions set out therein and in accordance with the application and plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights endorsed overleaf and to the necessity of obtaining the Council's approval of the detailed drawings before any work is commenced.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, Public Health Acts & Regulations, Building Acts & Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc applying to or affecting either the land to which the permission relates or any other land, or the rights of any person or authorities (including the London Borough of Lewisham) entitled to the benefit thereof or holding an interest in the property concerned in the development or in any adjoining property. In this connection applicants are advised to consult the Highways and Transportation team as to any works proposed to, above or under any carriageway, footway or forecourt. Your particular attention is drawn to the Building Acts & Building Regulations which must be complied with to the satisfaction of approved Building Control Inspectors.

SCHEDULE

Application Valid Date: 18 May 2015

Application No: **DC/15/92295**

Development: The comprehensive redevelopment of land bounded by Oxestalls Road, Grove Street, Dragoon Road and Evelyn Street SE8, but excluding Scott House, 185 Grove Street (formerly known as Diploma Works) seeking outline planning permission (Phases 1-3)

for the demolition of existing buildings on the site, excluding former Public House on Grove Street to facilitate the phased redevelopment of the site to provide up to 10,413 square meters (GEA) non-residential floorspace comprising (A1) Shops, (A2) Financial & Professional Services, (A3) Restaurants & Cafés, (A4) Drinking Establishments, (A5) Hot Food Takeaways, (B1) Business, (D1) Non-Residential Institutions and (D2) Assembly & Leisure uses and an energy centre and up to 1132 residential units in buildings ranging from 3 to 24 storeys in height, together with car and cycle parking, associated highway infrastructure, public realm works and provision of open space and detailed planning permission (Phase 1) for up to 562 residential units and up to 5,692 square metres (GEA) of non-residential floorspace comprising (A1) Shops, (A2) Financial & Professional Services, (A3) Restaurants & Cafés, (A4) Drinking Establishments, (A5) Hot Food Takeaways, (B1) Business, (D1) Non-Residential Institutions and (D2) Assembly & Leisure uses) in buildings ranging from 3 to 24 storeys in height, together with car and cycle parking, associated highway infrastructure, energy centre, public realm works and provision of open space

CONDITIONS

Definitions and Interpretation

AA1. Where in these Conditions the following terms of expressions are used, they shall have the meaning assigned:

Block: a building shown with a number and letter on Plan 2 annexed to the Section 106 Agreement (a copy of which plan is attached to this permission) and 'Blocks' shall be construed accordingly.

Development: The comprehensive redevelopment of land bounded by Oxestalls Road, Grove Street, Dragoon Road and Evelyn Street SE8, but excluding Scott House, 185 Grove Street (formerly known as Diploma Works) seeking outline planning permission (Phases 1-3) for the demolition of existing buildings on the site, excluding former Public House on Grove Street to facilitate the phased redevelopment of the site to provide up to 10,413 m² (GEA) non-residential floorspace comprising (A1) Shops, (A2) Financial & Professional Services, (A3) Restaurants & Cafés, (A4) Drinking Establishments, (A5) Hot Food Takeaways, (B1) Business, (D1) Non-Residential Institutions and (D2) Assembly & Leisure uses and an energy centre and up to 1132 residential units in buildings ranging from 3 to 24 storeys in height, together with car and cycle parking, associated highway infrastructure, public realm works and provision of open space and detailed planning permission (Phase 1) for up to 562 residential units and up to 5,692 m² (GEA) of non-residential floorspace comprising (A1) Shops, (A2) Financial & Professional Services, (A3) Restaurants & Cafés, (A4) Drinking Establishments, (A5) Hot Food Takeaways, (B1) Business, (D1) Non-Residential Institutions and (D2) Assembly & Leisure uses) in buildings ranging from 3 to 24 storeys in height, together with car and cycle parking, associated highway infrastructure, energy centre, public realm works and provision of open space.

Development Area One: means Plots 1, 2 and 3.

Development Phase: A phase of the Development as shown on the relevant Development Phase Plan submitted in accordance with condition 6(b). Each and every Development Phase shown on the respective Development Phase Plan submitted in accordance with condition 6 shall constitute a separate phase of the development authorised by this planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended). A Development Phase may comprise any component works of the development and may either individually or collectively comprise infrastructure works; the Enabling Works; a Plot (or Plots), individual or multiple Blocks within Plots, and landscaping and infrastructure (including but not limited to drainage and utility infrastructure) or, in any case, part thereof.

Development Phase Plan: a plan identifying the set of works to be comprised within each Development Phase submitted in accordance with condition 6(b), and the relevant land on which those works are to be carried out.

Environmental Statement: means the Environmental Statement (ES) (submitted with the planning application in May 2015) together with the ES First Addendum (August 2015) and ES Second Addendum (September 2015).

Enabling Works: demolition, site clearance, decommissioning, laying and diversion of other services and service media (but not extending to the laying of foundations for the Development), construction of temporary access and/or highway works to enable the carrying out of the development, archaeological investigations and digs, exploratory boreholes, ecological surveys, investigations or assessments, remediation works, site preparation, construction of boundary fencing or hoardings for the purposes of site security including construction of boundary fencing between Plots or Blocks or part thereof, erection of temporary facilities for security personnel and site staff and the erection of security cameras and the Stage One Enabling Works.

Excluded Interest: any interest in the land in question which is held by the London Borough of Lewisham, or where the registered proprietor is the London County Council or the Greater London Council, or any interest which is unregistered at the date of this permission or any leasehold interest which has expired or been surrendered.

GIA: gross internal area as measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).

Plot: all or any (as the context requires) of Plot 1, 2, 3, 4, 5 and/or 6.

Plot 1: Plot 1 within the Development as shown on Approved Drawing HKB-DEPT-PA-06-SIT-001 Rev 02.

Plot 2: Plot 2 within the Development as shown on Approved Drawing HKB-DEPT-PA-06-SIT-001 Rev 02.

Plot 3: Plot 3 within the Development as shown on Approved Drawing HKB-DEPT-PA-06-SIT-001 Rev 02.

Plot 4: Plot 4 within the Development as shown on Approved Drawing HKB-DEPT-PA-06-SIT-001 Rev 02.

Plot 5: Plot 5 within the Development as shown on Approved Drawing HKB-DEPT-PA-06-SIT-001 Rev 02.

Plot 6: Plot 6 within the Development as shown on Approved Drawing HKB-DEPT-PA-06-SIT-001 Rev 02.

Public Access Area: means the public access areas within the Development as shown on Plan 3 attached to the Section 106 Agreement (a copy of which plan is attached to this permission).

Section 106 Agreement: the agreement of even date with this permission and entered into between the Council (1) and Lend Lease Deptford Limited (2) pursuant to Section 106 of the Town and Country Planning Act 1990 (and other appropriate powers).

Stage One Enabling Works: means the works approved pursuant to;

- (a) any works of demolition of the existing buildings shown shaded pink on drawing no. HKB-DEPT-S96A-SIT-001;
- (b) site clearance and site remediation works within the blue line boundary shown edged in blue on the drawing no. HKB-DEPT-S96A-SIT-003;
- (c) such other associated works necessitated by site clearance and remediation (including capping off, removal, laying or diversion of services) within the blue line boundary shown edged in blue on the drawing no. HKB-DEPT-S96A-SIT-003;
- (d) an earthworks Mass Balance Assessment V2 and drawing no. KELT-6013-MBPA-001 Rev A (prepared by Keltbray remediation)
- (e) a Preliminary Site Waste Management Plan dated June 2015 (Document Ref: 001 prepared by TRC Companies Ltd);
- (f) a Written Scheme of Investigation for an Archaeological Evaluation (Version 1) dated March 2015 (prepared by CGMS);
- (g) a Construction and Environmental Management Plan Revision 2 dated September 2015 (Document Ref: 0001 prepared by TRC Companies Ltd);
- (h) a Detailed Quantitative Risk Assessment dated June 2015 (prepared by TRC Companies Ltd);
- (i) a Factual Intrusive Ground Investigation Report dated June 2015 (prepared by TRC Companies Ltd);
- (j) an Outline Remediation Strategy dated June 2015 (prepared by TRC Companies Ltd).

General

1 Approved Drawings and Documents – Detailed Components

Development of Plots 1, 2 and 3 shall be carried out in accordance with the drawings and other documents hereby approved and as detailed below:

Drawings: HKB-DEPT-EX-06-SIT-001 Rev 01; HKB-DEPT-EX-06-SIT-002 Rev 01; HKB-DEPT-EX-06-SIT-003 Rev 01; HKB-DEPT-EX-06-SIT-004 Rev 01; HKB-DEPT-PA-06-SIT-002 Rev 01; HKB-DEPT-PA-06-SIT-003 Rev 01; HKB-DEPT-PA-06-SIT-004 Rev 01; HKB-DEPT-PA-06-SIT-005 Rev 01; HKB-DEPT-PA-06-SIT-006 Rev 01; HKB-DEPT-PA-06-SIT-007 Rev 01; HKB-DEPT-PA-06-SIT-008 Rev 01; HKB-DEPT-02-06-GRD-001 REV 01; HKB-DEPT-02-06-L01-001 REV 01;

