

POPULARWORKS

ABERFELDY

JOLLYS GREEN

CYCLE CAFE

Development Specification
November 2023

ABERFELDY VILLAGE MASTERPLAN



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1 Introduction

- 1.1 This Development Specification has been prepared by DP9 Ltd and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan (the “Hybrid Application”).
- 1.2 This report supersedes Revision H of the Development Specification, dated January 2023, previously submitted in support of the Hybrid Application (LBTH Ref: PA/21/02377/A1 and GLA Ref: 2023/0300/S3) and should therefore be read on a standalone basis.
- 1.3 Following a resolution to refuse planning permission by the London Borough of Tower Hamlets (LBTH) Strategic Development Committee (SDC) in February 2023, and the subsequent direction that the Mayor of London will act as the local planning authority for the purposes of determining the Hybrid Application, the design of the scheme has been amended to accommodate second staircases in all buildings over 18m in height.
- 1.4 For the sake of completeness only it should be noted that the above referenced amendments follow previous amendments to the Hybrid Application, made prior to its consideration by the LBTH SDC, the assessments of which were set out within previous revisions of this Development Specification. In summary the previously assessed changes were: the incorporation of Jolly’s Green within the red line boundary, the removal of the previously proposed Block A3 and associated increase in open space and play space, an increase in the number of affordable rented family homes, and the inclusion of second staircases in Plots F & I.
- 1.5 Further information is set out within the accompanying Covering Letter (as prepared by DP9 Ltd, dated November 2023) and the updated Planning Statement (as prepared by DP9 Ltd, dated November 2023).
- 1.6 This Development Specification has been prepared and submitted by DP9 Ltd on behalf of The Aberfeldy New Village LLP (the “Applicant”), a joint venture partnership between EcoWorld London and Poplar HARCA, to support the hybrid planning application for the Aberfeldy Village Masterplan (the “Hybrid Application”). The Hybrid Application now refers to the amended proposals as set out above.
- 1.7 The Site includes land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the “Site”).
- 1.8 The Site is located in Poplar, within the administrative boundary of the London Borough of Tower Hamlets (LBTH). The red line is shown in the submitted Existing Site Plan (reference: 3663 - LB - ZZ - 00 - DR - A - 000001_Rev 1) as shown below:



Figure 1: The Site with planning application boundary (shown in red)

1.9 The Site is 9.08 hectares (approx. 22.5 acres) in total and comprises:

- Abbott Road;
- Aberfeldy Street;
- Balmore Close;
- Blairgowrie Court;
- Heather House;
- Jura House;
- Tartan House;
- Thistle House;
- Kilbrennan House;
- Nos. 33-35 Findhorn Street;
- 2a Etrick Street;
- 384 Abbott Road;
- Lochnagar Street;
- Aberfeldy Neighbourhood Centre;
- Nairn Street Estate; and
- Leven Road Open Space, Braithwaite Park and Jolly's Green are included for their enhancement.

1.10 Phase A which includes plots F, H, I and J forms the Detailed Proposals of the Hybrid Application and these proposals are referred to as the 'Detailed Proposals'. The remainder of the Hybrid Application is submitted in outline and these proposals are referred to as the



'Outline Proposals'. The Detailed Proposals and Outline Proposals together are referred to as the 'Proposed Development'.

- 1.11 A full description of the Proposed Development is provided in Chapter 4 of this document.
- 1.12 This Development Specification defines and describes the Aberfeldy Village Masterplan and provides information in relation to:
- The Outline Proposals for which outline approval is sought and for which Reserved Matters will be applied for in the future.
 - The plans and documents comprising the Hybrid Application, including those submitted for approval and those submitted to support the determination of the Hybrid Application.
 - The development content including the quantum of floorspace for each land use, open space and means of access.
 - The parameter plans: providing a broad description of each Parameter Plan and a guide to their content.

The Structure of the Development Specification

- 1.13 The remainder of this Development Specification is structured as follows:
- Chapter 2 – explains the scope of the Hybrid Application.
 - Chapter 3 – provides a description of the Site.
 - Chapter 4 – defines and describes the overall development content and the approach to site-wide issues such as phasing, floorspace, land use and access.
 - Chapter 5 – provides a description of the plans and drawings for approval of the Outline Proposals.
 - Chapter 6 – describes the relationship of this Hybrid Application to planning conditions, indicative phasing, implementation Section 106 and Reserved Matters Applications.



2 The Planning Application

- 2.1 The planning application takes the form of a Hybrid Application whereby Phase A ('Detailed Proposals') is submitted in detail and the remainder of the Masterplan is submitted in outline ('Outline Proposals'). Together the Detailed Proposals and the Outline Proposals form the 'Proposed Development'.

Detailed Proposals

- 2.2 Full details are submitted for approval in relation to the Detailed Proposals with no matters reserved.
- 2.3 Phase A includes plots F, H1-2, H3, I and J.

