



DRAFT STATEMENT OF COMMON GROUND

VIP TRADING ESTATE AND VIP INDUSTRIAL ESTATE

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1. Introduction

- 1.1 This (draft) Statement sets out the matters that are agreed and those that are disputed between Leopard Guernsey Anchor Propco Ltd (**the Appellant**) and the Mayor of London acting through the Greater London Authority (**the GLA**) and the Royal Borough of Greenwich (**RBG**) as local planning authority in respect of an appeal against the refusal of permission by the Mayor of London (planning application reference 16/4008/F).

2. Appendices

- 2.1 The following are appended to this Statement and agreed:
- The amended plans and drawings are noted in APPENDIX 1.
 - The relevant planning policies are set out at APPENDIX 2.

3. Annexures

- 3.1 The following are annexed to this Statement and agreed:
- Annex A: Inquiry Core Documents List
 - Annex B: Draft Conditions
 - Annex C: Draft Section 106 obligation

4. The Appeal Proposals

- 4.1 The planning application, which is the subject of this appeal, was made on 06 December 2016 and amended on 22 December 2017 and 03 December 2018 (**the Application**). The Application is full planning permission to redevelop land at the VIP Trading Estate, Charlton (**the Site**) as follows for:

*“Demolition of existing buildings and erection of 11 buildings ranging from 2 to 10 storeys in height for Class C3 residential use (771 units), with flexible uses comprising Class B1 (Business), Class A1- A3 Retail /Restaurant), Class D1 (Community) and Class D2 (Leisure) at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Anchor and Hope Lane and the riverside, creation of new areas of open space and landscaping together with the provision of associated car parking, cycle spaces, refuse and recycling storage, plant and all other associated works.” (**the Proposals**)*

- 4.2 The Royal Borough of Greenwich resolved to refuse planning permission on 9 July 2018 and the application was called-in and refused by the Mayor of London on 29 January 2019. The Mayor’s reasons for refusal related to:

- I insufficient quality of design
- II unsatisfactory relationship with Imex House (related to access and noise impacts),

- III harm to existing businesses
- IV the absence of a section 106 agreement securing affordable housing obligations.

5. Environmental Impact Assessment

- 5.1 The Proposals are 'EIA development' under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (**the Regulations**). The application was accompanied by an environmental statement (**ES**).
- 5.2 Following the submission of the Application, clarification documents were submitted, as well as an amended ES (**Amended ES: Core Documents 1.5-1.11**). The Amended ES was 'further information' under Regulation 22 of the EIA Regulations, and was processed as required by the EIA Regulations.
- 5.3 The ES is compliant with the Regulations.
- 5.4 The GLA took the ES, Amended ES and consultation responses on it (together the 'environmental information') into account when determining the planning application. The mitigation measures identified in the Amended ES are to be secured through the planning conditions and/or planning obligations annexed to this Statement if planning permission were to be granted.

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6. Background

The appeal site

- 6.1 The Site is located within the wider Charlton Riverside, an area stretching between Woolwich to the east and Greenwich Peninsula to the west. Charlton Riverside is designated by the London Plan (2016) and the draft New London Plan (2018) for significant residential growth and regeneration.
- 6.2 The Site comprises two parcels of land referred to as 'Plot A' and 'Plot B', together extending to a total area of 2.53 hectares.
- 6.3 Plot A is the northern-most plot. It is bounded by commercial/industrial units to the north, east and south and residential properties at Atlas Gardens and Derrick Gardens and Anchor and Hope Lane to the west. Plot A currently comprises three large buildings of approximately three storeys in height with surrounding hardstanding. A number of businesses occupy the site and operate across a variety of Use Classes (B2, B8 and Sui Generis).
- 6.4 Plot B is bound by Atlas Gardens to the north; commercial/industrial units to the south and east; and Anchor and Hope Lane to the west. Plot B comprises a single building of two storeys with surrounding hardstanding that is currently occupied by a van hire company (Sui Generis).
- 6.5 There is limited vegetation on the Site. There are 16 mature London Plane trees within the western boundary which are subject to Tree Protection Orders (ref. TPO253). A small number of semi-mature and mature London Plane trees are also present at the Site's south-eastern boundary.
- 6.6 Currently, the only access to the Site is via a single lane private road off Anchor and Hope Lane, which also serves adjacent industrial businesses to the east.
- 6.7 The Site is approximately 350m from Charlton Station, with frequent services to Central London, including Cannon Street (24 minutes), Charing Cross (30-34 minutes) and London Bridge (17-20 minutes). Bus services run along Anchor and Hope Lane and provide regular access to North Greenwich, Woolwich and beyond. Woolwich Station will soon be served by Crossrail with 12 trains per hour to central London. There is also an aspiration to provide a new River Bus pier at Charlton Riverside. The Site has a PTAL rating of 3/4 and there is an expectation that this will be increased in future as the wider area is redeveloped.
- 6.8 The Site is not located within a conservation area and does not contain any listed buildings or structures, nor any nationally designated heritage assets. The Site, like much of the north RBG riverside, is in a Flood Risk Area.

Planning policy context

- 6.9 An overview of the planning policy relevant to the consideration of the Appeal is set out below. This is not an exhaustive policy overview and the parties reserve the right to refer to other policy documents in evidence.

Relevant development plan documents

6.10 The Statutory Development Plan for RBG comprises:

- The RB Greenwich Local Plan, comprising the Core Strategy with Detailed Policies and Site Allocations (July 2014); and
- The London Plan (2016).

6.11 These development plan documents are supported by the following guidance:

- The Mayor's Housing SPG (2016);
- The Mayor's Play and Informal Recreation SPG (2012);
- Affordable Housing and Viability SPG (2017);
- Character and Context SPG (2014);
- Sustainable Design and Construction SPG (2014); and
- RB Greenwich's Charlton Riverside SPD (2017).

6.12 The weight to be given to development plan policies depends upon their degree of consistency with the NPPF.

Material Considerations

6.13 Both parties agree that other material considerations of relevance to the Appeal include:

- National Planning Policy Framework ('NPPF') (2019);
- Planning Practice Guidance (PPG); and
- The Draft New London Plan (2018).

Relevant guidance and evidence base documents

6.14 The following guidance and evidence base documents are of relevance to the appeal (dates provided where available):

- South East Housing Market Assessment Report (South East London Housing Partnership);
- Affordable Housing Viability Assessment Report – updated December 2012 (RBG, 2012);
- Greenwich Employment Land Review (URS, September 2012);
- Strategic Flood Risk Assessment (JBA Consulting, October 2011);
- Towards a Greener Royal Greenwich – Green Infrastructure Study 2017 (LUC, May 2017);
- South East London Waste Technical Paper (South East London Joint Waste Working Group);
- Infrastructure Delivery Plan for Royal Greenwich (RBG);
- Royal Borough of Greenwich Consultation Response: Draft London Plan (28 February 2018)
- Strategic Housing Market Assessment (Mayor of London, Nov 2017);
- Strategic Housing Land Availability Assessment (Mayor of London, Nov 2017);
- Removing the Barriers to Housing Delivery (Outer London Commission, Mar 2016);
- Housing space standards (HATC, Aug 2006);

Planning designations

- 6.1 The Charlton Riverside area is designated an Opportunity Area in the London Plan. The Core Strategy identifies the area as a key regeneration area and proposes new mixed use development and move away from its previous industrial uses, developing into a new mixed-use quarter of around 5,500 homes by 2031 involving substantial release of under-used industrial land (and intensification of employment on the land not released).
- 6.2 The London Plan envisages capacity for 1,000 jobs and a minimum of 3,500 new homes. RB Greenwich's Charlton Riverside SPD looks for an additional 4,400 jobs and 5,000 – 7,500 new homes. The draft New London Plan increases the indicative number of homes to 8,000.
- 6.3 This is to be achieved through a plan-led release of industrial land for higher-density mixed-use development. The Site itself is classed as non-designated industrial land – i.e. existing industrial land that does not form part of a Strategic Industrial Land (SIL) site or a Locally Significant Industrial Site (LSIS).
- 6.4 The Site is within a Local Park Deficiency Area (identified on Figure 5 of the RBG Local Plan).