HKB-DEPT-02-06-L07-001 REV 01; HKB-DEPT-02-06-L08-001 REV 01; HKB-DEPT-02-06-L09-001 REV 01; HKB-DEPT-02-06-L10-001 REV 01; HKB-DEPT-02-06-L11-001 REV 01; HKB-DEPT-02-06-RF-001 REV 01; HKB-DEPT-02-06-ELE-001 REV 01; HKB-DEPT-02-06-ELE-002 REV 01; HKB-DEPT-02-06-ELE-003 REV 01; HKB-DEPT-02-06-ELE-004 REV 01; HKB-DEPT-02-06-ELE-005 REV 01; HKB-DEPT-02-06-ELE-006 REV 01; HKB-DEPT-02-06-ELE-007 REV 01; HKB-DEPT-02-06-ELE-008 REV 01; HKB-DEPT-02-06-ELE-009 REV 01; HKB-DEPT-02-06-SEC-001 REV 01; HKB-DEPT-02-06-SEC-002 REV 01; HKB-DEPT-02-06-SEC-003 REV 01; HKB-DEPT-03-06-GRD-001 REV 01; HKB-DEPT-03-06-L01-001 REV 01; HKB-DEPT-03-06-L02-001 REV 01; HKB-DEPT-03-06-L03-001 REV 01; HKB-DEPT-03-06-L04-001 REV 01; HKB-DEPT-03-06-L05-001 REV 01; HKB-DEPT-03-06-L06-001 REV 01; HKB-DEPT-03-06-L07-001 REV 01; HKB-DEPT-03-06-L08-001 REV 01; HKB-DEPT-03-06-L09-001 REV 01; HKB-DEPT-03-06-L10-001 REV 01; HKB-DEPT-03-06-RF-001 REV 01; HKB-DEPT-03-06-ELE-001 REV 01; HKB-DEPT-03-06-ELE-002 REV 01; HKB-DEPT-03-06-ELE-003 REV 01; HKB-DEPT-03-06-ELE-004 REV 01; HKB-DEPT-03-06-ELE-005 REV 01; HKB-DEPT-03-06-ELE-006 REV 01; HKB-DEPT-03-06-ELE-007 REV 01; HKB-DEPT-03-06-ELE-008 REV 01; HKB-DEPT-03-06-ELE-009 REV 01; HKB-DEPT-03-06-ELE-010 REV 01; VGA-DEPT-02-90-LS-001 REV -; VGA-DEPT-02-94-LS-001 REV -; VGA-DEPT-02-94-LS-002 REV -; VGA-DEPT-02-97-LS-001 REV -; VGA-DEPT-02-97-LS-002 REV -; VGA-DEPT-03-90-LS-001 REV -; VGA-DEPT-03-94-LS-001 REV -; VGA-DEPT-03-94-LS-002 REV -; VGA-DEPT-03-97-LS-001 REV -; VGA-DEPT-03-97-LS-002 REV -; VGA-DEPT-01-90-SEC-001 REV -; VGA-DEPT-01-90-SEC-002 REV -; VGA-DEPT-02-90-SEC-001 REV 02; VGA-DEPT-02-90-SEC-002 REV 02; VGA-DEPT-02-90-SEC-003 REV -; VGA-DEPT-03-90-SEC-001 REV -; VGA-DEPT-03-90-SEC-002 REV -; VGA-DEPT-03-90-SEC-003 REV -; HOK-204829-01A-06-TYP-001 REV 1; HOK-204829-01A-06-TYP-002 REV 1; HOK-204829-01A-06-TYP-003 REV 1; HOK-204829-01B-06-TYP-004 REV 1; HOK-204829-01B-06-TYP-005 REV 1; HOK-204829-01B-06-TYP-006 REV 1; HKB-DEPT-02-06-TYP-000.1 REV 01; HKB-DEPT-02-06-TYP-000.2 REV 01; HKB-DEPT-02-06-TYP-001 REV 01; HKB-DEPT-02-06-TYP-002 REV 01; HKB-DEPT-02-06-TYP-003 REV 01; HKB-DEPT-02-06-TYP-004 REV 01; HKB-DEPT-02-06-TYP-005 REV 01; HKB-DEPT-02-06-TYP-006 REV 01; HKB-DEPT-02-06-TYP-007 REV 01; HKB-DEPT-02-06-TYP-008 REV 01; HKB-DEPT-02-06-TYP-009 REV 01; HKB-DEPT-02-06-TYP-010 REV 01; HKB-DEPT-02-06-TYP-011 REV 01; HKB-DEPT-02-06-TYP-012 REV 01; HKB-DEPT-02-06-TYP-013 REV 01; HKB-DEPT-02-06-TYP-014 REV 01; HKB-DEPT-02-06-TYP-015 REV 01; HKB-DEPT-02-06-TYP-016 REV 01; HKB-DEPT-02-06-TYP-017 REV 01; HKB-DEPT-02-06-TYP-018 REV 01; HKB-DEPT-02-06-TYP-019 REV 01; HKB-DEPT-02-06-TYP-020 REV 01; HKB-DEPT-02-06-TYP-021 REV 01; HKB-DEPT-02-06-TYP-022 REV 01; HKB-DEPT-02-06-TYP-023 REV 01; HKB-DEPT-02-06-TYP-024 REV 01; HKB-DEPT-02-06-TYP-025 REV 01; HKB-DEPT-02-06-TYP-026 REV 01; HKB-DEPT-02-06-TYP-027 REV 01; HKB-DEPT-02-06-TYP-028 REV 01; HKB-DEPT-02-06-TYP-029 REV 01; HKB-DEPT-02-06-TYP-030 REV 01; HKB-DEPT-02-06-TYP-031 REV 01; HKB-DEPT-02-06-TYP-032 REV 01; HKB-DEPT-02-06-TYP-033 REV 01; HKB-DEPT-02-06-TYP-034 REV 01; HKB-DEPT-02-06-TYP-035 REV 01; HKB-DEPT-02-06-TYP-036 REV 01; HKB-DEPT-02-06-TYP-037 REV 01; HKB-DEPT-02-06-TYP-038 REV 01; HKB-DEPT-02-06-TYP-039 REV 01; HKB-DEPT-02-06-TYP-040 REV 01; HKB-DEPT-03-06-TYP-000 REV 01; HKB-DEPT-03-06-TYP-001 REV 01; HKB-DEPT-03-06-TYP-002 REV 01; HKB-DEPT-03-06-TYP-003 REV 01; HKB-DEPT-03-06-TYP-004 REV 01; HKB-DEPT-03-06-TYP-005 REV 01; HKB-

DEPT-03-06-TYP-006 REV 01; HKB-DEPT-03-06-TYP-007 REV 01; HKB-DEPT-03-06-TYP-008 REV 01; HKB-DEPT-03-06-TYP-009 REV 01; HKB-DEPT-03-06-TYP-010 REV 01; HKB-DEPT-03-06-TYP-011 REV 01; HKB-DEPT-03-06-TYP-012 REV 01; HKB-DEPT-03-06-TYP-013 REV 01; HKB-DEPT-03-06-TYP-014 REV 01; HKB-DEPT-03-06-TYP-015 REV 01; HKB-DEPT-03-06-TYP-016 REV 01; HKB-DEPT-03-06-TYP-017 REV 01; HKB-DEPT-03-06-TYP-018 REV 01; HKB-DEPT-03-06-TYP-019 REV 01; HKB-DEPT-03-06-TYP-020 REV 01; HKB-DEPT-03-06-TYP-021 REV 01; HKB-DEPT-03-06-TYP-022 REV 01

and documents; Development Specification (prepared by Quod); Lighting Assessment (prepared by AECOM); Statement of Community Involvement (May 2015); Planning Statement (prepared by Quod May 2015); Affordable Housing Statement (prepared by GL Hearn); Delivery Strategy (prepared by Lend Lease); Commercial Strategy (prepared by Lend Lease); Design Code (Volume 1. Architectural prepared by Hawkins/Brown and Volume 2. Landscape prepared by Vogt Landscape Ltd); Transport Assessment (prepared by Vectos); Framework Travel Plan (prepared by Vectos); Framework Delivery and Servicing Management Plan (prepared by Vectos); Parking Management Plan (prepared by Vectos); Draft Construction Environmental Management Plan (CEMP) (prepared by Lend Lease); Framework Construction Traffic Management Plan (prepared by Vectos); Energy Assessment (prepared by Peter Brett Associates LLP); Environmental Sustainability Statement (prepared by AECOM); Ventilation and Extraction Statement (prepared by AECOM); Health Impact Assessment (prepared by Quod); Tree Survey (prepared by CSa Environmental Planning); Environmental Statement (prepared by Quod) received 18th May 2015

Drawings: HKB-DEPT-EX-06-ELE-001 Rev 02; HKB-DEPT-EX-06-ELE-002 Rev 02; HKB-DEPT-EX-06-ELE-003 Rev 02; HKB-DEPT-EX-06-ELE-004 Rev 02; HKB-DEPT-EX-06-SIT-005 Rev 02; HKB-DEPT-EX-06-SIT-006 Rev 02; HKB-DEPT-PA-06-SIT-001 Rev 02; HOK-204829-01A-06-BAY-007 REV 2; HOK-204829-01AB-06-BAY-008 REV 2; HOK-204829-01B-06-BAY-009 REV 2; HOK-204829-01B-06-BAY-010 REV 2; HKB-DEPT-02-06-L02-001 REV 02; HKB-DEPT-02-06-L03-001 REV 02; HKB-DEPT-02-06-L04-001 REV 02; HKB-DEPT-02-06-L05-001 REV 02; HKB-DEPT-02-06-L06-001 REV 02; HKB-DEPT-02-06-BAY-001 REV 02; HKB-DEPT-02-06-BAY-002 REV 02; HKB-DEPT-02-06-BAY-003 REV 02; HKB-DEPT-02-06-BAY-004 REV 02; HKB-DEPT-02-06-BAY-005 REV 02; HKB-DEPT-03-06-BAY-001 REV 02; HKB-DEPT-03-06-BAY-002 REV 02; HKB-DEPT-03-06-BAY-003 REV 02; Received June 2015

HKB-DEPT-MP-06-SIT-001 Rev 02; HKB-DEPT-MP-06-SIT-002 Rev 02; HKB-DEPT-MP-06-SIT-003 Rev 02; HKB-DEPT-MP-06-SIT-004 Rev 02; HKB-DEPT-MP-06-ELE-001 Rev 03; HKB-DEPT-MP-06-ELE-002 Rev 03; HKB-DEPT-MP-06-ELE-003 Rev 03; HKB-DEPT-MP-06-ELE-004 Rev 03; HOK-204829-01-06-GRD-001 REV 2; HOK-204829-01-06-L01-002 REV 2; HOK-204829-01-06-L02-003 REV 2; HOK-204829-01-06-L03-004 REV 2; HOK-204829-01-06-L04-005 REV 2; HOK-204829-01-06-L05-006 REV 2; HOK-204829-01-06-L06-007 REV 2; HOK-204829-01-06-L07-008 REV 2; HOK-204829-01-06-L08-009 REV 2; HOK-204829-01-06-L09-010 REV 2; HOK-204829-01-06-L10-011 REV 2; HOK-204829-01-06-L11-012 REV 2; HOK-204829-01-06-L12-013 REV 2; HOK-204829-01-06-L13-014 REV 2; HOK-204829-01-06-L14-015 REV 2; HOK-204829-01-06-L15-016 REV 2; HOK-204829-01-06-L16-017 REV 2; HOK-204829-01-06-L17-018 REV 2; HOK-204829-01-06-L18-019 REV 2; HOK-204829-01-06-L19-020 REV 2; HOK-204829-