Outline Proposals

- 2.4 The Hybrid Application seeks approval of the parameters for the Outline Proposals. The parameters for the Outline Proposals are detailed within this Development Specification, the Parameter Plans and the Design Code.
- 2.5 The Hybrid Application seeks to reserve all matters for the Outline Proposals; however, a sufficient level of detail has been provided in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 and Planning Practice Guidance (PPG) Paragraph 006 Reference 14-006-20140306 (as outlined below where relevant):
- 'Access' – the accessibility to and within the Site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
 - 'Appearance' – the aspects of a building or place within the Proposed Development which determine the visual impression the building or place makes, including the external built form of the Proposed Development, its architecture, materials, decoration, lighting, colour and texture.
 - 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the Site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
 - 'Layout' – the way in which buildings, routes and open spaces within the Proposed Development are provided, situated and orientated in relation to each other and to buildings and spaces outside the Proposed Development.
 - 'Scale' – the parameters for the maximum height and minimum distances between the buildings proposed within the Development in relation to its surroundings.



- 2.6 A series of additional documents have also been submitted in support of the Hybrid Application, to explain and justify the principles of the Development.

Description of the Proposed Development

- 2.7 Planning permission is sought for the following:

“Hybrid application seeking detailed planning permission for Phase A and Outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 140,591sqm (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbot Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works.

In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement.”

Application Documents

- 2.8 This Statement should be read and considered in conjunction with a number of application documents listed out in full in the Planning Application Documents and Drawing Schedule submitted with the application. This Planning Application Documents and Drawing Schedule (dated November 2023) has been updated to reflect amendments to previously submitted documents, and the submission of further documents, since this planning application was first submitted to LBTH in October 2021. An Environmental Impact Assessment (prepared by Trium and other technical consultants) has been formally scoped and undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

- 2.9 The documents submitted for approval in respect of the Outline Proposals include:

- Parameter plans, prepared by Levitt Bernstein Architects;
- Design Code, prepared by Levitt Bernstein Architects and LDA; and
- Development Specification, prepared by DP9 Ltd;

- 2.10 The documents submitted for approval in respect of the Detailed Proposals include:

- Proposed Drawings, prepared by Morris and Company; and
- Proposed Drawings prepared by LDA.



The Relationship between the documents

- 2.11 The Design Code should be read in conjunction with the Parameter plans and the Development Specification. The Parameter plans and the Development Specification describe the Proposed Development and outline the key elements of the application with regard to layout, access, use, amount, scale, appearance and landscape.
- 2.12 The Design and Access Statement: Masterplan submitted in support of the Hybrid Application presents the Illustrative Masterplan for the Outline Proposals. The scheme presented is only illustrative and the actual detail will come forward when Reserved Matters Applications are submitted and approved.
- 2.13 The illustrations in the Design and Access Statement: Masterplan show one way in which the Outline Proposals could come forward. They are consistent with the Parameter Plans but are presented as illustrative for information purposes only.
- 2.14 The Design and Access Statement: Phase A, presents the Detailed Proposals in which full planning permission is sought for layout, access, use, amount, scale, appearance and landscape.



3 Site and Surroundings

- 3.1 Please refer to paragraphs 1.2-1.4 for a description of the Site.
- 3.2 The planning application boundary is defined on the Plan titled 'Existing Site Plan', ref: '3663 - LB - ZZ - 00 - DR - A – 000001' and includes the following land, set out in Figure 2 and Table 1 below:

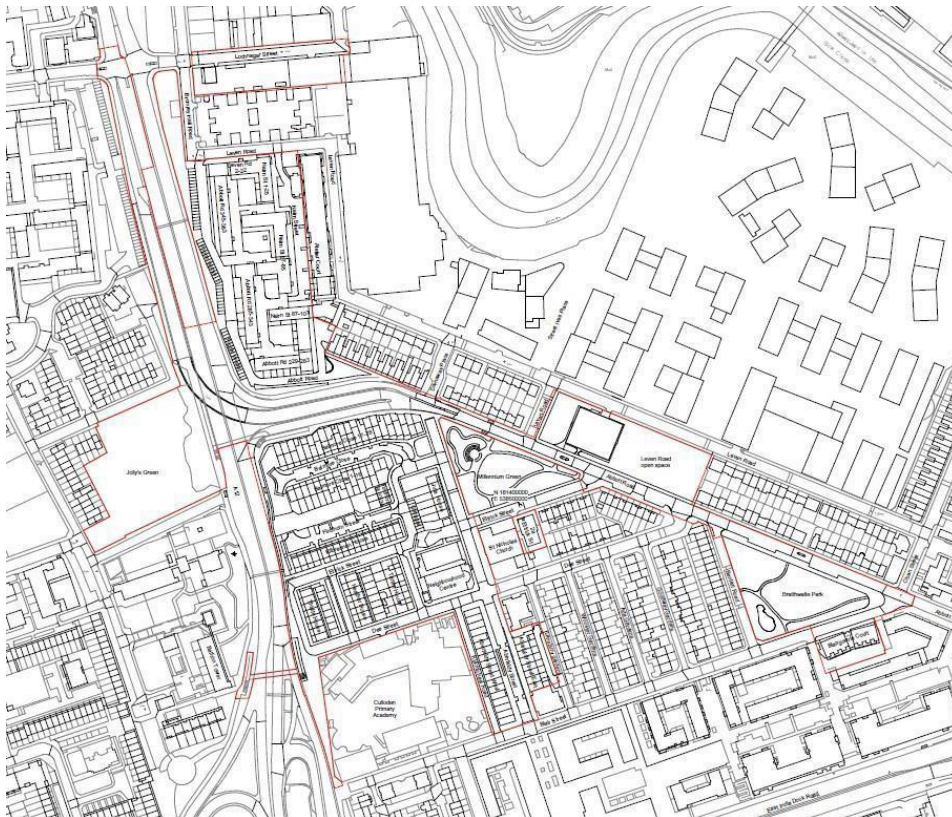


Figure 2: The Site with planning application boundary shown in red

Land	Details
Aberfeldy Street	Two three storey residential blocks of flats with non-residential retail uses (E) on the ground floor fronting Aberfeldy Street to form the existing high street
Baltimore Close	A cul-de-sac with two and three storey residential terraced houses
Blairgowrie Court	A six-storey residential block of flats



Heather House	A four-storey residential block of flats
Jura House	A four-storey residential block of flats
Tartan House	A three-storey residential block of flats
Thistle House	A four-storey residential block of flats
Kilbrennan House	A four-storey residential block of flats
Nos. 33-35 Findhorn Street	Two storey residential terraced houses
Nairn Street Estate	A series of three to four storey residential blocks of flats
Lochnagar Street	Vacant land.
Abbott Road	Existing road included for highway works and improvements
Community Centre	A single storey community centre which will be re-provided under Phase 3 of the Extant Permission
2a Ettrick Street, the GP Surgery	A two-storey building in use as a GP Practice which will be re-provided under Phase 3 of the Extant Permission. No works are proposed to this building as part of the Hybrid Application.
384 Abbott Rd	Poplar Works: individual studios that are let to designers and makers. No works are proposed to this building as part of the Hybrid Application.
Leven Road Open Space, Braithwaite Park and Jolly's Green	Existing green spaces included for their enhancement

Table 1: Description of the existing buildings and land within the Site



3.3 In terms of the existing land use quantum this is set out in the Table 2 below:

Land Use	Total Floorspace (GIA sqm)
Residential (C3)	Approx. 29,490
Retail (E)	Approx. 1,514
Community Facilities (F2)	Approx. 577
TOTAL	Approx. 31,581

Table 2: Existing Land Use Areas to be demolished and excluding retained floorspace where no works are proposed (Poplar Works and the GP Surgery)

3.4 Table 3 below sets out the existing homes across the Site:

Dwelling Size	Social Rent		Leaseholders/Freeholders	
	Homes	Hab Room	Homes	Hab Room
1 bed	39	78	8	16
2 bed	73	219	21	63
3 bed	123	492	45	180
4 bed	13	65	4	20
5 bed	2	12	0	0
6 bed	2	14	0	0
	252	880	78	279

Table 3: Existing Homes

3.5 The local area has significant provision of green and open spaces, including:

- The green spaces of Aberfeldy, including Braithwaite Park, Leven Road Green and Millennium Green;
- Jolly's Green within the western part of the Site;
- East India Green to the south of the Site delivered under the extant permission; and



- The new Poplar Riverside Park to the north east of the Site which will be delivered as part of the redevelopment of the Leven Road Gas Works site, currently under construction.
- 3.6 Existing access to the Site for vehicles is from Abbott Road which runs from north west to south east along the edge of the Site.
- 3.7 There are 149 existing private car parking spaces and 92 public Controlled Parking Zone existing car parking spaces that would be directly affected by the Proposed Development.



4 Development Content

Development Plots: Amount

- 4.1 The Application seeks planning permission for a maximum total of 140,591sqm GEA for the Outline Proposals and 31,881 sqm GEA for the Detailed Proposals.