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7. Planning application background and process

Planning history

1.1 There are no consents on the site that are directly relevant to this appeal.

Consideration of the application

7.1 The proposals have been the subject of extensive consultation with officers at RB Greenwich and the GLA as well as with local business and residents. The following summarises the various stages of consultation with RB Greenwich and the GLA.

- December 2015: pre-application advice provided by the GLA.
- June 2016: proposals were considered by the RB Greenwich Design Review Panel (DRP).
- November 2016: further pre-application advice from GLA officers.
- February 2017: following submission of the application in January 2017, the GLA issued a Stage 1 report on the application.
- February 2018: further consideration by the RB Greenwich DRP.
- July 2018: Officers at RB Greenwich published their report to the Planning Committee, which considered the application on 9 July 2018, refusing the application against officer advice.
- August 2018: GLA officers publish their Stage 2 report.
- January 2019: GLA officers publish their Stage 3 report ahead of consideration by the Mayor.

7.2 GLA officers, in their Stage 3 report, recommended that the Mayor approve the application. The eight reasons given for this are set out at paragraph 3 of the Stage 3 report and summarised below.

- i. The site lies within an Opportunity Area and the local policy framework supports the redevelopment of the site for housing and employment purposes. The report states: *“The principle of a residential led, mixed use development is strongly supported by both strategic and local planning policy.”* The design and proposed conditions and obligations would *“ensure the successful co-location of the development with surrounding land uses.”*
- ii. The scheme would provide 771 residential units, 292 of which would be affordable (at 40% by habitable room, 38% by unit). The housing would be high quality and the mix would respond to local need. *“Overall, the scheme would make a significant contribution to housing delivery targets for Greenwich.”*
- iii. The design, massing, landscaping, public routes and spaces were all considered to be high-quality. Less than substantial harm to setting of the Charlton Riverside Conservation Area was identified, but officers considered this to be outweighed by the other scheme benefits, notably housing delivery (including affordable housing), community facilities, the contribution toward new infrastructure, public realm and ecological enhancements.
- iv. The principles of inclusive access were considered to be “embedded” within the proposed development.
- v. The development would achieve a high standard of sustainable design and construction.
- vi. There would be an acceptable impact on neighbourhood amenity. Officers reported that, *“No neighbouring residential properties would experience unacceptable reductions to their daylight and sunlight. The proposals would not unacceptably reduce privacy to neighbouring residential properties and issues of noise and disturbance to adjacent premises would be adequately mitigated through planning conditions.”*
- vii. The proposed amount of car parking was acceptable.
- viii. Appropriate planning conditions and obligations were proposed that would mitigate the environmental impacts and ensure the development would be acceptable in planning terms.

7.3 For these reasons, officers concluded as follows:

“Taking the development plan as a whole, it is considered that the proposals accord overall with the development plan and it is not considered that there are any material considerations indicating that the proposal should be refused, notwithstanding its overall compliance with the development plan.”¹

The evolution of the appeal scheme

7.4 The proposals have been the subject of review and iteration and they have evolved as a result of engagement and guidance provided by officers at RBG and the GLA. The table below compares the key aspects of the originally submitted scheme and that ultimately considered and refused by the Mayor on 13 February 2019:

Table 1: Evolution of the appeal scheme

Scheme aspect	Original submission (January 2017)	Final scheme (January 2019)
Units	975 (143 affordable – 14.6%)	771 (292 affordable – 37.8%)
Number of buildings and heights	9 buildings, 2 – 28 storeys	11 buildings, 2 – 10 storeys
Employment floorspace (B1) (GIA)	1,560 sqm	3,097 sqm
Commercial floorspace (A1-A5) (GIA)	690 sqm	149 sqm
Community floorspace (D1/D2) (GIA)	407 sqm	834 sqm (D1 and D2)

- 7.5 The most significant change has been to the building heights and the overall number of units. The original design included 975 residential units in nine buildings across the two plots, including a 28-storey tower at the southern end of Plot B and three 16-storey towers on Plot A. This height profile was reduced to a maximum of 10 storeys in response to the Charlton Riverside SPD. The collaborative design process allowed both RBG and GLA officers to support the proposals in their reports to the Planning Committee and the Mayor.
- 7.6 The remainder of this section expands on the evolution of the scheme.
- 7.7 On 19 November 2015 the applicant held a pre-application meeting with the GLA. The GLA strongly recommended further consultation with RBG and raised potential issues of building height, density and providing an appropriate mix of uses.
- 7.8 The first pre-application meeting with RBG was held on 19 January 2016. A scheme comprising buildings up to 28 storeys was discussed, with RBG recommending that the height of the buildings be significantly reduced, and the density lowered. The next pre-application meeting was held on 2 June 2016 at which the applicant sought to justify the height and density of the scheme with more detailed designs. Proposals for tall buildings were scaled back to a maximum of 21 storeys. RBG commented that they were still concerned about the height of the buildings and the density being above London Plan standards. Three further pre-application meetings were held with RBG on 11 August, 15 September and 20 October 2016 from which the proposals were further revised, including changes to siting, massing and layout.

¹ GLA Stage 3 report, paragraph 365

7.9 A final pre-application meeting was held with the GLA on 19 November 2016. The report concluded that, *“Overall, the applicant has responded positively to the feedback provided on the subsequent versions of the scheme and as a result GLA officers are generally supportive of the design progress made to date.”* This support was caveated with advice that further reductions to massing should be made on certain blocks and that further consultation should be sought.

7.10 The application was submitted on 9 December 2016 and proposed:

“Demolition of existing buildings and erection of 9 buildings ranging from 2 to 28 storeys in height for Class C3 residential use, with Class B1 employment space and flexible uses comprising Class A1 (retail), Class A3 (Café/ Restaurant), Class D1 (Community Use) and Class D2 (Leisure) at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Hope and Anchor Lane and the riverside, creation of new areas of open space and landscaping together with the provision of associated car parking, cycle space, refuse and recycling storage, plant and all other associated works.”

7.11 Officers at RBG recognised the regeneration status of the area but expressed concern that the proposals conflicted with the emerging SPD for Charlton Riverside. The SPD was adopted in June 2017 and, after several meetings with officers and RBG members, the scheme was amended to reduce the height to no more than 10 storeys and increase the amount of non-residential floorspace. The number of residential units was reduced to 771.

7.12 These proposals were presented to the Charlton Stakeholder Forum on 29 November 2017 and formally submitted as revised proposals on 22 December 2017. The description of development was revised to the following:

“Demolition of existing buildings and erection of 11 buildings ranging from 2 to 10 storeys in height for Class C3 residential use, with flexible uses comprising Class B1 (Business), Class A1 – A3 (Retail/Restaurant), Class D1 (Community) and Class D2 (Leisure), at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Anchor and Hope Lane and the riverside, creation of new areas of open space and landscaping together with the provision of associated car parking, cycle spaces, refuse and recycling storage, plant and all other associated works.”

7.13 Following this, the design was reviewed by CABE on 15 January 2018. Their comments led to further revisions including reducing the height of the buildings adjacent to Atlas and Derrick Gardens and increasing the heights of others, with the result that the number of units remained at 771. There followed a public exhibition of the proposals on 2/3 March 2018.

7.14 Further design changes arose following comments by TfL regarding the required width of the East-West route, for which 20 metres had been allowed, whereas TfL required 24 metres. This was accommodated by amending the design to Buildings J and MN, in April 2018.