01-06-L20-021 REV 2; HOK-204829-01-06-L21-022 REV 3; HOK-204829-01-06-L22-023 REV 3; HOK-204829-01-06-L23-024 REV 3; HOK-204829-01-06-RF-025 REV 2; HOK-204829-01-06-ELE-001 REV 2; HOK-204829-01-06-ELE-002 REV 2; HOK-204829-01-06-ELE-003 REV 2; HOK-204829-01-06-ELE-004 REV 2; HOK-204829-01-06-ELE-005 REV 2; HOK-204829-01-06-ELE-006 REV 2; HOK-204829-01-06-ELE-007 REV 2; HOK-204829-01-06-ELE-008 REV 2; HOK-204829-01-06-SEC-001 REV 2; HOK-204829-01-06-SEC-002 REV 2; HOK-204829-01-06-SEC-003 REV 2; HOK-204829-01C-06-BAY-001 REV 3; HOK-204829-01C-06-BAY-002 REV 3; HOK-204829-01C-06-BAY-003 REV 3; HOK-204829-01C-06-BAY-004 REV 3; HOK-204829-01C-06-BAY-005 REV 3; HOK-204829-01C-06-BAY-006 REV 3; VGA-DEPT-XXX-90-LS-001 REV 01; VGA-DEPT-01-90-LS-001 REV 01; VGA-DEPT-01-94-LS-001 REV 01; VGA-DEPT-01-94-LS-002 REV 01; VGA-DEPT-01-97-LS-001 REV 01; VGA-DEPT-01-97-LS-002 REV 01; HOK-204829-01C-06-TYP-007 REV 2; HOK-204829-01C-06-TYP-008 REV 2; HOK-204829-01C-06-TYP-009 REV 2; HOK-204829-01C-06-TYP-010 REV 2; Environmental Statement Addendum (August 2015 prepared by Quod) Received 10th August 2015

Environmental Statement Non-Technical Summary (September 2015 prepared by Quod); Environmental Statement Second Addendum (September 2015 prepared by Quod) Received 22nd September 2015

Demolition and Remediation Information submission consisting of:

- (a) an earthworks Mass Balance Assessment V2 and drawing no. KELT-6013-MBPA-001 Rev A (prepared by Keltbray remediation);
 - (b) a Preliminary Site Waste Management Plan dated June 2015 (Document Ref: 001 prepared by TRC Companies Ltd);
 - (c) a Written Scheme of Investigation for an Archaeological Evaluation (Version 1) dated March 2015 (prepared by CGMS);
 - (d) a Construction and Environmental Management Plan Revision 2 dated September 2015 (Document Ref: 0001 prepared by TRC Companies Ltd);
 - (e) a Detailed Quantitative Risk Assessment dated June 2015 (prepared by TRC Companies Ltd);
 - (f) a Factual Intrusive Ground Investigation Report dated June 2015 (prepared by TRC Companies Ltd);
 - (g) an Outline Remediation Strategy dated June 2015 (prepared by TRC Companies Ltd)
 - (h) drawing numbers HKB-DEPT-S96A-SIT-001; HKB-DEPT-S96A-SIT-003
- Received 28th October 2015

Reason: To ensure that the Development is carried out in accordance with the approved plans and drawings and other documents submitted with the application and to ensure that the Development is acceptable to the local planning authority and further the Development accords with the EIA undertaken.

2 Approved Drawings – Outline Components

All reserved matters applications shall include a statement to demonstrate compliance with the parameters, plans and principles set out in the Development Specification, the Parameter Plans (HKB-DEPT-PA-06-SIT-001 Rev 02; HKB-DEPT-PA-06-SIT-002 Rev 01; HKB-DEPT-PA-06-SIT-003 Rev 01; HKB-DEPT-PA-06-SIT-004 Rev 01; HKB-DEPT-PA-06-SIT-005 Rev 01; HKB-DEPT-PA-06-

SIT-006 Rev 01; HKB-DEPT-PA-06-SIT-007 Rev 01; HKB-DEPT-PA-06-SIT-008 Rev 01), the Energy Strategy, the Design Code: Volume 1 Architectural and the Design Code: Volume 2 Landscape.

Reason: To ensure that the Development is carried out in accordance with the approved plans and drawings and other documents submitted with the application and to ensure that the Development is acceptable to the local planning authority and further the Development accords with the EIA undertaken.

3 Time Limit – Outline Components

- (a) No part of the Development (other than Enabling Works) shall be commenced on Plot 4, 5 or 6 unless and until an application for written approval of the matters reserved by this planning permission (the “Reserved Matters”) in respect of the relevant part of the Development has been made to and approved in writing by the local planning authority. The Reserved Matters application or applications shall include detailed plans, sections and elevations showing:
- (i) Layout
 - (ii) Scale
 - (iii) Appearance
 - (iv) Landscaping
 - (v) Means of access
- (b) Application(s) for approval of the Reserved Matters for Plot 4, 5 or 6 must be made not later than the expiration of EIGHT YEARS from the date of the grant of this permission; and
- (c) Development of any of Plot 4, 5 or 6 must be begun not later than the expiration of FIVE YEARS from the final approval of reserved matters for that Plot, or, in the case of approval on different dates, the approval of the last such matter to be approved for that Plot.

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

4 Time Limit – Detailed Components

The Development within Development Area One must be begun not later than THREE years from the date of the grant of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

5 Restriction on commencement until interests bound

- (a) Unless the local planning authority shall have first agreed in writing that it is not necessary to bind the particular interest or interests in question or the interest is an Excluded Interest, no works (other than the Enabling Works) shall be carried out under this permission on any land within Plot 3 unless and until all legal and equitable interests in the land comprised within Plot 3 have been bound by the provisions of the Section 106 Agreement and title in respect of such interests has been deduced to the local planning authority.

- (b) Unless the local planning authority shall have first agreed in writing that it is not necessary to bind the particular interest or interests in question or the interest is an Excluded Interest, no works (other than Enabling Works) shall be carried out under this permission on any land within Plot 4 unless and until all legal and equitable interests in the land comprised within Plot 4 have been bound by the provisions of the Section 106 Agreement and title in respect of such interests has been deduced to the local planning authority.
- (c) Unless the local planning authority shall have first agreed in writing that it is not necessary to bind the particular interest or interests in question, no works shall be carried out under this permission on any land within Plot 5 unless and until all legal and equitable interests in the land shown shaded blue and hatched black on Plan 9 attached to the Section 106 Agreement (a copy of which plan is attached to this permission) have been bound by the provisions of the Section 106 Agreement and title in respect of such interest or interests has been deduced to the local planning authority.
- (d) Unless the local planning authority shall have first agreed in writing that it is not necessary to bind the particular interest or interests in question or the interest is an Excluded Interest, no works (other than Enabling Works) shall be carried out under this permission on any remaining land within Plot 5 (that is to say any land within Plot 5 other than the land referred to in part (c) of this condition) unless and until all legal and equitable interests in such remaining land within Plot 5 have been bound by the provisions of the Section 106 Agreement and title in respect of such interests has been deduced to the local planning authority.

Reason: To avoid piecemeal Development across the site and to ensure that the Development of EIA Phases 2 and 3 does not commence until comprehensive Development of the site can be delivered in accordance with Core Strategy Policy SSA4 and further to ensure that all parts of the Site are appropriately bound by the planning obligation requirements relating to the Development.

6 Phasing

- (a) Unless otherwise approved in accordance with Condition 7, the Development shall be carried out in accordance with the following programme:

EIA Phase	Component works*
Stage One Enabling Works	
1A	Pub Refurbishment Blocks 2A, 2B, 2C, 2D and 2E Blocks 1A, 1B and 1C Any Enabling Works not carried out during the Stage One Enabling Works may be carried out within this EIA Phase
1B	Blocks 3A, 3B, 3C and 3D Blocks 1A, 1B and 1C Any Enabling Works not already carried out within the Stage One Enabling Works and Phase 1A may be carried out within this EIA Phase
2	Blocks 4A, 4B, 4C and 4D

	Stage One Enabling Works, Phases 1A and 1B may be carried out within this EIA Phase
3	Blocks 5A, 5B, 5C, 5D and 5E Blocks 6A, 6B and 6C Any Enabling Works not already carried out within the Stage One Enabling Works, Phases 1A, 1B and 2 may be carried out within this EIA Phase

*works comprised within each EIA Phase are not required to be carried out in any sequence or order. Any Enabling Works (including demolition, site remediation and site preparation) may be carried out at various stages throughout the development and are not required to be carried out in any sequence or order.

- (b) Prior to the commencement of any Development Phase a Development Phase Plan in respect of that Development Phase must be submitted to the local planning authority;
- (c) Subject to condition 7, the Development shall be carried out in accordance with the programme set out in part (a) of this condition.

Reason: To ensure that the Development is carried out with the sequencing/phasing in the approved delivery strategy; and accords with the EIA undertaken; and to ensure the comprehensive development of the Site; and that the development is implemented in accordance with the general and site specific policies set out in the Core Strategy Policy 4 and Strategic Site Allocations 1 and 4 and to assist with the identification of each chargeable development (being the Development Phase) and the calculation of the amount of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended)

7

Revisions to phasing programme

- (a) No departure shall be made from the approved phasing programme set out in Condition 6 (a) without the written approval of the local planning authority which shall be obtained prior to the commencement of the relevant EIA Phase and (without prejudice to the exercise of the Council's statutory discretion as local planning authority) no such approval shall be given unless it is demonstrated that any revision to the phasing programme:
 - (i) is unlikely to give rise to any new or different significant environmental effects in comparison to the Development as approved in this permission and assessed through the Environmental Impact Assessment (EIA) process prior to the grant of this permission (unless and to the extent that such changes are validly approved by the local planning authority after being assessed by an environmental statement or further environmental information (as appropriate) and an appropriate EIA process in accordance with part (b) of this condition); and
 - (ii) will secure the comprehensive phased development of the Site in accordance with Core Strategy Policy 4 and Core Strategy Strategic Allocation Policies 1 and 4.

- (b) Any application for approval pursuant to part (a) (i) of this condition shall be

accompanied by a written statement (together with other documents or information as necessary) which demonstrate that the revised phasing programme is unlikely to give rise to any new or different significant environmental effects in comparison to the Development as approved in this permission and assessed through the EIA process prior to the grant for this permission, provided that if the said written statement concludes that the revised phasing programme is likely to have such effects, then the application under this condition 7 shall be accompanied by further environmental information assessing those effects.

Reason: To ensure that the Development of EIA Phases 2 and 3 does not commence until comprehensive Development of the site can be delivered in accordance with Core Strategy Policy SSA4 and further to ensure that all parts of the Site are appropriately bound by the planning obligation requirements relating to the Development and in accordance with the EIA.

8 Total Built Non-Residential Floorspace

The total built floorspace for non-residential uses within the Development shall not exceed the following floorspace for individual land uses in respect of each Plot:

Plot	Use Class	M ² (GIA)*
1	A1/A2/A3/A4/A5/D1/D2/B1	765
2	A1/A2/A3/A4/A5/D1/D2/B1	453
	Energy Centre (Sui Generis)	326
3	A1/A2/A3/A4/A5/D1/D2/B1	1,297
	B1	2,622
4, 5 and 6	A1/A2/A3/A4/A5/D1/D2/B1	1,056
	B1	3,437
Total	A1/A2/A3/A4/A5/D1/D2/B1	3,571
	B1	6,059
	Energy Centre	326

*All areas include ancillary uses

Reason: To ensure that the Development remains within the parameters assessed for EIA purposes.

9 Total Residential Units

The total built number of residential units within the Development shall not exceed the following unit numbers for each Plot:

Plot	Residential Units
	<u>Dwellings</u>
1	210
2	203
3	149
4, 5 & 6	570

Total	1,132
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Reason: In order that the local planning authority is satisfied with the details of the proposed Development.