Detailed Proposals

- 4.2 The proposed total floorspace by land use (in GEA sqm) for the Detailed Proposals is set out in Table 4 below:

Land Use	Use Class	Plot F (GEA Sqm)	Plot H1-2 and H3 (GEA Sqm)	Plot I (GEA Sqm)	Plot J (GEA Sqm)	TOTAL
Retail	E	253	1,072	-	-	1,324
Temporary marketing suite	Sui Generis/E	317	-	-	-	317
Residential	C3	9,552	12,031	5,456	3,200	30,239
TOTAL	-	10,122	13,103	5,456	3,200	31,881

Table 4: Total GEA Floorspace by use class within the Detailed Proposals

Outline Proposals

- 4.3 The Application seeks a total maximum 140,591sqm GEA floorspace for the Outline Proposals. Table 3 defines the maximum floorspace for each category of land use (in GEA sqm) proposed for the Outline Proposals.
- 4.4 The Proposed Development is divided into phases which are shown on the Plan 'Indicative Construction Phasing', ref: 3663 - LB - ZZ - 00 - DR - A - 000011. Table 5, overleaf, sets out the maximum total floorspace for each Development Phase (in GEA sqm) included as part of the Outline Proposals.

Use	Use Class	Phase B GEA SQM	Phase C GEA SQM	Phase D GEA SQM	MAXIMUM GEA CAP BY USE (SQM)
Retail	E	395	-	721	1,116
Workspace	E	895	1,707	-	2,602
Residential	C3	56,651	57,297	20,329	134,276



Podium parking	C3	697	1,900	-	2,597
MAXIMUM GEA CAP PER PHASE (SQM)	-	58,638	60,904	21,050	
TOTAL MAXIMUM GEA CAP (SQM)		140,591			

Table 5: GEA Floorspace Parameters by Phase and use class within the Outline Proposals

Development Phases and Land Uses

- 4.5 Table 6 below provides an indicative summary of each Building Plot and the plots shaded in blue form part of the Detailed Proposals:

Development Plot	Summary Description
Plot I	Residential (C3) block of flats. Parking and plant is provided.
Plot H1-2	Residential (C3) block of flats lining the west side of Aberfeldy Street with non- residential retail uses (E) on the ground floor to form the high street. Plant will also be provided.
Plot H3	Residential (C3) block of flats lining the east side of Aberfeldy Street with non- residential retail uses (E) on the ground floor to form the high street. Plant will also be provided.
Plot F	Residential (C3) building marking the new town square. Non-residential retail uses (E) will be provided on the ground floor and front the new Town Square. A temporary marketing suite which will be converted to retail (E) when no longer required is also provided. Parking and plant will also be provided.
Plot J	Residential (C3) terraced houses and a block of flats. Plant will also be provided.
Plot E1-3	Residential (C3) courtyard building with communal amenity space. Non-residential workspace uses (E) will be provided on the ground floor along the Enterprise Yard frontage. Parking and plant will also be provided.
Plot D1-4	Residential (C3) courtyard building with communal amenity space. Non-residential retail uses (E) will be provided on the ground floor along the Aberfeldy Street frontage to continue the high street. Parking and plant will also be provided.
Plot C1-4	Residential (C3) courtyard building with communal amenity space. Parking and plant will also be provided.
Plot B1-2	Residential (C3) tower with leg. Plant will also be provided.



Plot B3	Residential (C3) tower. Plant will also be provided.
Plot B4	Residential (C3) terraced houses. Plant will also be provided.
Plot B5	Non-residential workspace uses (E). Plant will also be provided.
Plot C5	Non-residential workspace uses (E). Plant will also be provided.
Plot C6	Non-residential workspace uses (E). Plant will also be provided.
Plot A1-2	Residential (C3) courtyard building with communal amenity space. Parking and plant will also be provided.

Table 6: Development Plot Descriptions

Residential

- 4.6 The Outline Proposals seek permission for a maximum level of Use Class C3 residential floorspace of 134,276sqm GEA distributed across the Proposed Development's phases B, C and D as part of the Outline Proposals.
- 4.7 In terms of the Detailed Proposals, Plot F will provide 9,552 sqm GEA of residential floorspace, Plot H will provide 12,031 sqm GEA of residential floorspace, Plot I will provide 5,456 sqm GEA of residential floorspace and Plot J will provide 3,200 sqm GEA of residential floorspace.
- 4.8 The Proposed Development will provide a mix of housing types from studios to 6-bedroom units. The number of residential units and the mix to be delivered as part of the Outline Proposals is to be agreed at the Reserved Matters stage, however an indicative target housing mix is provided in the Planning Statement.
- 4.9 The Detailed Proposals will allow for 48.6% affordable housing by habitable room. In terms of tenure split, this amounts to 92.04% social rent and 7.96% intermediate with the Masterplan proposals overall delivering 38.8%.
- 4.10 The amount of affordable housing to be delivered in subsequent phases will be subject to scheme viability, grant availability and other scheme requirements.