7.15 RBG’s Planning Board considered a recommendation to approve the application on 17 April 2018 but deferred their decision. The proposals were again considered on 9 July 2018, again with a recommendation to approve. RBG officers set out their view at paragraphs 2.2 – 2.12 of their report, stating:

“The principle of mixed use development is in accordance with the relevant development plan policies and the vision set out in the Charlton Riverside Masterplan SPD.

The proposed replacement employment space is considered to be of a high quality and has the potential to increase the numbers of jobs on the site compared with the existing industrial uses. Appropriate provision is made through S106 clauses to address the

relocation of existing businesses and to ensure that the proposed employment space meets the needs of small and medium sized enterprises and start-ups. Appropriate provision is also made in terms of floorspace for community uses.

The proposal will provide 770 new homes of which 25% would be affordable. The mix of affordable units meets the policy requirement of providing a 70/30 split between social rented and intermediate units. The proposed level of affordable housing has been viability tested and is considered the maximum reasonable amount of affordable housing that can be delivered on the site.

The proportion of family units in the scheme is lower than that envisaged by the Charlton Riverside masterplan SPD as only 17% of units would be of family size. However, this is considered acceptable having regard to the likely impact that an increased level of family housing would have on the overall viability of the scheme.

Some units within the scheme would not achieve the recommended levels for internal daylight and sunlight. However, the provision of amenity space and play facilities exceeds the recommended standards. Overall the standard of amenity for future occupants is considered acceptable.

Parts of the scheme exceed the building heights envisaged by the Charlton Riverside Masterplan SPD however the revised scheme has addressed the relationship between the proposed development and adjacent buildings and it is considered that taller buildings can be supported in the less sensitive parts of the site. The architectural design is of a high quality and the scheme would bring about improvements to the townscape compared with the existing site conditions.

The overall density of the scheme also exceeds the recommended density levels set out in the London Plan and the SPD but is considered acceptable having regard to the site's location within an Opportunity Area and the need to bring forward regeneration.

An assessment of the impact of the scheme upon the significance of heritage assets concludes that any harm to the character and appearance of the recently designated conservation area and its setting and would be less than substantial and that the impacts upon locally listed buildings would not be such as to harm their significance.

Satisfactory standards of residential amenity would be maintained for neighbouring occupiers having regard to the assessment of impacts upon privacy, daylight / sunlight and wind conditions.

Subject to conditions in relation to noise the potential for conflict between the proposed residential use and the nearby safeguarded wharves will be minimised. S106 clauses will be secured to address noise impacts from adjacent commercial uses.

The proposed level of parking is considered appropriate having regard to the current level of public transport accessibility and a range of measures will be secured by condition / S106 to address the transport impacts of the development."

- 7.16 Despite this recommendation, the Planning Board resolved to refuse the application, should the Mayor of London not call the application in for his own determination. He did so on 13 August 2018. In his letter notifying RBG of his decision as well as the accompanying report, the Mayor explained that the

main reasons for calling-in the application related to the site's potential for delivering housing (including affordable housing) in the context of a local authority that was under-delivering versus its targets. The Mayor stated at paragraph 28 of his Stage 2 report:

“As noted, Greenwich Council’s recent delivery of housing and affordable housing is below the minimum targets and the proposed development has the potential to make a substantial and positive contribution to the strategic housing and affordable housing targets of the London Plan by optimising the use of an accessible and underutilised site, thereby helping to address recent under-delivery both in the Borough and strategically. Furthermore, the Council’s targets for completions and approvals are expected to increase under the draft London Plan.”

7.17 He went on to state in his letter:

“I must also have regard to targets identified in development plans. As set out in the attached report, I recognise that Greenwich Council has taken a positive approach to approving new homes in the borough during the last three years, and is currently performing well in securing planning approvals for additional housing and affordable housing relative to its annual targets. Notwithstanding this, I note that the proportion of affordable housing secured relative to overall housing consented during this period is significantly below the Greenwich Local Plan 35% target and represents a significant undersupply of affordable housing in the pipeline.

In my view the proposed development has potential to make an important contribution to housing and affordable housing supply in response to London Plan policies 3.3 and 3.11 and draft London Plan Policies H1 and H5. Having regard to the above, and noting the potential contribution of the proposed development, I wish to fully consider this case as the local planning authority.”

7.18 There followed a series of design changes as a result of detailed discussions with GLA officers. These are set out at paragraph 20 of the GLA Stage 3 report and were as follows:

- Reduction in height of Building G by two storeys and introduction of a set-back to create a part three, part four-storey building.
- Reduction in height of Building J by two storeys (to five storeys).
- Increase in height of Building D by one storey (to ten storeys).
- Increase in height of Buildings E and F by one storey to part eight, part nine and part ten storeys.
- Increase in the quantum of flexible commercial floorspace from 3,201 sqm to 3,250 sqm (GEA), 3,068 sqm to 3,097 sqm (GIA).
- Reduction in the number of car parking spaces by two and an increase in cycle parking from 1,323 to 1,400 spaces.
- Alteration to the residential mix to increase the number of one and two bedroom units (by two and five units respectively) and reduce the number of three and four bedroom units (by one and two units respectively).

7.19 The viability of the proposal was also re-appraised, in particular with regard to the availability of grant funding. Assuming that this grant funding would be available the affordable element was increased to 292 units (of 771): equivalent to 38% of the total number of units and 40% of the habitable rooms.

Without grant funding the revised scheme was considered likely to be able to provide 35% affordable housing (by unit).

7.20 As a result of these changes, GLA officers were able to recommend approval of the application to the Mayor. In doing so they noted (at paragraph 3) that:

- the principle of redevelopment was acceptable given the Opportunity Area designation and the local policy framework, including the Charlton Riverside SPD;
- the proposal would provide much needed housing and a significant quantum of flexible employment floorspace;
- the design and mitigation measures to be secured by planning condition would ensure successful co-location with surrounding uses;
- the housing proposed would be of a high quality, would make a significant contribution toward housing delivery targets in Greenwich and the mix would respond to local need;
- the proposed level of affordable housing would comply with the policy target set out in the Draft London Plan and meet the requirements of the Mayor's Affordable Housing and Viability SPG, being the maximum amount the scheme could reasonably bear;
- the design and layout was well-considered and achieved a high quality of place-making;
- the massing responded to the site characteristics and the existing and emerging context;
- less than substantial harm would result to the setting of the Charlton Riverside Conservation Area;
- the proposal would provide ecological enhancements and significant public realm improvements;
- the proposal would contribute toward the provision of important infrastructure, including an east-west route through the area (as sought by the SPD);
- the proposal has the principles of inclusive access embedded in its design;
- a high standard of sustainable design and construction would be achieved; and
- the proposal would have an acceptable impact on neighbourhood amenity with no unacceptable reductions in neighbours' daylight and sunlight. Privacy and issues of noise and disturbance would be addressed via conditions.

7.21 Despite this recommendation, the Mayor refused the application at a hearing on 29 January 2019. His reasons were subsequently set out in the decision notice dated 13 February 2019:

1. The proposal does not constitute development of the highest quality as required by policy. Its poor design, layout and massing, gives rise to an overly constrained residential environment and to an inadequate and compromised public realm. The proposal would therefore not comprise sustainable development and would be contrary to the NPPF, London Plan (2016) Policies 3.5, 7.1, 7.4, 7.5, 7.6 and 7.7, draft London Plan Policies D1, D4, D6 and D7, Greenwich Local Plan Policies H5, DH1 and DH2 and the Charlton Riverside SPD (2017).
2. The proposal fails to ensure a satisfactory relationship with the retained commercial building at Imex House. It fails to provide a safe and convenient access to the business. It introduces noise sensitive uses to the site without providing demonstrably appropriate, sufficient or deliverable mitigation measures contrary to the Agent of Change principles thus threatening the sustainability of this local business. The development would not constitute sustainable development and is contrary to the NPPF, London Plan (2016) Policy 7.15, draft London Plan

Policies GG5, D12 and D13, the Mayor's Culture and Night-time Economy SPG (2017) and the Charlton Riverside SPD (2017).