10 Land Use Reconciliation

Each application for the approval of Reserved Matters shall be accompanied by a statement that sets out how the non-residential floorspace and residential unit numbers subject to the Reserved Matters submission relates to the overall limits of non-residential floorspace and residential unit numbers permitted pursuant to conditions 8 and 9.

Reason: In order that the local planning authority is satisfied with the details of the proposed Development.

11 A1 Floorspace

- (a) Not more than 700m² (GIA) of the Class A1 floorspace shall be used for convenience retail purposes;
- (b) Not more than 500m² (GIA) of the Class A1 floorspace (not including any such floorspace for convenience retail purposes falling within part (a) of this condition) shall be used for the sale of food;
- (c) No retail unit (other than for Class A1 food retail floorspace) shall be greater than 250m² (GIA).

Reason: To ensure that the amount of A1 floorspace provided at the site does not adversely affect the viability and vitality of existing town and district centres, and to comply with Core Strategy Policy 6 (Retail hierarchy and location of retail Development), Development Management Policy DM 13 Location of Main town centre uses and 4.7 Retail and Town Centre Development in the London Plan (March 2015).

12 Detail for Outline Components

Prior to the commencement of the Development (other than Enabling Works) in Plots 4, 5 or 6, detailed drawings including general arrangement plans, elevations and sections (at 1:50 to 1:20 or at another scale considered appropriate) for that Plot shall be submitted to and approved in writing by the local planning authority. Development of the relevant Plot shall be carried out in accordance with the details approved under this condition.

Reason: To ensure that the Development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Core Strategy Policy 4 (Mixed use Employment Locations) 15 (High quality design for Lewisham), Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character, DM Policy 32 Housing design, layout and space standards and Policy 7.6 (Architecture) in the London Plan (March 2015)

13 Waste Water

- (a) Prior to the commencement of Development (other than Enabling Works), details of a strategy for the provision of foul water drainage works (including the timetable for those works) shall be submitted to and approved in writing by the local planning authority;
- (b) The foul water drainage works shall be carried out and completed in accordance with the drainage strategy approved pursuant to part (a) of this condition;
- (c) Prior to the occupation of any Block, the drainage works related to that Block (as specified in the drainage strategy approved pursuant to part (a) of this condition) shall be completed.

Reason: To comply with Core Strategy Policy 10 Managing and reducing the risk of flooding (2011) and Development Management Local Plan (November 2014) DM Policy 28 Contaminated Land

14 Water Supply

With the exception of Enabling Works, the Development shall not commence until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point installed.

Reason: To comply with Policy 5.13 Sustainable drainage and 5.14 water quality and wastewater infrastructure of the London Plan (March 2015)

15 External materials (Blocks)

- (a) Prior to the commencement of the above ground construction of any Block(s), details, including samples, of all facing materials (including their colour and texture) to be used on that Block(s) must be submitted to and approved in writing by the local planning authority and such details to be submitted for approval shall include:
 - (i) For all Blocks (excluding Blocks 1C and 5A) facing material samples (including their colour and texture) at a minimum size of 1.0m x 1.0m and shall include window frames and surrounding cladding. For Blocks 1C and 5A mock up samples at a minimum size of 3.0m x 3.0m including window frames and surrounding cladding;
 - (ii) Façade design and detailing at 1:20 or 1:5 scale (or at another scale considered appropriate);
 - (iii) Cladding specification, setting-out and detailing around window cills, reveals, copings and flashing at 1:20 scale or 1:5 scale (or at another scale considered appropriate);
 - (iv) Window design and specification including window reveals, spandrels and glazing types at 1:20 or 1:5 scale (or at another scale considered

- appropriate);
 - (v) Entrance details including residential and commercial entrances, refuse areas and sub-station doors;
 - (vi) Balcony guarding and balustrade at 1:20 or 1:5 scale (or at another scale considered appropriate).
- (b) The Development shall be carried out in accordance with the details approved under part (a) of this condition, unless the local planning authority agrees in writing to any variation.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

16 Public realm details/Public Access Areas

- (a) Within 6 months of the commencement (excluding Enabling Works) of any Development Phase involving the construction of all or part of the Public Access Areas, detailed plans and specifications for all the Public Access Areas within that Development Phase including both hard and soft landscaping, street furniture, lighting, drainage and proposed levels shall be submitted to and approved in writing by the local planning authority;
- (b) Construction of the Public Access Areas shall be carried out and completed in accordance with the details approved pursuant to part (a) of this condition.

Reason: To ensure that the Development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to comply with Core Strategy Strategic Site Allocation 4 (Oxestalls Road) 15 (High quality design for Lewisham), Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and DM Policy 35 Public Realm.

17 External lighting and CCTV

- (a) Details of all external lighting and CCTV to be installed in relation to each Block including details of directional hoods and measures to prevent light spillage shall be submitted to the local planning authority and approved in writing before being installed;
- (b) All such external lighting and CCTV in relation to each Block shall be installed in accordance with the details approved pursuant to part (a) of this condition before any dwelling and / or non-residential unit in such Block is occupied and thereafter the external lighting (including any directional hoods) and CCTV shall be retained in accordance with the approved details;
- (c) The details submitted for approval pursuant to part (a) of this condition, shall be accompanied by a supporting statement which confirms that the details meet The Institution of Lighting Engineers, Guidance Notes For The Reduction Of Obtrusive Light, with post-curfew levels of 2 lux at any residential habitable room and demonstrates that the proposed lighting and CCTV is the minimum

needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

- (d) The details submitted for approval pursuant to part (a) of this condition shall avoid unnecessary illumination of the bat boxes to be installed pursuant to this permission and the foliage of the trees on the site.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with DM Policies 24 and 27 Lighting of the Development Management Local Plan (November 2014).

18 Shopfronts for non-residential floorspace

Not later than 12 months prior to the occupation of any Block which includes A1-A5 floorspace, elevational and sectional details (1:50 and 1:20 scale) of shopfronts to all A1-A5 uses within that Block shall be submitted to and approved in writing by the local planning authority. The said shopfronts shall be installed in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 19 Shop fronts, signs and hoardings.

19 Accessibility

- (a) Not fewer than 57 residential units within Development Area One shall be wheelchair accessible or shall be easily adaptable for wheelchair users (designed to SELHP November 2012 standards);
- (b) Prior to the commencement of any Plot within the Development within Development Area One (other than Enabling Works) detailed design drawings for each dwelling type within that Plot within Development Area One demonstrating compliance with Lifetime Homes standards and identifying the wheelchair units referred to in part (a) of this condition shall be submitted to and approved in writing by the local planning authority;
- (c) Prior to the commencement of any Plot within the Development within Development Area One (other than Enabling Works) detailed design drawings for each dwelling type within that Plot demonstrating compliance with part (a) of this condition must be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is an adequate supply of wheelchair accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

BREEAM

- (a) The non-residential units hereby approved shall achieve a minimum BREEAM rating of 'Very Good';
- (b) No Development, other than Enabling Works, shall commence in any Block containing non-residential units until a Design Stage certificate (prepared by a Building Research Establishment qualified Assessor) in respect of that Block has been submitted to and approved in writing by the local planning authority demonstrating compliance with part (a) of this condition;
- (c) Within 6 months of occupation of any non-residential unit, evidence shall be submitted to the local planning authority in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) of this condition in respect of that unit.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

Overheating

- (a) No later than 9 months from commencement of development of each Plot (excluding Enabling Works), a scoping assessment report shall be submitted to the local planning authority for approval, identifying the need for overheating analysis in respect to that Plot (including the assumptions used in the analysis);
- (b) Where the scoping assessment report (based on SAP design stage outputs for a given dwelling type) identifies a risk of overheating above 'slight', the report shall be supplemented by an overheating analysis conducted for that dwelling type and any resultant necessary additional passive measures identified. The analysis shall be undertaken using dynamic simulation software to show compliance with the procedures described in CIBSE TM52: 2013 - The limits of thermal comfort: avoiding overheating in European buildings and use appropriate current weather data. The report should also include the results of the analysis and any required mitigation proposals;
- (c) Any required mitigation proposals pursuant to part (b) of this condition shall be installed and retained accordingly.

Reason: To comply with Policies 5.1 Climate change and mitigation and 5.9 Overheating and Cooling in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

22. Energy savings

- (a) All Blocks shall be constructed in accordance with the approved Environmental Sustainability Statement in order to:
- achieve a minimum of 35% improvement in the Target Emission Rate (TER) over the 2013 Building Regulations Part L1A minimum requirement to accord with current (April 2015) GLA requirements for carbon reduction; and
 - provide a whole house assessment of the efficiency of internal water fittings of a maximum of 105L per person per day (applicable to residential units only).
- (b) Within 3 months of occupation of any of the residential units hereby approved, evidence (prepared by a suitably qualified assessor) to demonstrate full compliance with part (a) of this condition for each unit shall be submitted to and approved in writing by the local planning authority.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

23. District Heating

- (a) An on-site Combined Heat and Power (CHP) network supplying all residential and non-residential units in the Development shall be installed and shall be sized to the space heating and hot water requirements of the Development, unless evidence is provided to show full connection to an operational Off-Site Combined Heat and Power (OSCHP). The network shall have the following characteristics:
- (i) A minimum of 1 No. CHP engine shall be operational by no later than the date of first occupation of the 651st residential unit and shall thereafter serve all completed residential units and non-residential units within the Development;
 - (ii) The CHP network shall be supplied with heat generating plant installed in a single energy centre or an OSCHP network; and
 - (iii) By no later than the completion of the 1,100th residential unit combined heat and power capacity shall be installed in the single energy centre with an electrical output capacity of 756 kWe, serving all residential and non-residential units within the Development;

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.5 Decentralised energy networks and 5.7 Renewable energy in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

24. Performance of the Energy Centre and future connection to an OSCHP

- (a) Prior to the commencement of the Development (other than Enabling Works) a written specification for the Energy Centre demonstrating the carbon-dioxide emission reductions to be achieved together with written information, drawings and sections showing a scheme for the provision of conduits and/or ducting for future potential connection to an OSCHP scheme and network shall be submitted to and approved in writing by the local planning authority;
- (b) No part of the Development shall be occupied until the Energy Centre (in so far as it relates to the completed units) has been constructed and conduits and/or ducting for future connection to an OSCHP installed in accordance with the scheme and written specification approved pursuant to part (a) of this condition;
- (c) All residential units and non-residential uses shall be constructed so as to be connected to and to take their energy supply from the Energy Centre.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.5 Decentralised energy networks and 5.7 Renewable energy in the London Plan (March 2015) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