Retail

- 4.11 The Outline Proposals seek permission for a maximum of 1,116 sqm GEA of Use Class E retail floorspace across the Proposed Development's phases B and D.
- 4.12 Additional incidental and ancillary retail, leisure or cultural uses could occur within the public open space 'Highland Place' as part of the repurposing of the underpass. However, any incidental use would be small scale and additional permanent structures will be subject to separate planning applications.
- 4.13 In terms of the Detailed Proposals, Plot F will provide 253 sqm GEA of retail floorspace and Plot



H will provide 1,072 sqm GEA of retail floorspace.

- 4.14 Plot F will also provide a temporary marketing suite (317 sqm GEA) which will convert to retail once the sale of the final private residential home has completed.

Workspace

- 4.15 The Outline Proposals seek permission for a maximum of 2,602sqm GEA of Use Class E workspace floorspace across Phases B-D.

Public Open Space

- 4.16 In addition to the built floorspace set out above, the Proposed Development includes areas of open space. These areas include the following:

- A new public Park, called 'Highland Place';
- A new Town Square;
- A local square, 'Culloden Green';
- An allotment area, the 'Allotments';
- A new open space called Nairn Park; and
- Improvements to Leven Road Open Space, Braithwaite Park and Jolly's Green. There will also be improvements to Millennium Green which will be secured through the Section 106 Agreement) as explained within the draft Heads of Terms in Chapter 9 of the accompanying Planning Statement, as prepared by DP9 Ltd and dated November 2023).

Communal Amenity

- 4.17 Communal amenity will be provided in the form of ground floor courtyards, level 1 Podiums, and Roof Gardens.

- 4.18 In respect of the Detailed Proposals, the following amount of communal amenity is provided:

- Plot F – 337 sqm (roof)
- Plot H – 130sqm (roof) and 95sqm (internal ground floor)
- Plot I – 176 sqm (roof) and 73sqm (internal ground floor)
- Plot J – 0sqm
- Total: 811sqm

Child Play space



4.19 The Proposed Development will provide dedicated play space provision which will be calculated in line with the London Borough of Tower Hamlet’s play space calculator.

4.20 The Detailed Proposals will be providing play space as follows:

Age Group	Requirement	Quantum Proposed
Aged 0-4	629sqm	643sqm
Aged 5-11	547sqm	564sqm
Aged 12-18	604sqm	62sqm
Total	1,779sqm	1,269sqm

Table 7: Detailed Proposals play space provision

4.21 Due to the indicative phasing, the 0–4-year-old play provision for Plot F will be in a temporary location next to Plot F in Phase A. This temporary provision will amount to 324sqm. Its permanent location will be delivered as part of Phase C.

4.22 The amount and final location/details of play space provision to be delivered in subsequent phases will be determined at Reserved Matters stage.

4.23 The Proposed Development will meet this demand through the provision of a variety of different play environments to be provided throughout the scheme and within the local area. The pedestrian dominated areas of the Proposed Development will be encouraged to provide play opportunities. The Design and Access Statement: The Masterplan and Design Code provide a greater overview of the distribution and form of these areas within the Proposed Development.

Car Parking

4.24 A Framework Travel Plan has been submitted in support of the Application. This document sets out a strategy for promoting sustainable modes of transport during the life of the Proposed Development and reducing the reliance on car use in the future. The provision of car parking in the Proposed Development will be reviewed in accordance with the site-wide Travel Plan as the Proposed Development evolves.

4.25 The Proposed Development will provide car parking spaces comprising the following:

- New residents and staff it will be car free except for blue badge provision.
- Reprovision of existing estate residents parking in line with the Residents Offer. Standard parking spaces must not exceed 80 spaces and will reduce dependent on the need arising from returning residents.



- 50 blue badge spaces, one space is included for commercial uses.
- Four car club spaces are proposed.

4.26 The Detailed Proposals will deliver the following:

- 17 permit spaces;
- 7 blue badge spaces; and
- 2 car club space.

Cycle Parking

4.27 Cycle parking for the Detailed and Outline Proposals will be provided in accordance with the minimum London Plan (2021) requirements.

4.28 The Detailed Proposals will deliver 12 long-stay cycle spaces and 68 short-stay cycle spaces provided for the retail floorspace and 485 long-stay and 17 short-stay cycle spaces for the residential floorspace.

Unit Type	Proposed number of units	London Plan long-stay requirements	Proposed long-stay cycle parking spaces	London Plan short-stay requirements	Proposed short-stay cycle parking spaces
Studio	32	1 space	32	5 to 40 dwellings: 2 spaces	17
1-bed	74	1.5 spaces	111		
2-bed	113	2 spaces	226	Thereafter: 1 space per 40 dwellings	
3-bed	39		78		
4-bed	15		30		
5-bed	0		0		
6-bed	4	8			
Total	277	-	485	-	17

Table 7: Phase A cycle parking numbers for the residential floorspace



4.29 The Detailed Proposals will deliver 12 long-stay cycle spaces and 68 short-stay cycle spaces provided for the retail and workspace floorspace.