3. The proposal fails to provide any floorspace suitable for the relocation of existing established businesses on the site and fails to provide a suitable and robust mechanism to secure suitable alternative premises for these existing occupiers. The development would not constitute sustainable development and would be contrary to the NPPF, London Plan (2016) Policies 4.4, draft London Plan Policies GG5, E4 and E7, and the Charlton Riverside SPD (2017).
4. The proposal, in the absence of a S106 agreement to secure affordable housing and other obligations, would fail to provide the maximum reasonable level of affordable housing or adequately mitigate the other harmful impacts of the development, contrary to London Plan (2016) Policies 3.12, 3.18, 5.2, 6.2 and 8.2, draft London Plan Policies H6, S1, E2, S12, T3 and DF1, Greenwich Local Plan Policies H3, EA(c), E1 and IM1, the Mayor's Affordable Housing & Viability SPG and the Charlton Riverside SPD (2017).

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8. Uses

Housing

- 8.1 The Proposals would provide much needed housing for which there is an identified and well-documented need. The scheme would provide 771 residential units, of which 292 would be affordable, secured on a grant funded basis (40% by habitable room, 38% by unit). The housing proposed is of a high residential quality and the mix responds to local need.
- 8.2 Overall, the scheme would make a significant contribution to housing delivery targets for Greenwich. Policy H1 of the Greenwich Core Strategy (2014) sets an annualised average housing delivery target of 2,595. The London Plan (2016) increases this target to an average of 2,685 and the draft London Plan increases this again to 3,204, reflecting the growing problem a lack of housing delivery plays in aggravating London's housing and affordability crises (RBG did not object to the new target in their representations to the London Plan Examination). According to the latest RBG Annual Monitoring Report (2016/2017), 2,453 homes had been completed and the borough will miss its annualised targets set by the draft London Plan over the RBG plan period.
- 8.3 The proposed level of affordable housing responds to the strategic target set out in the Draft London Plan and meets the requirements of the Mayor's Affordable Housing & Viability SPG. There is a particularly strong need for affordable housing in the Borough and in London generally and to allow proposals would bring important benefits to many households in housing need.
- 8.4 A review mechanism would be triggered if an agreed level of progress is not made within 24 months of grant of planning permission and would secure additional affordable homes if viable, and a further review would be triggered on disposal of 75% of the residential units.
- 8.5 The proposals make provision for the delivery of a significant quantum of flexible employment floorspace, that could support small to medium enterprises and the provision of social infrastructure floorspace including creche and community uses, which is compatible with the proposed residential uses and complies with planning policy.

Density

- 8.6 The Proposals optimises the development density, taking into account the accessibility of the location and its existing policy context. The Charlton Riverside Opportunity Area has been identified as an area potentially suitable for tall buildings by local and Mayoral planning policy, subject to assessment of design. The proposals make good use of the site and accord with its density policies at a London-wide and local level.

Policy compliance

- 8.7 The Proposals are policy compliant in land use terms in accordance with the NPPF, London Plan Policies 2.13, 3.3, 3.4, 3.11, 3.16, 4.4, 4.7, 4.12, draft London Plan Policies GG2, GG4, GG5, D6, D12, SD1, H1, H5, E7 E9, E11, S1, Greenwich Local Plan Policies H1, H2, H3, CH1, CH2 and comply in land use terms with the Charlton Riverside SPD (2017).
- 8.8 The Proposals comply with London Plan Policies 3.3, 3.4, 3.5, 3.8, 3.9, 3.11, 3.12, draft London Plan Policies D4, D6, H1, H3, H5, H6, H7 and H12, the Mayor's Housing SPG (2016 as amended), the Mayor's Affordable Housing and Viability SPG (2017), the Mayor's Play and Informal Recreation SPG (2012), Greenwich Local Plan Policies H1, H2, H3, H5, and DH1, and the Charlton Riverside SPD (2017).

9. Sustainability and Transport

- 9.1 The Proposals demonstrate that a high standard of sustainable design and construction would be achieved, minimising carbon dioxide emissions, using energy efficiently and including renewable energy in accordance with the energy hierarchy. The development would be acceptable in respect of flood risk, deliver sustainable urban drainage, ecology and urban greening benefits over the existing situation at the site.
- 9.2 The environmental impacts of the Proposals, in terms of minimising exposure to poor air quality, wind conditions, addressing contaminated land and waste management, are acceptable taking into account the proposed mitigation measures.
- 9.3 As such and subject to the provisions secured by planning condition and obligations, the scheme complies with the policies contained with Chapter 5 and Policies 7.7 and 7.14 of the London Plan, draft London Plan chapters 8 and 9 and Policies SI1, SI2 and SI3, Greenwich Policies DH1, H5, E1, OS4, OS(f), E2, E(a).
- 9.4 The quantum of proposed car parking across all uses is acceptable subject to a suitable framework of controls including a car parking management plan, electric vehicle charging points, travel plans and car club spaces. The proposal strikes an appropriate balance between promoting new development and encouraging cycling, walking and public transport use. As such the proposed development complies with the policies contained within Chapter 6 of the London Plan, Chapter 10 of the draft London Plan, Greenwich Local Plan Policies IM4, IM(a), IM(b) and IM (c).

10. Design, Access and Amenity

Design

- 10.1 The design and layout principles are well-considered and the scheme achieves a high quality of placemaking, with well-defined new public routes and spaces, enhanced by high quality landscaping.
- 10.2 The Proposals comply with Policies 3.5, 3.6, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.13 of the London Plan; Policies GG6, D1, D2, D4, D7, D8, D9, D10, D11, D12, D13, HC1, G5 and G7 of the draft London Plan, Greenwich Local Plan Policies H5, DH1, DH2, DH3, Policy DH(b), Policy DH(e), Policy DH(g), Policy DH(i) and the Charlton Riverside SPD (2017).
- 10.3 Minimum space standards, as expressed by London Plan (2016) Table 3.3 and by Table 3.1 of the draft New London Plan, are met by all units within the proposed development scheme.

Access

- 10.4 The Proposals have embedded the principles of inclusive access and comply with the relevant inclusive design housing standards. As such, the scheme complies with London Plan Policies 3.8, 7.2 and 7.6, draft London Plan Policies D3 and D5, Greenwich Local Plan Policies DH1 and H5.

Amenity

- 10.5 The Proposals would have an acceptable impact on neighbourhood amenity:
- The Mayor agrees that no neighbouring residential properties would experience unacceptable reductions to their daylight and sunlight.
 - The strategic industrial operations at the nearby Safeguarded Wharves would be safeguarded through the use of appropriate planning conditions.
- 10.6 RBG guidelines on amenity space standards are met for 99.6% of the proposed units and no policy objection arises in this respect.
- 10.7 RBG has received no complaints from residents of Atlas Gardens or Derrick Gardens regarding noise emanating from Imex House and offers have been made to sound-proof Imex House at the developer's cost, secured through planning obligations.
- 10.8 The Proposals therefore comply with London Plan Policies 7.6, 7.7 and 7.15, draft London Plan Policies D2, D8, D12 and D13, Greenwich Local Plan Policies H5, DH1 and DH(b).

Townscape and Visual Effects

- 10.9 The massing strategy responds to the site characteristics and the existing and emerging context.
- 10.10 The quality of design, architecture and materials will ensure a distinctive and high quality development that will contribute positively to the regeneration of this part of Charlton Riverside.
- 10.11 The Mayor and RBG do not consider any harm would be caused to either the setting of the Charlton Riverside Conservation Area or the locally listed assets at Atlas and Derrick Gardens contained within it.