25. Living Roofs

- (a) Living roofs shall be provided within the Development in accordance with drawings approved under conditions 1 and 2 (as relevant to the living roof in question), the Development Specification, Design and Access Statement: Volume 1 Architectural (May 2015) and Addendum (August 2015), Design and Access Statement: Volume 2 Landscape (May 2015) and Addendum (August 2015) the Design Code: Volume 1 Architectural and the Design Code: Volume 2 Landscape. The living roofs shall be maintained as such thereafter;
- (b) The living roofs shall not be used for play or recreation and shall only be used in the case of essential maintenance or repair, or escape in case of emergency;
- (c) Within 12 months of the commencement of any Block that is to have a living roof, details of living roofs (including roof plans to a scale of 1:50, cross-sections to a scale of 1:20, specification and details of a substrate base, species to be planted and details of management) for that Block shall be submitted to the local planning authority for approval;
- (d) Living roofs for any Block that is to have a living roof shall be completed in accordance with the details approved under part (c) of this condition and no part of any Block containing living roofs shall be occupied until written evidence that the living roofs for that Block have been completed (subject only to planting) in accordance with the details approved pursuant to part (c) of this condition has been submitted to the local planning authority;

- (e) Living roofs, for any Block which is to have a living roof, shall be planted or seeded during the first planting season following the practical completion of the Block in question in accordance with the details approved under part (c) of this condition.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (March 2015) , Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

26. Electric Vehicle Charging Points

- (a) Of the total car parking provision, the Development shall provide 20% active and 20% passive electric vehicle charging points;
- (b) Within 12 months of commencement of each Plot (excluding Enabling Works) a parking plan showing the number, location and specification of the electric charging points relevant to each Plot along with a programme for their installation and maintenance in relation to that Plot shall be submitted to the local planning authority for approval;
- (c) The electric vehicle charging points as approved pursuant to part (b) of this condition shall be installed prior to first occupation of any Plot in relation to which the electric vehicle charging points are to be provided;
- (d) Once installed, the electric vehicle charging points shall be maintained thereafter in accordance with the details approved under part (b) of this condition.

Reason: To reduce pollution emissions in an Air Quality Management Area in accordance with Policy 7.14 Improving air quality in the London Plan (March 2015), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

27. Construction Waste Management Plan

- (a) The Stage One Enabling Works shall be carried out in accordance with the approved:
 - (i) earthworks Mass Balance Assessment V2 and drawing no. KELT-6013-MBPA-001 Rev A (prepared by Keltbray remediation); and
 - (ii) Preliminary Site Waste Management Plan dated June 2015 (Document Ref: 001 prepared by TRC Companies Ltd).
- (b) Prior to commencement of any Development Phase including any site remediation works (but excluding the Stage One Enabling Works and any Development Phase within the blue line boundary shown on drawing no. HKB-DEPT-S96A-SIT-003) an earthworks mass balance calculation shall be

undertaken and submitted to and approved in writing by the local planning authority;

- (c) Prior to commencement of any Development Phase (but excluding the Stage One Enabling Works) a plan containing the detailed strategy for the on/off-site disposal of contaminated waste (a 'Construction Waste Management Plan') for that Development Phase shall be submitted to and approved in writing by the local planning authority;
- (d) Each Development Phase (excluding the Stage One Enabling Works) shall be carried out and operated in accordance with the approved Construction Waste Management Plan for that Development Phase.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

28. Operational Waste Management Plan

- (a) Prior to the occupation of any Plot, a plan containing details for the disposal, processing, recycling and storage of operational waste and for the provision of composting facilities (an 'Operational Waste Management Plan') for that Plot shall be submitted to and approved in writing by the local planning authority;
- (b) Each Plot shall be operated in accordance with the Operational Waste Management Plan for that Plot as approved under part (a) of this condition.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

29. Protecting Residential Properties from External Noise

- (a) All Blocks containing residential units shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LMax (measured with F time weighting) for bedrooms, 35dB LAeq (day) for all habitable rooms, with windows shut and other means of ventilation provided;
- (b) External amenity areas associated with residential units shall be designed to achieve levels not exceeding 55 dB LAeq (day), unless written permission has been given by the local planning authority to allow exceedance of this;
- (c) Prior to the commencement (other than Enabling Works) of any Block containing residential units, details of a sound insulation scheme for that Block complying with part (a) of this condition shall be submitted to and approved in writing by the local

planning authority;

- (d) Prior to the occupation of any residential Block, installation of the sound insulation scheme approved pursuant to part (c) of this condition in relation to that Block shall be completed. Thereafter, the sound insulation scheme shall be maintained in accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of the proposed dwellings and to comply with DM Policy 26 Noise and vibration and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

30. Soundproofing Mixed Use Blocks or Where Commercial Adjoins Residential

- (a) Prior to commencement of any Block (other than Enabling Works) full written details, including relevant drawings and specifications of the proposed works of sound insulation against airborne noise to meet $D_{nT,w} + C_{tr}$ dB of not less than 55 dB for walls and/or ceilings where residential units adjoin non-residential use (excluding circulation space) for that Block shall be submitted to and approved in writing by the local planning authority;
- (b) Each relevant Block shall only be occupied once the soundproofing works identified as to be installed in relation to that Block pursuant to the details approved under part (a) of this condition have been installed in accordance with the approved details;
- (c) The soundproofing shall be retained permanently in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with DM Policy 26 Noise and vibration and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

31. Fixed Plant Noise Control

- (a) The rating level of the noise emitted from fixed plant (including CHP) on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any neighbouring noise sensitive property. The measurements and assessments shall be made according to BS4142:1997;
- (b) Prior to the commencement of any Development Phase incorporating a Block or Public Access Area (other than Enabling Works) details of a scheme containing measures to ensure compliance with part (a) of this condition in respect of that Development Phase shall be submitted to and approved in writing by the local planning authority;
- (c) No Development Phase incorporating a Block shall be occupied until the scheme approved pursuant to part (b) of this condition in respect of that Development Phase has been completed in its entirety. Thereafter the measures required pursuant to part (b) of this condition shall be maintained for the duration of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

32. Noise and vibration from construction works

- (a) Where construction activities are identified which are predicted to result in levels in excess of the following values, then the local planning authority shall be informed and details of mitigation measures shall be submitted to and approved in writing by the local planning authority prior to any such work commencing:

1 mm/s Peak Particle Velocity (PPV) for occupied residential and educational buildings

3 mm/s PPV for occupied commercial premises where work is not of an especially vibration sensitive nature or for potentially vulnerable unoccupied buildings

5 mm/s PPV for other unoccupied buildings

- (b) In the event that construction activities are identified which are predicted to result in levels in excess of the values set out in part (a) of this condition those construction activities shall not proceed other than in accordance with the mitigation measures approved pursuant to part (a) of this condition.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

33. Class A1, A2, A3, A4 and A5 hours of use

No Class A1, A2, A3, A4 or A5 use within the Development shall be open for use other than between the hours of 6.00am and 12.00am on any day of the week.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, DM Policy 32 Housing design, layout and space standards, DM Policy 14 District centres shopping frontages, DM Policy 15 Neighbourhood Local Centres, DM Policy 16 Local shopping parades and corner shops, DM Policy 17 Restaurants and cafes (A3 uses), and drinking establishments (A4 uses), DM Policy 18 Hot food take-away shops of the Development Management Local Plan (November 2014)

34. Ventilation

- (a) No Class A3, A4 or A5 use shall be occupied until detailed plans and a specification of the equipment comprising a ventilation system which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary for that use), have been submitted to and approved in writing by the local planning authority for that use;

- (b) The ventilation system shall be installed in accordance with the plans and specification approved under part (a) of this condition before the Class A3, A4 or A5 use in question is occupied and shall thereafter be permanently maintained in accordance with the approved plans and specification.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 17 Restaurants and cafes (A3 uses) and drinking establishments (A4 uses) and DM Policy 18 Hot food take-away shops of the Development Management Local Plan (November 2014).

35. Class A1, A2, A3, A4 and A5 delivery hours

No deliveries shall be made to any Class A1, A2, A3, A4 or A5 use within the Development other than between the hours of 7.00am and 11.00pm Monday to Friday, 7.00am to 7.00pm on Saturdays and 7.00am to 5.00pm on Sundays and Bank Holidays.

Reason: In order to safeguard the amenities of adjoining residents and to comply with Paragraph 120 of the National Planning Policy Framework, and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

36. Landscaping details

- (a) Within 12 months of commencement (excluding Enabling Works) of any Plot which includes landscaping works, landscaping details for that Plot including timescales for completion by reference to occupation of the Plot shall be submitted to the local planning authority for approval;
- (b) The landscaping details to be submitted under part (a) of this condition shall include drawings showing hard and soft landscaping of any part of the site not occupied by Blocks including any retained features and the treatment thereof (including planting, tree species and location, paving, walls and fences, temporary and permanent site boundary treatments, seating and any other landscaping furniture, lighting, play areas (as shown in section 2.7 of the Design Code) and details of the permeability of hard surfaces and proposed levels) and shall further include details of the items to be retained and reused as referred to in condition 40;
- (c) No Plot shall be occupied until the landscaping details to be submitted pursuant to by part (a) of this condition have been approved in writing by the local planning authority and all works required to be completed prior to occupation of such Plot in question have been completed in accordance with the approved details;
- (d) All planting works which form part of the approved landscaping details in relation to a Plot shall be completed by the end of the first planting season following the completion of the Plot in question. Any trees or plants which within a period of 2 years from the completion of the Plot die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species;

- (e) Prior to the occupation of any Plot, a Landscape Maintenance and Management Plan for the landscaping within that Plot shall be submitted to and approved in writing by the local planning authority. The landscaping shall be managed and maintained in accordance with the approved Landscape Maintenance and Management Plan.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (March 2015), Lewisham Core Strategy (June 2011) Policy 12 Open space and environmental assets and Policy 15 High quality design for Lewisham and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character

37. Ecological Mitigation and Enhancement

- (a) Prior to the commencement of the Development (other than Enabling Works) a site-wide strategy for ecological enhancement and mitigation (to demonstrate how the mitigation measures as outlined in Chapter 10 of the Environmental Statement), including a habitat management plan setting out details of monitoring arrangements shall be submitted to and approved in writing by the local planning authority. The site-wide ecological enhancement and mitigation strategy and habitat management plan shall be implemented and complied with, unless otherwise approved in writing by the local planning authority;
- (b) No clearance works of existing habitats shall be carried out during March to August inclusive, when nesting birds are most likely to be present, unless a pre-commencement survey of nesting birds (to be undertaken by a qualified ecologist) has been submitted to and approved in writing by the local planning authority.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (March 2015), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

38. Building Recording

- (a) No Development including demolition (excluding the Stage One Enabling Works) shall take place in any Development Phase until the implementation of a programme of a Level 1 building recording assessment site work has been secured in accordance with a Written Scheme of Investigation in respect of that Development Phase which has been submitted to and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing in respect of that Development Phase;
- (b) Under part (a) of this condition a Level 1 programme of building recording assessment shall be undertaken in accordance with a Written Scheme of Investigation in respect of that Development Phase;