Land Use	Floor Area sqm GEA	London Plan long-stay requirements	Proposed long-stay cycle parking spaces	London Plan short-stay requirements	Proposed short stay cycle parking spaces
Retail	1,324	1 space per 175 sqm (GEA)	8	1 space per 20 sqm (GEA)	67
Sui Generis (Temporary Marketing Suite)	317	space per 75 sqm (GEA)	4	first 5,000 sqm: 1 space per 500 sqm thereafter: 1 space per 5,000 sqm (GEA)	1
Total	1,641		12		67

Table 8: Phase A cycle parking numbers for the commercial floorspace.

Highway Commitment

4.30 The Application seeks permission to carry out works to existing highways. Details of these commitments are set out within the Parameter Plans and Design Code and supported by the Transport Assessment. These include:

- Carriageway and footway realignments throughout the Proposed Development;
- The creation of two new north-south routes (Community Lane and Enterprise Yard);
- Traffic calming measures and upgrades at Abbott Road in line with Healthy Street principles;
- Upgrades to the existing A12 pedestrian underpass at Dee Street; and
- Formation of a new pedestrian and cycling route under the A12 through the conversion of the existing vehicular underpass at Abbott Road.

4.31 Further vehicular access points are expected to be proposed to access various plots in the Proposed



Formation of a new pedestrian and cycling route under the A12

- 4.32 The Proposed Development would close the underpass to vehicles and make it an attractive walking and cycling connection that is integrated into new public realm and connects directly into Jolly's Green.

Development Heights and Massing

- 4.33 The proposed heights vary across the Site with the tallest building proposed at 100m AOD.
- 4.34 The table below outlines the maximum heights and storeys of the Proposed Development with the Detailed Proposals coloured in blue.

Plot	Maximum height AOD	Storey heights
Plot I	39.38	11
Plot H1-2	30.87	8
Plot H3	25.17	6
Plot F	42.73	12
Plot J	26.9	6
Plot E1-3	43.5	10
Plot D1-4	39	9
Plot C1-4	84	24
Plot B1-2	83.5	24
Plot B3	100	28
Plot B4	13.5	3
Plot B5	19	3
Plot C5	18	3
Plot C6	18.5	3
Plot A1-2	49.5	12

Table 9: Maximum AOD and storey heights



5 Description of Plans and Drawings

5.1 The plans referred to below are submitted for approval as part of the Outline Proposals of the Application. Although the outline application does not seek approval in detail, at this stage, for the exact layout or scale of buildings, details are provided of the maximum envelopes for each Development Plot. This is in accordance with the Planning Practice Guidance (PPG) (2021).

5.2 Each plan should be read together with its key and the description provided below. The plans also need to be read in conjunction with the Design Code. It is the combination of the Parameter Plans, this Development Specification and the Design Code that set the parameters within which all future development must be carried out.

5.3 There are 14 parameter plans as titled below:

- Parameter Plan - Extent of Outline and Detailed Proposals, ref: 3663 - LB - ZZ - 00 - DR - A – 000020_3
- Parameter Plan - Building Plots, ref: 3663 - LB - ZZ - 00 - DR - A – 000021_3
- Parameter Plan - Proposed Site Levels - Lower Ground Floor, ref: 3663 - LB - ZZ - 00 - DR - A – 000022_3
- Parameter Plan - Proposed Site Levels - Basement Level, ref: 3663 - LB - ZZ - B1 - DR - A – 000023_3
- Parameter Plan - Principal Public Realm Areas, ref: 3663 - LB - ZZ - 00 - DR - A – 000024_3
- Parameter Plan - Access and Circulation, ref: 3663 - LB - ZZ - 00 - DR - A – 000025_3
- Parameter Plan - Land Use Basement, ref: 3663 - LB - ZZ - B1 - DR - A – 000026_3
- Parameter Plan - Land Use Lower Ground Floor, ref: 3663 - LB - ZZ - 00 - DR - A – 000027_3
- Parameter Plan - Land Use Upper Ground Floor, ref: 3663 - LB - ZZ - UG - DR - A – 000028_3
- Parameter Plan - Land Use First Floor, ref: 3663 - LB - ZZ - 01 - DR - A – 000029_3
- Parameter Plan - Land Use Upper Floors, ref: 3663 - LB - ZZ - ZZ - DR - A – 000030_3
- Parameter Plan - Building Heights, ref: 3663 - LB - ZZ - ZZ - DR - A – 000031_3
- Parameter Sections – 01, ref: 3663 - LB - ZZ - XX - DS - A – 000040_3



- Parameter Sections – 02, 3663 - LB - ZZ - XX - DS - A – 000041_3

Planning Application Boundary

- 5.4 The Plan titled 'Existing Site Plan', ref: '3664 - LB - ZZ - 00 - DR - A – 000002', shows the area which is the subject of the Application. The Hybrid Application site area extends to 9.08 hectares. The red line identifies the planning application boundary.
- 5.5 The Parameter Plan titled 'Extent of Outline and Full Application Areas', ref: '3663 - LB – ZZ - 00 - DR - A – 000020' shows the boundaries of the Detailed Proposals and the Outline Proposals.