- 10.12 The removal of existing areas of vehicle storage that exist between Atlas and Derrick Gardens and replacement with new landscaped public routes into the site, will enhance the character and appearance of the Conservation Area, and a strategy for investigating and recording non-designated heritage assets on site has been secured. The provision of public open space will further improve the area.
- 10.13 The proposals adhere to the principles of designing out crime.
- 10.14 As such the proposal complies with Policies 3.5, 3.6, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.13 of the London Plan; Policies GG6, D1, D2, D4, D7, D8, D9, D10, D11, D12, D13, HC1, G5 and G7 of the draft London Plan, Greenwich Local Plan Policies H5, DH1, DH2, DH3, Policy DH(b), Policy DH(e), Policy DH(g), Policy DH(i) and the Charlton Riverside SPD (2017).

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11. Matters in dispute

11.1 The following matters are in dispute: between the Appellant and the Mayor;

- The quality of the development having regard to design, layout and massing, the residential environment and public realm;
- Whether there will be a satisfactory relationship with Imex House;
- Whether the proposal makes acceptable provision for the existing employment uses on the site;

11.2 The following additional matters are in dispute between the Appellant and RBG;

- Whether the proposal affords appropriate levels of daylight/sunlight to new and existing residences; and
- Whether the provision of family accommodation is proportionate and appropriate for the development proposals.

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12. Planning conditions and obligations

- 12.1 The Appellant agrees in principle with the draft conditions put forward by the GLA. These are addressed in paragraphs 330-338 of the GLA hearing report GLA/3800/03 (29 January 2019).
- 12.2 The Appellant agrees in principle with the terms of the draft planning obligations, set out at paragraph 339 of the GLA hearing report GLA/3800/03 (29 January 2019).

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13. Agreement

13.1 This Statement of Common Ground has been prepared jointly between the Mayor, RBG and the Appellant.

Signed on behalf of the Mayor of London

Name	Signature	Date
.....

Signed on behalf of the Royal Borough of Greenwich

Name	Signature	Date
.....

Signed on behalf of the Appellants (Leopard Guernsey Anchor Propco Ltd)

Name	Signature	Date
.....



Appendix 1 – Planning application document and drawing list

December 2018 Submission	Date
Documents list	
Design and Access Statement	December 2017
Design and Access Statement Addendum	December 2018
Landscape and Biodiversity DAS Addendum	December 2018
Environmental Statement Non-Technical Summary	December 2018
Environmental Statement Volume I: Main Report	December 2017
Environmental Statement Volume II: TVHIA	December 2017
Environmental Statement Volume III: Technical Appendices	December 2017
Addendum Environmental Statement Volume I: Main Report	December 2018
Addendum Environmental Statement Volume II: TVHIA	December 2018
Addendum Environmental Statement Volume III: Technical Appendices	December 2018
Planning Statement	December 2016
Planning Statement Addendum	December 2017
Statement of Community Involvement	December 2016
Statement of Community Involvement Addendum	March 2018
Transport Assessment	December 2017

Transport Assessment Addendum	December 2018
Employment Strategy	December 2016
Energy Statement	December 2018
Sustainability Statement	December 2016
Sustainability Statement Addendum	December 2017
BREEAM Pre-Assessment December	December 2016
BREEAM Pre-Assessment Addendum	December 2017
Internal Daylight and Sunlight Report	December 2018
Utilities Assessment	December 2017
Viability Assessment	December 2016
GVA Viability Update Letter dated 15.01.18	January 2018
Arboricultural Impact Assessment	December 2016
Ramboll EIA Implications Letter dated 21.02.18	February 2018
Ramboll EIA Response Letter dated 23.02.18	February 2018
EB7 Daylight, Sunlight, Overshadowing and Solar Glare Letter dated 21.02.18	February 2018
GVA Scheme Revisions Letter dated 19.02.18	February 2018
GVA Scheme Revisions Letter dated 19.02.18	February 2018
Glenny Tenant Relocation Strategy dated 20.02.18	February 2018
GVA Scheme Revisions Letter dated 03.04.18	April 2018
Noise map_east part_Plot A	April 2018

ExA_1752_SK-01 12+ Play Strategy	March 2018
Environmental Implications Letter dated 13.04.2018	April 2018
Response to Transport Comments 30821/D25 16 February 2018	February 2018
GVA Email: 28.02.2018 Re Edge of site issues	
GVA Email: 21.03.2018 Response to PLA	
GVA Email: 22.03.2018 Re Daylight and sunlight	
GVA Email: 22.03.2018 Re Employment	
GVA Email: 22.03.2018 Clarification of unit mix	
GVA Email: 29.03.2018 Confirmation of daylight and sunlight parameters	
GVA Email: 05.04.2018 Agreement of S106 heads of terms	
GVA Email: 11.04.2018 Details of noise attenuation	
GVA Email: Ramboll Memo 13.04.2018	April 2018
30821/AC/213 Swept path analysis	March 2018
30821/AC/220 Existing Vehicle Spaces	February 2018
PLA response letter	April 2018
Drawings List	
G000 – Contextual Building	
10046-A-DRG-Z0-G000-2030-PL-RS Site Location Plan - Proposed Roof A0 1:1000 - C	
10046-A-DRG-Z0-G100-0001-PL-RS General Site View Rev C	

10046-A-DRG-Z0-G100-0002-PL-RS Navigation Plan Rev C
10046-A-DRG-Z0-G100-2000-PL-RS GA Plan - Site - Ground Floor Rev E
10046-A-DRG-Z0-G100-2001-PL-RS GA Plan - Site - Level 01 Rev C
10046-A-DRG-Z0-G100-2002-PL-RS GA Plan - Site - Level 02 Rev D
10046-A-DRG-Z0-G100-2003-PL-RS GA Plan - Site - Level 03 Rev D
10046-A-DRG-Z0-G100-2004-PL-RS GA Plan - Site - Level 04 Rev D
10046-A-DRG-Z0-G100-2005-PL-RS GA Plan - Site - Level 05 Rev D
10046-A-DRG-Z0-G100-2006-PL-RS GA Plan - Site - Level 06 Rev D
10046-A-DRG-Z0-G100-2007-PL-RS GA Plan - Site - Level 07 Rev D
10046-A-DRG-Z0-G100-2008-PL-RS GA Plan - Site - Level 08 Rev D
10046-A-DRG-Z0-G100-2009-PL-RS GA Plan - Site - Level 09 Rev D
10046-A-DRG-Z0-G100-2030-PL-RS GA Plan - Site - Roof Plan Rev D
10046-A-DRG-Z0-G100-2099-PL-RS GA Plan - Site - Basement Rev D
10046-A-DRG-Z0-G100-2130-PL-RS GA Plan - Site - Future road Rev B (Indicative)
10046-A-DRG-Z0-G100-4001-PL-RS GA Elevation - Proposed - Site Elevations North & South Rev D
10046-A-DRG-Z0-G100-4002-PL-RS GA Elevation - Proposed - Site Elevations East & West Rev D
10046-A-DRG-Z1-G100-2099-PL-RS GA Plan - Plot A - Site - Basement 1 Rev D
10046-A-DRG-Z1-G100-3001-PL-RS GA Section - Plot A - Section 1 & 2 Rev B
10046-A-DRG-Z1-G100-4001-PL-RS GA Elevation - Plot A - Elevation 01 - North Elevation, East Elevation Rev B
10046-A-DRG-Z1-G100-4002-PL-RS GA Elevation - Plot A - Elevation 02 - South Elevation, West Elevation Rev B