- (c) Dependent upon the results of the programme of Level 1 building recording, no Development including demolition (but excluding the Stage One Enabling Works) shall take place in the respective Development Phase until the implementation of a mitigation programme of higher level recording site work in respect of that Development Phase has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved by the local planning authority in writing and a report on that recording has been submitted to and approved by the local planning authority in writing in respect of that Development Phase;
- (d) Under part (c) of this condition, a mitigation programme of higher level recording in accordance with a Written Scheme of Investigation in respect of that Development Phase shall be implemented;
- (e) The structural recording programme on site and post-recording report preparation will be completed prior to one year post the completion date of the respective Development Phase as defined by the borough building regulation officer, in accordance with the programme set out in the Written Scheme of Investigation approved under parts (a) and (c) of this condition, and the provision for analysis, publication and dissemination of the archaeological results and archive deposition has been secured in respect of that Development Phase.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (March 2015)

39. Archaeology

- (a) The Stage One Enabling Works shall be carried out in accordance with the approved Written Scheme of Investigation for an Archaeological Evaluation (Version 1) dated March 2015 (prepared by CGMS);
- (b) No development (other than demolition to existing ground level and the Stage One Enabling Works) shall take place in any Development Phase until the implementation of a programme of geo / archaeological evaluation site work in accordance with a Written Scheme of Investigation in respect of that Development Phase has been secured and has been submitted to and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing in respect of that Development Phase;
- (c) Under part (b) of this condition, a programme of geo/archaeological investigation in accordance with a Written Scheme of Investigation in respect of that Development Phase shall be implemented;
- (d) Dependent upon the results of part (c) of this condition, no Development (other than demolition to existing ground level and the Stage One Enabling Works) shall take place in any Development Phase until the implementation of a programme of archaeological mitigation site work has been secured in

accordance with a Written Scheme of Investigation which has been submitted to and approved by the local planning authority in consultation with the Greater London Archaeology Advisory Service (GLAAS) in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing in respect of that Development Phase;

- (e) Under part (d) of this condition, a programme of archaeological mitigation in accordance with a Written Scheme of Investigation in respect of that Development Phase shall be implemented;
- (f) The site investigation and post-investigation assessment shall be completed prior to one year post the completion date of the respective Development Phase (other than the Stage One Enabling Works) as defined by the borough building regulation officer, in accordance with the programme set out in the Written Scheme of Investigation approved under parts (b) and (d) of this condition, and the provision for analysis, publication and dissemination of the archaeological results and archive deposition has been secured in respect of that Development Phase.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (March 2015)

40. On-site heritage assets

- (a) Any stones, bricks and paving materials that formed part of the original Grand Surrey Canal towpath, canal edge and bridges that are intact and remain on site shall be assessed for their suitability to be retained and reused and how these may be reused in the landscaping of the Development;
- (b) The landscaping details to be submitted for approval pursuant to condition 34 shall include details as to how the items referred to in part (a) of this condition have been assessed for their suitability for retention and reuse in the landscaping of the Development.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (March 2015)

41. Construction , Environmental and Transport Management Plan

- (a) The Stage One Enabling Works shall be carried out in accordance with the approved Construction and Environmental Management Plan Revision 2 dated September 2015 (Document Ref: 0001 prepared by TRC Companies Ltd) ;
- (b) No works including demolition and construction (but excluding the Stage One Enabling Works) shall commence in any Development Phase until a 'Construction, Environmental and Transport Management Plan' (CETMP) containing the following have been submitted to and approved in writing by the local planning authority in respect of those works in the relevant Development

Phase:

- (i) details of hours of works;
 - (ii) dust mitigation measures including details of the specification, methodology and location for noise and dust monitoring and how data will be used to manage work on site to minimise impacts on surrounding neighbours;
 - (iii) the location and operation of plant and wheel washing facilities;
 - (iv) details of best practical measures to be employed to mitigate noise (including noise mitigation relating to on-site crushing) and vibration arising out of the construction process;
 - (v) Details of construction traffic movements including cumulative impacts which shall demonstrate the rationalisation of travel and traffic routes to and from the site; full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity; measures to deal with safe pedestrian movement; construction logistics and appropriate measures to control the potential effects of the construction process on the wider road network and environment;
 - (vi) Security Management (to minimise risks to unauthorised personnel);
 - (vii) an Emergency Evacuation Plan for construction workers at the site, in the event of on-site flooding;
 - (viii) Details of the training of site operatives to follow the Construction Management Plan requirements;
- (c) The details to be provided under part (b) of this condition shall also include detail of the site hoarding of approximately 2.5m in height (with reinforcement along Oxestalls Road) to be erected around the perimeter of a Development Phase or Development Phases (as applicable);
- (d) Save for works that have first been agreed by the local planning authority in writing, no demolition or construction works shall be undertaken outside the following hours:
Monday to Friday - 08:00 to 18:00;
Saturday - 08:00 to 13:00;
Sundays and Bank Holiday - No Work.
- (e) No works (including demolition and construction but excluding the Stage One Enabling Works) in the relevant Development Phase shall be carried out other than in accordance with the approved Construction, Environmental and Transport Management Plan.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (March 2015).

42. Flood Risk

- (a) The Development hereby permitted shall only be carried out in accordance

with the approved Flood Risk Assessment (FRA) by Peter Brett Associates LLP, ref. 31351 Rev A, dated 8 May 2015, and in accordance with the mitigation measures as detailed in Table 2 on page 21 of the FRA which requires that sleeping accommodation within all Plots are to be set no lower than first floor levels;

- (b) Prior to the occupation of any Block, a Flood Warning and Evacuation Plan (FWAP) to mitigate the residual flood risk for that Block shall be submitted to and approved in writing by the local planning authority;
- (c) The mitigation measures required by part (b) of this condition prior to occupation of a Block shall be completed prior to the occupation of that Block and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (March 2015) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10:Managing and reducing the risk of flooding (2011).

43. Surface water

- (a) Within 6 months of commencement of any Development Phase (excluding Enabling Works) a scheme of surface water management for that Development Phase, including specifications of the surface treatments and sustainable urban drainage solutions, must be submitted to and approved in writing by the local planning authority;
- (b) The scheme for surface water management to be submitted under part (a) of this condition shall accord with the approved Drainage Strategy (as contained within Appendix 9.2 of the Environmental Statement submitted with the planning application). Any proposed change to the Drainage Strategy must be submitted to and approved in writing by the local planning authority prior to a scheme for surface water management for that Development Phase being submitted under part (a) of this condition;
- (c) Unless otherwise agreed in writing by the local planning authority, each Development Phase (excluding Enabling Works) shall be carried out in accordance with the approved scheme for that Development Phase and thereafter the approved scheme shall be retained in accordance with the details approved pursuant to part (a) of this condition.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Policies 5.12 Flood risk management and 5.13 Sustainable drainage in the London Plan (March 2015) and Objective 6: Flood risk reduction and water management and Core Strategy Policy 10:Managing and reducing the risk of flooding (2011).

44. Contaminated land – details prior to commencement

- (a) The Stage One Enabling Works shall be carried out in accordance with the approved:
- (i) Detailed Quantitative Risk Assessment dated June 2015 (prepared by TRC Companies Ltd);
 - (ii) Factual Intrusive Ground Investigation Report dated June 2015 (prepared by TRC Companies Ltd);
 - (iii) Outline Remediation Strategy dated June 2015 (prepared by TRC Companies Ltd).
- (b) Prior to commencement of any Development Phase (including demolition of existing buildings and structures but excluding the Stage One Enabling Works) each of the following shall be complied with:-
- (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model for that Development Phase have been submitted to and approved in writing by the local planning authority;
 - (ii) A site investigation report to characterise and risk assess that Development Phase which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council;
 - (iii) An outline remediation strategy based on the findings of 44 (b)(i) and 44 (b)(ii) above will be submitted to and approved in writing by the local planning authority and
 - (iv) All works within the respective Development Phase shall be undertaken in accordance with the approved strategy.
- (c) If during any works on the site, contamination is encountered which has not previously been identified ("the new contamination") the local planning authority shall be notified immediately and the terms of part (b) of this condition shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of part (b) of this condition have been complied with in relation to the new contamination;
- (d) No Development Phase of the Development shall be occupied until a closure report in respect of that Development Phase has been submitted to and approved in writing by the local planning authority;
- (e) The closure report to be provided pursuant to part (d) of this condition shall include verification of all measures, or treatments as required in part (b) (i), (ii) & (iii) of this condition and relevant correspondence (including other regulating authorities and stakeholders involved with the remediation works) to verify compliance requirements, necessary for the remediation of that Development Phase have been completed;
- (f) The closure report to be provided pursuant to part (d) of this condition shall include verification details of both the remediation and post-remediation sampling/works, carried out (including waste materials removed from the site); and before placement of any soil/materials is undertaken on site, all imported or reused soil material must conform to current soil quality requirements as

agreed by the local planning authority. Inherent to the above, is the provision of any required documentation, certification and monitoring, to facilitate condition requirements.

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

45. Thames Tideway Tunnel

- (a) No development below ground level (other than the Enabling Works) shall be commenced in any Development Phase until detailed design and method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent) in respect of that Development Phase, have been submitted to and approved in writing by the local planning authority, which:
 - (i) accommodate the proposed location of the Thames Tideway Tunnel project's structures and tunnels; and
 - (ii) accommodate ground movement arising from the construction thereof.
- (b) The method statements to be submitted under part (a) of this condition shall include arrangements to ensure that for any period when construction of the Development hereby permitted and the project works are concurrent:
 - (i) construction of the Thames Tideway Tunnel project works are not impeded;
 - (ii) the Development shall be undertaken in accordance with the detailed design and method statements accepted by the local planning authority who will consult with Thames Water regarding their acceptability.

Reason: To ensure that no works undertaken adversely affect the safeguarded route of the Thames Tideway Tunnel.

46. Impact Piling

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

Reason: To ensure that no works undertaken adversely affect the safeguarded route of the Thames Tideway Tunnel.

47. Piling operations

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 pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28 Contaminated land.

48. Car parking

- (a) The Development shall provide not more than: -
 - (i) 340 car parking spaces (including 108 for Blue Badge holders) for use by occupiers of residential units within the Development and their visitors;
 - (ii) 40 car parking spaces (including 8 spaces for Blue Badge holders) for use by occupiers of non-residential floorspace within the Development and their visitors;
- (b) All car parking spaces within the Development shall be reserved for and used only by vehicles of the occupiers or persons visiting premises at the Development;
- (c) Within 12 months of commencement of each Plot containing car parking, details of the allocation of the car parking spaces to the uses within that Plot must be submitted to the local planning authority for approval;
- (d) No Block shall be occupied until the car parking spaces associated with that Block have been provided in accordance with the details as approved by the local planning authority in writing pursuant to part (c) of this condition and made available for use;
- (e) Once provided, all parking spaces shall be retained and used only as car parking as approved under this condition.