Demolition

- 5.6 The Plan titled 'Demolition Plan', ref: '3663 - LB - ZZ - 00 - DR - A – 000010' shows the extent of the proposed demolition within the application red line boundary.
- 5.7 Other than the two buildings shown on the 'Demolition Plan', ref: '3663 - LB - ZZ - 00 - DR - A – 000010' which will be retained, all other buildings, structures and equipment are to be demolished as part of the works in phases over the next 10 years.
- 5.8 An Arboricultural Report is submitted in support of the application. This identifies which of the existing trees within the Site will be retained, and which of those existing trees will be removed in order to facilitate the Proposed Development.
- 5.9 Any buildings and structures to be demolished as part of the Detailed Proposals are shown on the planning application drawings for each Plot, where relevant.

Details of Land Use

- 5.10 The amount of development proposed for each land use is contained within Table 3 of this Document.
- 5.11 The Parameter Plan titled 'Land Use Lower Ground Floor', ref: '3663 - LB - ZZ - 00 - DR - A – 000027', illustrates the predominant uses along the public realm at ground floor level.
- 5.12 The parameter plans titled 'Land use Upper Ground Floor', ref: '3663 - LB - ZZ - UG - DR - A – 000028', 'Land use First Floor', ref: '3663 - LB - ZZ - 01 - DR - A – 000029', and 'Land use Upper Floors', ref: '3663 - LB - ZZ - ZZ - DR - A – 000030', identifies the predominant upper level uses for each Development Plot.
- 5.13 The Parameter Plan titled 'Land use Basement', ref: 3663 - LB - ZZ - B1 - DR - A - 000026,



identifies the proposed basement level uses for which there is just one basement proposed as part of the B3 tower to provide public realm onto the proposed public realm.

Details of Layout

- 5.14 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines layout as: *“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”*.
- 5.15 This Hybrid Application seeks to reserve, at this stage, details of layout for future approval. The Outline Proposals do, however, provide a sufficient level of information showing where the routes and open spaces will be provided, situated and orientated through a series of development plots and parameters.
- 5.16 The Parameter Plan titled ‘Principle Public Realm Areas’, ref: ‘3663 - LB - ZZ - 00 - DR - A – 000024’ identifies the maximum extent of each Development Plot, alongside the minimum extent of public realm space.
- 5.17 The Parameter Plan titled ‘Building Plots’, ref: ‘3663 - LB - ZZ - 00 - DR - A – 000021’, includes critical dimensions which control the minimum distances between Development Plots, to allow for routes and open spaces. The Plan shows the maximum extent of Development Plots, which in turn defines the minimum amount of public realm that could be provided. If the detailed design of any building does not extend to the maximum width or length of the Development Plot, then the amount of public realm will be increased accordingly. The minimum extent of Public Realm is fixed and secured through this Plan.
- 5.18 The maximum building footprint is defined as an area exclusive of balconies. However, the maximum development zone includes a 2m zone for potential building projections such as balconies and this is set out within the key on the Parameter Plan titled ‘Building Plots’, ref: ‘3663 - LB - ZZ - 00 - DR - A – 000021’.
- 5.19 Details of the existing site levels are provided on the plan titled ‘Existing Site Levels’, ref: ‘3666 - LB - ZZ - 00 - DR - A – 000004’.
- 5.20 Details of the proposed site levels are provided on the parameter plans titled ‘Proposed Site Levels - Basement Level’, ref: 3663 - LB - ZZ - B1 - DR - A – 000023 and ‘Parameter Plan - Proposed Site Levels - Lower Ground Floor’, ref: ‘3663 - LB - ZZ - 00 - DR - A – 000022’.

Details of Scale

- 5.21 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines scale as: *“the*



height, width and length of each building proposed within the development in relation to its surroundings”.

- 5.22 The Parameter Plan titled ‘Building Heights’, ref: ‘3663 - LB - ZZ - ZZ - DR - A – 000031’ provides maximum building heights for each Development Plot in the Outline Proposals. The Plan sets the maximum height of each plot in metres AOD (Above Ordnance Datum). The location and floorplate size of the buildings has been fixed.