10046-A-DRG-Z1-G100-4003-PL-RS GA Elevation - Plot A - Elevation 03 - Internal site Elevation 1 & 2 Rev B
10046-A-DRG-Z1-G100-4004-PL-RS GA Elevation - Plot A - Elevation 04 - Internal site Elevation 3 & 4 Rev B
10046-A-DRG-Z2-G100-2099-PL-RS GA Plan - Plot B - Site - Basement 1 Rev B
10046-A-DRG-Z2-G100-2000-PL-RS GA Plan - Plot B - Site - Ground Floor Rev E
10046-A-DRG-Z2-G100-2001-PL-RS GA Plan - Plot B - Site - First Floor Rev C
10046-A-DRG-Z2-G100-2130-PL-RS GA Plan - Plot B - Site - Future road Rev B (Indicative)
10046-A-DRG-Z2-G100-3001-PL-RS GA Section - Plot B - Section 1 & 2 Rev C
10046-A-DRG-Z2-G100-4001-PL-RS GA Elevation - Plot B - Elevation 01 - North Elevation, East Elevation Rev D
10046-A-DRG-Z2-G100-4002-PL-RS GA Elevation - Plot B - Elevation 02 - South Elevation, West Elevation Rev D
10046-A-DRG-Z2-G100-4003-PL-RS GA Elevation - Plot B - Elevation 03 - Internal site Elevation Rev D
G200 – GA Building
10046-A-DRG-A-G200-2000-PL-RS Building A - Plot A - Level 00 Rev A
10046-A-DRG-A-G200-2001-PL-RS Building A - Plot A - Level 01 Rev A
10046-A-DRG-A-G200-2002-PL-RS Building A - Plot A - Apartment Layouts - Level 02 Rev C
10046-A-DRG-A-G200-2003-PL-RS Building A - Plot A - Apartment Layouts - Level 03 Rev C
10046-A-DRG-A-G200-2004-PL-RS Building A - Plot A - Apartment Layouts - Level 04 Rev C
10046-A-DRG-A-G200-2005-PL-RS Building A - Plot A - Apartment Layouts - Level 05 Rev C
10046-A-DRG-A-G200-2006-PL-RS Building A - Plot A - Apartment Layouts - Level 06 Rev C
10046-A-DRG-A-G200-2007-PL-RS Building A - Plot A - Apartment Layouts - Level 07 Rev C
10046-A-DRG-A-G200-2008-PL-RS Building A - Plot A - Apartment Layouts - Level 08 Rev C

10046-A-DRG-A-G200-2009-PL-RS Building A - Plot A - Apartment Layouts - Level 09 Rev B
10046-A-DRG-A-G200-2030-PL-RS Building A - Plot A - Roof Plan - Roof Rev A
10046-A-DRG-B-G200-2000-PL-RS Building B - Plot A - Level 00 Rev C
10046-A-DRG-B-G200-2001-PL-RS Building B - Plot A - Level 01 Rev B
10046-A-DRG-B-G200-2002-PL-RS Building B - Plot A - Apartment Layouts - Level 02 Rev C
10046-A-DRG-B-G200-2003-PL-RS Building B - Plot A - Apartment Layouts - Level 03 Rev C
10046-A-DRG-B-G200-2004-PL-RS Building B - Plot A - Apartment Layouts - Level 04 Rev C
10046-A-DRG-B-G200-2005-PL-RS Building B - Plot A - Apartment Layouts - Level 05 Rev C
10046-A-DRG-B-G200-2006-PL-RS Building B - Plot A - Apartment Layouts - Level 06 Rev C
10046-A-DRG-B-G200-2007-PL-RS Building B - Plot A - Apartment Layouts - Level 07 Rev C
10046-A-DRG-B-G200-2008-PL-RS Building B - Plot A - Apartment Layouts - Level 08 Rev C
10046-A-DRG-B-G200-2009-PL-RS Building B - Plot A - Apartment Layouts - Level 09 Rev C
10046-A-DRG-B-G200-2030-PL-RS Building B - Plot A - Roof Plan - Roof Rev A
10046-A-DRG-C-G200-2000-PL-RS Building C - Plot A - Level 00 Rev A
10046-A-DRG-C-G200-2001-PL-RS Building C - Plot A - Level 01 Rev A
10046-A-DRG-C-G200-2002-PL-RS Building C - Plot A - Apartment Layouts - Levels 02 Rev C
10046-A-DRG-C-G200-2003-PL-RS Building C - Plot A - Apartment Layouts - Level 03 Rev C
10046-A-DRG-C-G200-2004-PL-RS Building B - Plot A - Apartment Layouts - Level 04 Rev C
10046-A-DRG-C-G200-2005-PL-RS Building B - Plot A - Apartment Layouts - Level 05 Rev C
10046-A-DRG-C-G200-2006-PL-RS Building B - Plot A - Apartment Layouts - Level 06 Rev C
10046-A-DRG-C-G200-2007-PL-RS Building B - Plot A - Apartment Layouts - Level 07 Rev C

10046-A-DRG-C-G200-2008-PL-RS Building C - Plot A - Apartment Layouts - Level 08 Rev B
10046-A-DRG-C-G200-2009-PL-RS Building C - Plot A - Apartment Layouts - Level 09 Rev C
10046-A-DRG-C-G200-2030-PL-RS Building C - Plot A - Roof Plan - Roof Rev B
10046-A-DRG-D-G200-2000-PL-RS Building D - Plot A - Level 00 Rev C
10046-A-DRG-D-G200-2001-PL-RS Building D - Plot A - Level 01 Rev C
10046-A-DRG-D-G200-2002-PL-RS Building D - Plot A - Apartment Layouts - Level 02 Rev B
10046-A-DRG-D-G200-2003-PL-RS Building D - Plot A - Apartment Layouts - Level 03 Rev B
10046-A-DRG-D-G200-2004-PL-RS Building D - Plot A - Apartment Layouts - Level 04 Rev B
10046-A-DRG-D-G200-2005-PL-RS Building D - Plot A - Apartment Layouts - Level 05 Rev B
10046-A-DRG-D-G200-2006-PL-RS Building D - Plot A - Apartment Layouts - Level 06 Rev B
10046-A-DRG-D-G200-2007-PL-RS Building D - Plot A - Apartment Layouts - Level 07 Rev A
10046-A-DRG-D-G200-2008-PL-RS Building D - Plot A - Apartment Layouts - Level 08 Rev A
10046-A-DRG-D-G200-2009-PL-RS Building D - Plot A - Apartment Layouts - Level 09 Rev A
10046-A-DRG-D-G200-2030-PL-RS Building D - Plot A - Roof Plan - Roof Rev A
10046-A-DRG-EF-G200-2000-PL-RS Building EF - Plot A - Level 00 Rev B
10046-A-DRG-EF-G200-2001-PL-RS Building EF - Plot A - Level 01 Rev B
10046-A-DRG-EF-G200-2002-PL-RS Building EF - Plot A - Apartment Layouts - Level 02 Rev B
10046-A-DRG-EF-G200-2003-PL-RS Building EF - Plot A - Apartment Layouts - Level 03 Rev B
10046-A-DRG-EF-G200-2004-PL-RS Building EF - Plot A - Apartment Layouts - Level 04 Rev B
10046-A-DRG-EF-G200-2005-PL-RS Building EF - Plot A - Apartment Layouts - Level 05 Rev B
10046-A-DRG-EF-G200-2006-PL-RS Building EF - Plot A - Apartment Layouts - Level 06 Rev B