Reason: To ensure the permanent retention of the space(s) for parking purposes, to ensure that the use of the building(s) does not increase on-street parking in the vicinity and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014), and Table 6.2 of the London Plan (March 2015).

49. Cycle parking spaces

- (a) At least 2,095 cycle parking spaces shall be provided within the Development, as follows:-
 - (i) 1961 cycle parking spaces solely for use by occupiers of dwellings within the Development and their visitors; and
 - (ii) 134 cycle parking spaces solely for use by occupiers of non-residential floorspace within the Development and their visitors.

- (b) All cycle parking spaces within the Development shall be reserved for and used solely by cycles of the occupiers or persons visiting premises at the Development;
- (c) Within 12 months of commencement of any Plot, details of the allocation of cycle parking spaces to the uses within that Plot shall be submitted to the local planning authority for approval;
- (d) No Block shall be occupied until the cycle parking spaces associated with that Block have been provided in accordance with the details as approved by the local planning authority in writing pursuant to part (c) of this condition and made available for use;
- (e) Once provided, all cycle parking spaces shall be retained and used only as cycle parking as approved under this condition.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

50. Motorcycle parking spaces

- (a) At least 36 motorcycle parking spaces shall be provided within the Development for use by occupiers of residential units within the Development and their visitors;
- (b) All motorcycle parking spaces within the Development shall be reserved for and used solely by vehicles of the occupiers or persons visiting premises at the Development;
- (c) Within 12 months of commencement of any Plot, details of the allocation of motor cycle parking spaces to the uses within that Plot must be submitted to the local planning authority for approval;
- (d) No Block shall be occupied until the motorcycle parking spaces associated with that Block have been provided in accordance with the details as approved by the local planning authority in writing pursuant to part (c) of this condition and have been made available for use;
- (e) Thereafter such spaces shall be retained and used only as motorcycle parking as approved under this condition.

Reason: To ensure the permanent retention of the space(s) for parking purposes, to ensure that the use of the building(s) does not increase on-street parking in the vicinity and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car Parking of the Development Management Local Plan, (November 2014), and Table 6.2 of the London Plan (March 2015).

51. Parking Management

No Block within the Development shall be occupied until a parking management plan which seeks to ensure that vehicles (including motorcycles) of those living or working at or visiting within that Block are parked within parking spaces provided within the Development and are not parked on non-designated parking areas within the Development has been submitted to and approved in writing by the local planning authority. The parking management plan shall provide for:

- a) The proposed regime for the operation and management of car, motorcycle and cycle parking within the Development;
- b) Monitoring and review of the operation of the parking management plan and for monitoring reports and reviews to be submitted to the Council on a regular basis; and
- c) details of a scheme to prioritise the provision of Blue Badge Parking Spaces to registered disabled persons who reside at the Development.

Reason: To ensure the permanent retention of the space(s) for parking purposes and to ensure that the use of the building does not increase on-street parking in the vicinity and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 12 Hotels, DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and Table 6.2 of the London Plan (March 2015).

52. Non Road Mobile Machinery

An inventory of all Non Road Mobile Machinery (NRMM) shall be kept on-site and registered on <http://nrmm.london/> showing the emission limits for all equipment and shall be made available to the local planning authority upon request. All NRMM of net power between 37kW and 560kW will be required to meet Stage IIIA of EU Directive 97/68/EC.

Reason: In order that the local planning authority may be satisfied that the development is not going to result in significant health impacts to existing and future residents from a deterioration in local air quality and to comply with Development Management Local Plan (November 2014) Policy 23 Air quality.

53. Construction Deliveries and Hours

No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

54. Delivery Service Plan

- (a) No Plot within the Development shall be occupied until a delivery service plan demonstrating how the number and time of delivery and servicing trips to that Plot (including refuse collections for the residential units and non-residential space) is to be rationalised with the aim of reducing the impact of servicing activity has been submitted to and approved in writing by the local planning authority;
- (b) Thereafter, all servicing in each Plot shall be carried out in accordance with the approved delivery service plan for that Plot.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

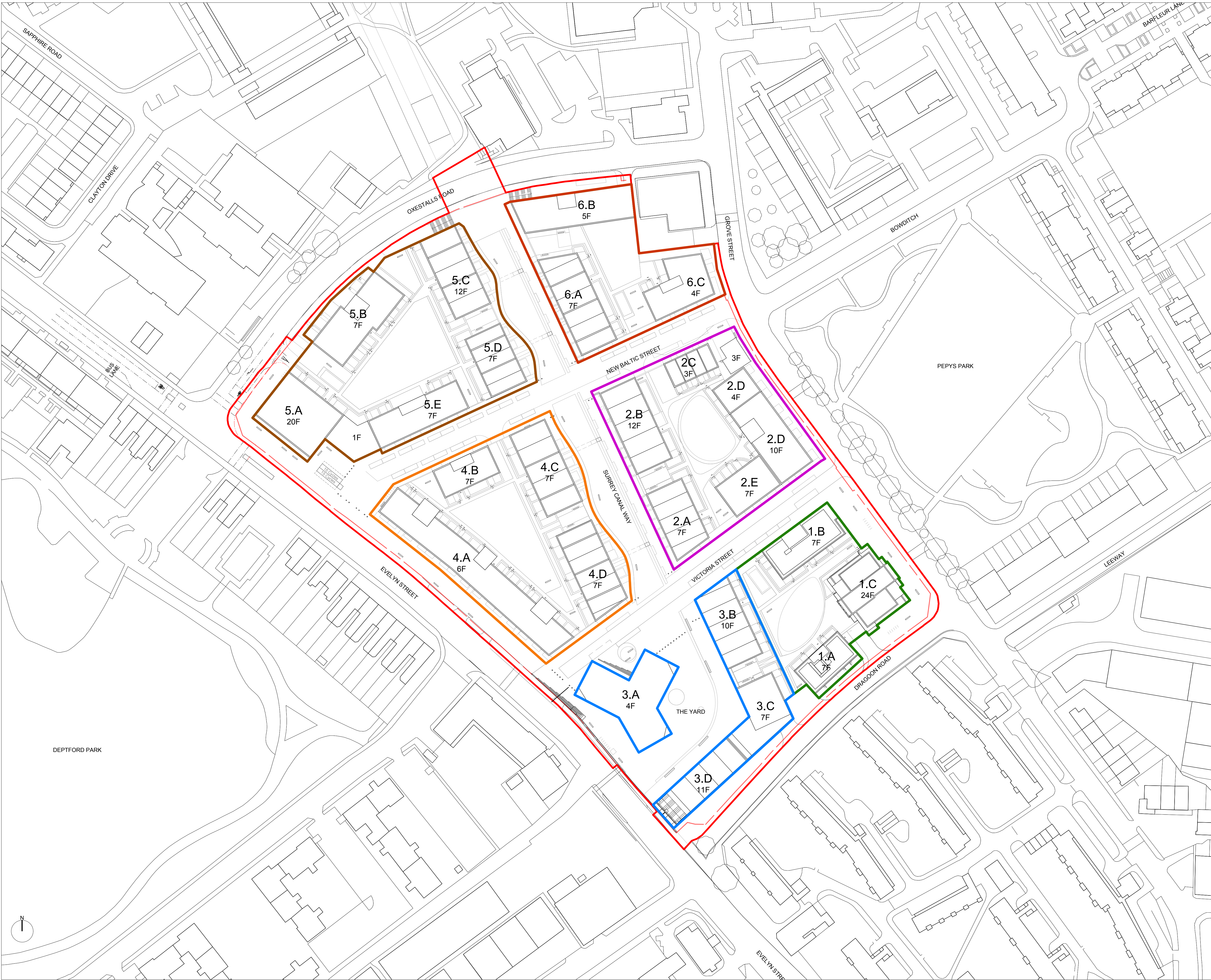
55. Air Quality Assessment

- (a) 12 months prior to the installation of the CHP engines and boiler plant, an Air Quality Assessment (associated with the CHP engines and boiler plant) using the modelling approach outlined in Chapter 07 of the Environmental Statement and Addendum hereby approved shall be submitted to and approved in writing by the local planning authority. The assessment shall include full details of the abatement technology utilised to minimise emissions to air from the CHP engines and boiler plant;
- (b) The Air Quality Assessment to be submitted and approved under part (a) of this condition will need to utilise an appropriate air quality model and/or emissions assessment tool to predict air quality concentrations at agreed receptor locations. Within 18 months after the date of occupation, data will be submitted to the Local Planning Authority for the first year of occupation as 'with development' and 'without development';
- (c) The CHP and associated abatement (to be approved under part (a) of this condition) shall be installed in accordance with the approved details and shall thereafter be permanently maintained in accordance with the approved specification unless otherwise agreed in writing by the local planning authority;
- (d) A minimum of 1 no. CHP engine and associated abatement shall be installed not later than the date of first occupation of the 651st residential unit;
- (e) Whilst the CHP is running i.e. during winter months AND minimum of 3 months post practical completion of each CHP engine (commissioned and operational), a post monitoring report shall be submitted and approved in writing by the local planning authority confirming compliance with parts (a)-(c) within 15 months of the practical completion of the relevant CHP engine.

Reason: To improve air quality in the interest of safeguarding the health of the local population and to protect the amenities of adjoining premises in accordance with Policy 7.14 Improving air quality of the London Plan (2011), Policy 7 Climate change and adapting to the effects and Policy 9 Improving local air quality of the Core Strategy (June 2011) and to comply with Development Management Local

Plan (November 2014) DM Policy 23 Air quality.