Details of Access

- 5.23 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define access as: *“the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network”.*
- 5.24 The Town and Country Planning (Development Management Procedure) Order 2015 requires that, where access is a Reserved Matter, *“the application for outline planning permission must state the area or areas where access points to the development proposed will be situated”.*
- 5.25 This Hybrid Application seeks to reserve, at this stage, details of access for future approval. The Outline Proposals do, however, provide a sufficient level of information showing where access into and through the Site for vehicles will be located.
- 5.26 The Parameter Plan called ‘Access and Circulation’, ref: ‘3663 - LB - ZZ - 00 - DR - A – 000025’ identifies the proposed access points into the Site from the planning application boundary and the routes where vehicles can access Development Plots for servicing and access to car parks.

Details of Appearance and Landscaping

- 5.27 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define appearance as: *“the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”.*
- 5.28 PPG paragraph 006 Reference 14-006-20140306 and Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 define landscaping as: *“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features”.*



- 5.29 This Hybrid Application seeks to reserve, at this stage, details of appearance and landscaping for future approval. The Outline Proposals do, however, provide a sufficient level of information showing where areas of public realm will be located throughout the Site. The Parameter Plan titled 'Principal Public Realm Areas', ref: '3663 - LB - ZZ - 00 - DR - A – 000024' shows the locations of the proposed green spaces, those areas of public realm with pedestrian and cycle priority with limited access to servicing and emergency vehicles only, streets with vehicle access and the high street.

Phasing

- 5.30 The Plan titled 'Indicative Construction Phasing', ref: '3663 - LB - ZZ - 00 - DR - A – 000011' shows the anticipated demolition and construction programme for the Proposed Development.



6 Implementation and Delivery of the Proposed Development

- 6.1 The preparation of this Hybrid Application has included careful consideration of the way in which the Proposed Development would be implemented and delivered.
- 6.2 Implementation and delivery of the Proposed Development is expected to be controlled through a comprehensive set of planning conditions and, where appropriate, Section 106 planning obligations.

Planning Obligations

- 6.3 The Applicant will enter into planning obligations which meet the requirements of 122 and 123 of the CIL Regulations 2010 (as amended). Regulation 122(2) requires planning obligations to be necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.
- 6.4 The Applicant will work with the GLA, the Council and TfL to agree the most appropriate form and wording of the Heads of Terms for inclusion in the Section 106 Agreement. It is anticipated that discussions relating to the obligations and the Section 106 Agreement will continue throughout the determination of the Hybrid Application.
- 6.5 The Section 106 Agreement will secure the obligations required in connection with the delivery of the Proposed Development and ensure certain actions (usually commencement or occupation of development) cannot be undertaken until a specified objective has been achieved.
- 6.6 These will relate to securing effective measures to ensure the Proposed Development is acceptable and delivers on its ambitions.
- 6.7 Further detail on the anticipated Section 106 Heads of Terms is set out in the Planning Statement.

Phasing

- 6.8 The Plan titled 'Indicative Construction Phasing', ref: '3663 - LB - ZZ - 00 - DR - A - 000011' shows the anticipated demolition and construction programme for the Proposed Development.
- 6.9 Phase A is assumed to commence in Q1 2026, however this is not definitive and is dependent on completion of legal obligations and planning conditions.
- 6.10 The Proposed Development will be split into a number of construction phases, built out over a period of 11 years. The anticipated phases are shown in the Plan titled 'Indicative Construction Phasing', ref: '3663 - LB - ZZ - 00 - DR - A - 000011' and are summarised below:
- Phase A – Plots H1-2, H3, F, I, J and the improvements to Leven Road Green and Braithwaite Park (the Detailed Proposals)



- Phase B – Plots A1-2, B1-2, B3, B4, B5, improvements to Abbott Road to a healthy street and formation of new pedestrian route and connection into Jolly’s Green through the conversion of the existing vehicular underpass.
- Phase C – Plots C1-4, E1-3 and the improvement to the Dee Street pedestrian underpass
- Phase D – Plots D1-4

Implementation

- 6.11 The Proposed Development comprised within the Outline Proposals will be subject to the submission of Reserved Matters details for approval which will be required to be in accordance with the Design Code, Development Specification and Parameter Plans. It is assumed that additional information will be required at the appropriate time in respect of the various phases of the Proposed Development, in particular, where the Environmental Statement identifies mitigation measures to ameliorate the effects of the Proposed Development. Where appropriate, this would be enforced through planning conditions, a Section 106 Agreement, and any other agreements as required.
- 6.12 Delivery of the Proposed Development will also be subject to other approvals as necessary, such as Section 278 Highways Agreement, traffic regulation orders and associated consents.

Reserved Matters Applications

- 6.13 The subsequent Reserved Matters Applications that will be submitted in relation to the outline phases (B-D) will be in material compliance with the parameter plans and the detailed design will be in accordance with the Design Code and the Development Specification.
- 6.14 Submitted alongside each Reserved Matters Application will be the relevant supporting documents and the detailed drawings submitted for approval.

Management

- 6.15 It is expected that Landscape Management Plans, including management responsibilities and maintenance schedules will be required to be submitted at each phase of the Proposed Development.



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