10046-A-DRG-EF-G200-2007-PL-RS Building EF - Plot A - Apartment Layouts - Level 07 Rev B
10046-A-DRG-EF-G200-2008-PL-RS Building EF - Plot A - Apartment Layouts - Level 08 Rev C
10046-A-DRG-EF-G200-2009-PL-RS Building EF - Plot A - Apartment Layouts - Level 09 Rev A
10046-A-DRG-EF-G200-2030-PL-RS Building EF - Plot A - Roof Plan - Roof Rev B
10046-A-DRG-G-G200-2000-PL-RS Building G - Plot A - Level 00 Rev C
10046-A-DRG-G-G200-2001-PL-RS Building G - Plot A - Level 01 Rev B
10046-A-DRG-G-G200-2002-PL-RS Building G - Plot A - Apartment Layouts Rev B
10046-A-DRG-G-G200-2003-PL-RS Building G - Plot A - Apartment Layouts - Levels 03 Rev B
10046-A-DRG-G-G200-2030-PL-RS Building G - Plot A - Roof Plan - Roof Rev B
10046-A-DRG-H-G200-2000-PL-RS Building H - Plot A - Level 00 Rev C
10046-A-DRG-H-G200-2001-PL-RS Building H - Plot A - Level 01 Rev V
10046-A-DRG-H-G200-2002-PL-RS Building H - Plot A - Apartment Layouts - Level 02 Rev C
10046-A-DRG-H-G200-2003-PL-RS Building H - Plot A - Apartment Layouts - Level 03 Rev C
10046-A-DRG-H-G200-2030-PL-RS Building H - Plot A - Roof Plan - Roof Rev B
10046-A-DRG-J-G200-2000-PL-RS Building J - Plot B - Level 00 Rev D
10046-A-DRG-J-G200-2001-PL-RS Building J - Plot B - Level 01 Rev B
10046-A-DRG-J-G200-2002-PL-RS Building J - Plot B - Apartment Layouts - Level 02 Rev D
10046-A-DRG-J-G200-2003-PL-RS Building J - Plot B - Apartment Layouts - Level 03 Rev B
10046-A-DRG-J-G200-2004-PL-RS Building J - Plot B - Apartment Layouts - Level 04 Rev C
10046-A-DRG-J-G200-2030-PL-RS Building J - Plot B - Roof Plan - Roof Rev A
10046-A-DRG-KL-G200-2000-PL-RS Building KL - Plot B - Level 00 Rev B

10046-A-DRG-KL-G200-2001-PL-RS Building KL - Plot B - Level 01 Rev C
10046-A-DRG-KL-G200-2002-PL-RS Building KL - Plot B - Apartment Layouts - Level 02 Rev C
10046-A-DRG-KL-G200-2003-PL-RS Building KL - Plot B - Apartment Layouts - Level 03 Rev C
10046-A-DRG-KL-G200-2004-PL-RS Building KL - Plot B - Apartment Layouts - Level 04 Rev C
10046-A-DRG-KL-G200-2005-PL-RS Building KL - Plot B - Apartment Layouts - Level 05 Rev C
10046-A-DRG-KL-G200-2006-PL-RS Building KL - Plot B - Apartment Layouts - Level 06 Rev C
10046-A-DRG-KL-G200-2007-PL-RS Building KL - Plot B - Apartment Layouts - Level 07 Rev B
10046-A-DRG-KL-G200-2008-PL-RS Building KL - Plot B - Apartment Layouts - Level 08 Rev B
10046-A-DRG-KL-G200-2009-PL-RS Building KL - Plot B - Apartment Layouts - Level 09 Rev B
10046-A-DRG-KL-G200-2030-PL-RS Building KL - Plot B - Roof Plan - Roof Rev A
10046-A-DRG-MN-G200-2000-PL-RS Building MN - Plot B - Level 00 Rev C
10046-A-DRG-MN-G200-2001-PL-RS Building MN - Plot B - Level 01 Rev D
10046-A-DRG-MN-G200-2002-PL-RS Building MN - Plot B - Apartment Layouts - Level 02 Rev D
10046-A-DRG-MN-G200-2003-PL-RS Building MN - Plot B - Apartment Layouts - Level 03 Rev D
10046-A-DRG-MN-G200-2004-PL-RS Building MN - Plot B - Apartment Layouts - Level 04 Rev D
10046-A-DRG-MN-G200-2005-PL-RS Building MN - Plot B - Apartment Layouts - Level 05 Rev D
10046-A-DRG-MN-G200-2006-PL-RS Building MN - Plot B - Apartment Layouts - Level 06 Rev D
10046-A-DRG-MN-G200-2007-PL-RS Building MN - Plot B - Apartment Layouts - Level 07 Rev C
10046-A-DRG-MN-G200-2008-PL-RS Building MN - Plot B - Apartment Layouts - Level 08 Rev D
10046-A-DRG-MN-G200-2009-PL-RS Building MN - Plot B - Apartment Layouts - Level 09 Rev D
10046-A-DRG-MN-G200-2030-PL-RS Building MN - Plot B - Roof Plan - Roof Rev B

10046-A-DRG-O-G200-2000-PL-RS Building O - Plot B - Level 00 Rev B
10046-A-DRG-O-G200-2001-PL-RS Building O - Plot B - Level 01 Rev A
10046-A-DRG-O-G200-2002-PL-RS Building O - Plot B - Apartment Layouts - Level 02 Rev A
10046-A-DRG-O-G200-2003-PL-RS Building O - Plot B - Apartment Layouts - Level 03 Rev A
10046-A-DRG-O-G200-2004-PL-RS Building O - Plot B - Apartment Layouts - Level 04 Rev A
10046-A-DRG-O-G200-2005-PL-RS Building O - Plot B - Apartment Layouts - Level 05 Rev A
10046-A-DRG-O-G200-2006-PL-RS Building O - Plot B - Apartment Layouts - Level 06 Rev A
10046-A-DRG-O-G200-2007-PL-RS Building O - Plot B - Apartment Layouts - Level 07 Rev A
10046-A-DRG-O-G200-2008-PL-RS Building O - Plot B - Apartment Layouts - Level 08 Rev A
10046-A-DRG-O-G200-2009-PL-RS Building O - Plot B - Apartment Layouts - Level 09 Rev A
10046-A-DRG-O-G200-2030-PL-RS Building O - Plot B - Roof Plan - Roof Rev A
10046-A-DRG-A-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building A Rev B
10046-A-DRG-B-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building B Rev B
10046-A-DRG-C-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building C Rev B
10046-A-DRG-D-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building D Rev B
10046-A-DRG-EF-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building EF Rev B
10046-A-DRG-G-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building G Rev B
10046-A-DRG-H-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building H Rev B
10046-A-DRG-J-G200-4000-PL-RS GA Elevation - Plot B - Façade Elevation - Building J Rev D
10046-A-DRG-KL-G200-4000-PL-RS GA Elevation - Plot B - Façade Elevation - Building KL Rev B
10046-A-DRG-MN-G200-4000-PL-RS GA Elevation - Plot B - Façade Elevation - Building MN Rev D

10046-A-DRG-O-G200-40001-PL-RS GA Elevation - Plot B - Façade Elevation - Building O Rev A
10046-A-DRG-Z0-G200-5001-PL-RS Wheelchair Accessible Apartments - Building A Rev B
10046-A-DRG-Z0-G200-5002-PL-RS Wheelchair Accessible Apartments - Building B Rev B
10046-A-DRG-Z0-G200-5003-PL-RS Wheelchair Accessible Apartments - Building B Rev B
10046-A-DRG-Z0-G200-5004-PL-RS Wheelchair Accessible Apartments - Building C Rev B
10046-A-DRG-Z0-G200-5005-PL-RS Wheelchair Accessible Apartments - Building D Rev B
10046-A-DRG-Z0-G200-5006-PL-RS Wheelchair Accessible Apartments - Building EF Rev B
10046-A-DRG-Z0-G200-5010-PL-RS Wheelchair Accessible Apartments - Building KL Rev A
10046-A-DRG-Z0-G200-5101-PL-RS Typical Apartment - 1 Bed
10046-A-DRG-Z0-G200-5102-PL-RS Typical Apartment - 2 Bed
10046-A-DRG-Z0-G200-5103-PL-RS Typical Apartment - 3 Bed
10046-A-DRG-Z0-G200-5104-PL-RS Typical Apartment - 3 Bed Townhouse
10046-A-DRG-Z0-G200-5105-PL-RS Typical Apartment - Duplex
F900 – Space Analysis
10046-A-DRG-A-F900-2000-PL-RS Building A- Unit Matrix Rev C
10046-A-DRG-B-F900-2000-PL-RS Building B - Unit Matrix Rev C
10046-A-DRG-C-F900-2000-PL-RS Building C - Unit Matrix Rev C
10046-A-DRG-D-F900-2000-PL-RS Building D - Unit Matrix Rev C
10046-A-DRG-EF-F900-2000-PL-RS Building EF - Unit Matrix Rev C
10046-A-DRG-G-F900-2000-PL-RS Building G - Unit Matrix Rev C
10046-A-DRG-H-F900-2000-PL-RS Building H- Unit Matrix Rev C