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Revisions	
KEY	
Plot 1	<div></div>
Plot 2	<div></div>
Plot 3	<div></div>
Plot 4	<div></div>
Plot 5	<div></div>
Plot 6	<div></div>

Plan 2

NOTES:

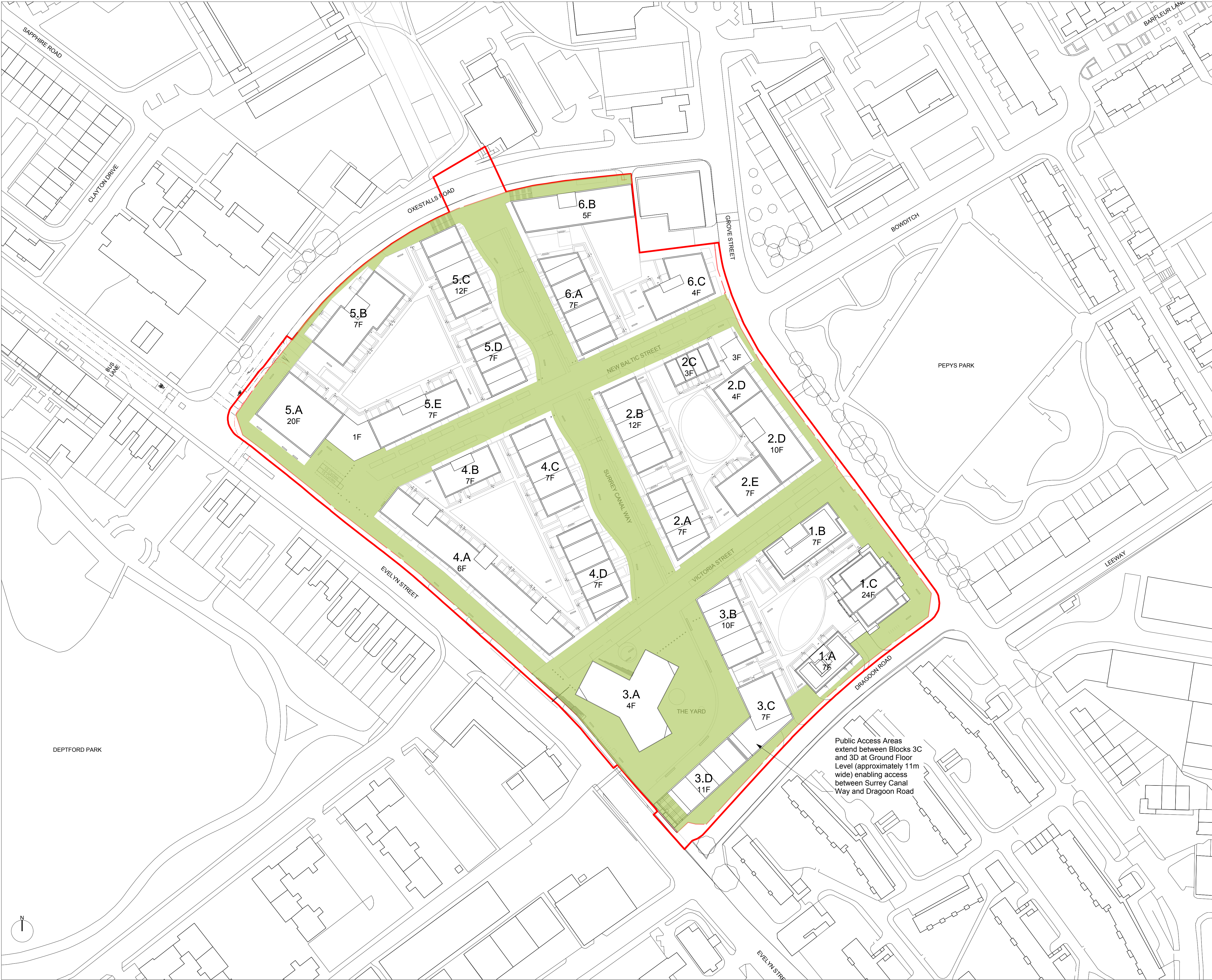
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Project
Wharves Deptford

Drawing
Plot Plan

Scale	Date
1:750 @ A1	Nov 2015
Drawn by	Checked by
SLH	GW
Job Number	Status
150500	Information

Drawing No. & Revision
HKB-DEPT-XX-ROI-001



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Revisions

KEY

Public Access Areas



Plan 3

NOTES:

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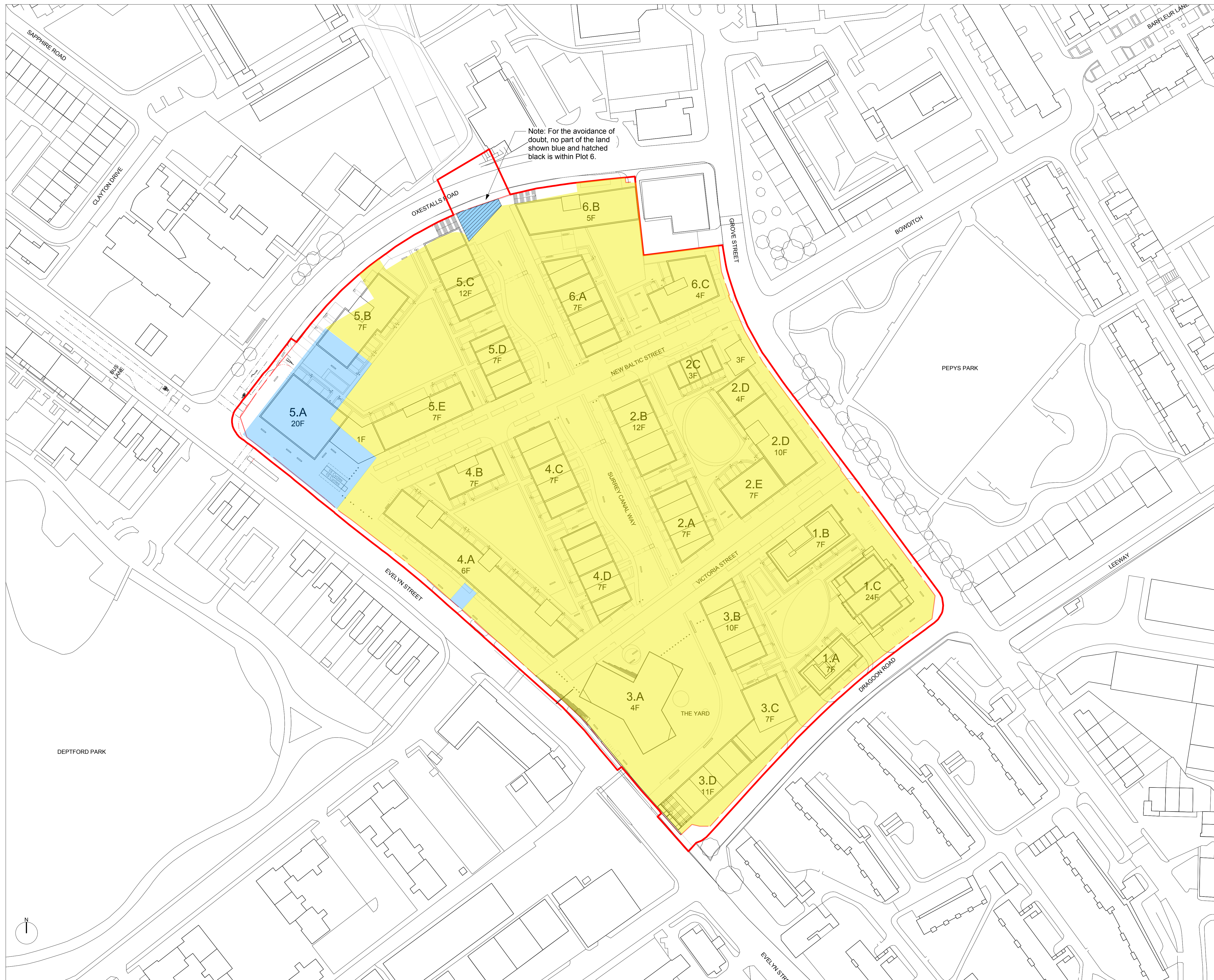
03	25/02/2016	LL Comments addressed.
02	12/02/2016	LL Comments addressed.
01	09/02/2016	LL Comments addressed.

Project
Wharves Deptford

Drawing
Public Access Areas Plan

Scale	Date
1:750 @ A1	Nov 2015
Drawn by	Checked by
SLH	GW
Job Number	Status
150500	Information

Drawing No. & Revision
HKB-DEPT-XX-ROI-002 03



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Revisions

KEY

Freehold Interest of Lend Lease
Deptford Ltd

Remaining Land to be acquired
(in addition to Remaining Interests
not identified on this plan)

Land required to deliver the Surrey Canal link

Plan 9

NOTES:

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07	08/03/2016	LL Comments addressed.
06	07/03/2016	LL Comments addressed.
05	25/02/2016	LL Comments addressed.
04	12/02/2016	LL Comments addressed.
03	11/02/2016	LL Comments addressed.
02	10/02/2016	LL Comments addressed.
01	09/02/2016	LL Comments addressed.

Project

Wharves Deptford

Drawing

Site Ownership

Scale
1:750 @ A1

Drawn by SLH	Checked by GW
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Job Number 150500	Status Information
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Drawing No. & Revision

HKB-DEPT-XX-ROI-008

07

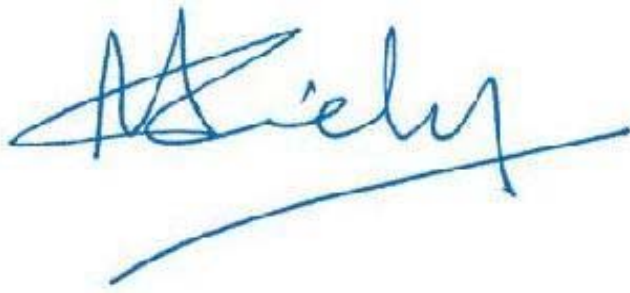
INFORMATIVES

- A. **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion and following submission of the Planning Application positive discussions took place which resulted in further information being submitted.
- B. As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL payment process may result in penalties. More information on CIL is available at: - <http://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>
- C. The Environment Agency (EA) would encourage future occupants register with the Environment Agency's flood warning service, 'FloodLine', as recommended on page 24 of the FRA, so that they may prepare themselves in the event of a flood. They can do this by calling 0845 988 1188.
- D. This planning permission is a phased planning permission which expressly provides for development to be carried out in phases for the purpose of the Community Infrastructure Levy Regulations 2010 (as amended).
- E. The site to which the application relates falls within the safeguarded zone and zone of influence for the Thames Tideway Tunnel. TWUL requires assurance that there would be no likely adverse effect on the consented Thames Tideway Tunnel. Any development on this site must therefore be carried out under the direction of the attached Guide for Developers (link below). The Guide sets out the details of the safeguarded route for the proposed Thames Tideway Tunnel and implications for other developments.

<http://www.thamestidewaytunnel.co.uk/media/28234/Guidelines-for-Developers-and-Local-Planning-Authorities.pdf>

Piling or any other foundation design using penetrative methods should include measures to ensure that there is no adverse impact on the Thames Tideway Tunnel. Details for piling or foundation designs should be prepared in consultation with Thames Water (contact 0800 0721 086, info@tidewaytunnels.co.uk).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mike Kiely'. The signature is stylized with a large, sweeping initial 'M' and a long, horizontal stroke extending from the end of the name.

Mike Kiely

Interim Head of Planning

Statement of Applicant's Rights arising from Grant of Outline Planning Permission subject to conditions:-

Appeals to the Secretary of State

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0303 444 5000, Email: enquiries@pins.gsi.gov.uk or fill in a form online via <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>
- The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Planning Inspectorate that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Planning Inspectorate.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough of Lewisham. This notice will require the London Borough of Lewisham to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 Part VI of the Town and Country Planning Act 1990.