10046-A-DRG-J-F900-2000-PL-RS Building J - Unit Matrix Rev E
10046-A-DRG-KL-F900-2000-PL-RS Building KL - Unit Matrix Rev C
10046-A-DRG-MN-F900-2000-PL-RS Building MN - Unit Matrix Rev D
10046-A-DRG-O-F900-2000-PL-RS Building O - Unit Matrix Rev B
Exa_1752_001 ILLUSTRATIVE LANDSCAPE PLAN Rev D
Exa_1752_010 LANDSCAPE LEGEND Rev B
Exa_1752_100 GA LANDSCAPE GROUND FLOOR PLAN Rev D
Exa_1752_101 Rev A GA GROUND FLOOR SHEET 1 OF 2 Rev D
Exa_1752_102 Rev A GA GROUND FLOOR SHEET 2 OF 2 Rev B
Exa_1752_112 GA PODIUM PLOT B Rev C
Exa_1752_121 GA ROOF TERRACE PLOT A BLOCKS A, B & C Rev C
Exa_1752_122 GA ROOF TERRACE PLOT A BLOCKS K & L Rev C
Exa_1752_200 PLANTING SCHEDULES AND SPECIFICATION Rev D
Exa_1752_201 PLANTING PLAN GROUND FLOOR SHEET 1 OF 2 Rev D
Exa_1752_202 PLANTING PLAN GROUND FLOOR SHEET 2 OF 2 Rev B
Exa_1752_212 PLANTING PLAN PODIUM PLOT B Rev B
Exa_1752_221 PLANTING PLAN ROOF TERRACE PLOT A BLOCKS A, B & C Rev C
Exa_1752_222 PLANTING PLAN ROOF TERRACE PLOT A BLOCKS K & L Rev C
Exa_1752_301 LEVELS GROUND FLOOR SHEET 1 OF 2 Rev C
Exa_1752_302 LEVELS GROUND FLOOR SHEET 2 OF 2 Rev B
Exa_1752_500 SECTION REFERENCE PLAN Rev C

Exa_1752_501 SECTION 1 – 4
Exa_1752_502 SECTION 5 – 8
Exa_1752_503 SECTION 9 -- 13
Exa_1752_701 LANDSCAPE SOFT DETAIL
Exa_1752_702 LANDSCAPE SOFT DETAIL
Exa_1752_703 LANDSCAPE SOFT DETAIL
Exa_1752_704 LANDSCAPE SOFT DETAIL
Exa_1752_705 LANDSCAPE SOFT DETAIL
Exa_1752_706 LANDSCAPE SOFT DETAIL

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Appendix 2 - Planning policies relevant to the appeal

The London Plan (2016)
Policy 2.13 Opportunity areas and intensification areas
Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.6 Children and young people's play and informal recreation facilities
Policy 3.8 Housing choice
Policy 3.11 Affordable housing targets
Policy 3.16 Protection and enhancement of social infrastructure
Policy 4.4 Managing industrial land and premises
Policy 4.7 Retail and town centre development
Policy 4.12 Improving opportunities for all
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.4A electricity and gas supply
Policy 5.5 Decentralised energy networks
Policy 5.6 Decentralised energy in development proposals
Policy 5.7 Renewable energy
Policy 5.8 Innovative energy technologies

Policy 5.9 Overheating and cooling
Policy 5.10 Urban greening
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater infrastructure
Policy 5.15 Water use and supplies
Policy 5.16 Waste net self-sufficiency
Policy 5.17 Waste capacity
Policy 5.18 Construction, excavation and demolition waste
Policy 5.19 Hazardous waste
Policy 5.20 Aggregates
Policy 5.21 Contaminated land
Policy 5.22 Hazardous substances and installations
Policy 6.1 Strategic approach
Policy 6.2 Providing public transport capacity and safeguarding land for transport
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.4 Enhancing London's transport connectivity
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
Policy 6.7 Better streets and surface transport
Policy 6.9 Cycling

Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road network capacity
Policy 6.13 Parking
Policy 7.1 Lifetime neighbourhoods
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.7 Location and design of tall and large buildings
Policy 7.8 Heritage assets and archaeology
Policy 7.13 Safety, security and resilience to emergency
Policy 7.14 Improving air quality
Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
The Draft London Plan
Policy GG2 Making the best use of land
Policy GG4 Delivering the homes Londoners need
Policy GG5 Growing a good economy
Policy GG6 Increasing efficiency and resilience

Policy SD1 Opportunity Areas
Policy D1 London's form and characteristics
Policy D2 Delivering good design
Policy D3 Inclusive design
Policy D4 Housing quality and standards
Policy D5 Accessible housing
Policy D6 Optimising density
Policy D7 Public realm
Policy D8 Tall buildings
Policy D9 Basement development
Policy D10 Safety, security and resilience to emergency
Policy D11 Fire safety
Policy D12 Agent of Change
Policy D13 Noise
Policy H1 Increasing housing supply
Policy H3 Monitoring housing targets
Policy H5 Delivering affordable housing
Policy H6 Threshold approach to applications
Policy H7 Affordable housing tenure
Policy H12 Housing size mix
Policy E7 Industrial intensification, co-location and substitution

Policy E9 Retail, markets and hot food takeaways
Policy E11 Skills and opportunities for all
Policy HC1 Heritage conservation and growth
Policy S1 Developing London's social infrastructure
Policy G1 Green infrastructure
Policy G4 Open space
Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy G8 Food growing
Policy G9 Geodiversity
Policy SI1 Improving air quality
Policy SI2 Minimising greenhouse gas emissions
Policy SI3 Energy infrastructure
Policy SI4 Managing heat risk
Policy SI5 Water infrastructure
Policy SI6 Digital connectivity infrastructure
Policy SI7 Reducing waste and supporting the circular economy
Policy SI8 Waste capacity and net waste self-sufficiency
Policy SI10 Aggregates
Policy SI12 Flood risk management

Policy SI13 Sustainable drainage
Policy SI16 Waterways – use and enjoyment
Policy T1 Strategic approach to transport
Policy T2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.1 Residential parking
Policy T6.2 Office parking
Policy T6.3 Retail parking
Policy T6.4 Hotel and leisure uses parking
Policy T6.5 Non-residential disabled persons parking
Policy T7 Deliveries, servicing and construction
Policy T9 Funding transport infrastructure through planning
Greenwich Local Plan (2014)
Policy H1 New Housing
Policy H2 Housing Mix
Policy H3 Affordable Housing
Policy H5 Housing Design
Policy DH1 Design

Policy DH2 Tall Buildings
Policy DH3 Heritage Assets
Policy DH(b) Protection of Amenity for Adjacent Occupiers
Policy DH(e) Shopfronts and Signs
Policy DH(g) Local Views
Policy DH(i) Statutory Listed Buildings i) Protection of Listed Buildings
Policy CH1 Cohesive Communities
Policy CH2 Healthy Communities
Policy OS4 Biodiversity
Policy OS(f) Ecological Factors
Policy E1 Carbon Emissions
Policy E2 Flood Risk
Policy E(a) Pollution
Policy IM4 Sustainable Travel
Policy IM(a) Impact on the Road Network
Policy IM(b) Walking and Cycling
Policy IM(c) Parking Standards
Planning documents that the proposals are in general conformity with
Charlton Riverside SPD (2017)
Mayor of London's Housing SPG (2016 as amended)
Mayor of London's Affordable Housing and Viability SPG (2017)

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