

# BEAM PARK

## Planning Update

Phase 2A Reserved Matters Application (Works within the London Borough of Havering) -  
Submission to the GLA

July 2019



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Beam Park  
**Phase 2A Reserved Matters**  
Planning Update





# Beam Park

## Phase 2A Reserved Matters

### Planning Update

On behalf of [Countryside Properties PLC](#) and [London and Quadrant Housing Trust](#)





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## 1 Introduction

- 1.1 This statement has been prepared by Lucid Planning Ltd on behalf of the applicant, Countryside Properties Plc and L and Q. It supports a S73:

**Reserved matters application relative to phase 2A of the Beam Park development connected to hybrid planning permission GLA 2933a/ LBH 17/01307/OUT/ LBBD P1242.17, seeking agreement to detailed site access, appearance, landscaping, layout and scale. It also seeks to address the terms of planning conditions 18 (levels), 19 (design code compliance), 27 (energy compliance) and 70 (fire strategy), which all necessitate submissions as part of any reserved matters application/s.**

- 1.2 The application seeks to secure approval for the outstanding matters (reserved matters) connected with phase 2A associated with planning permission GLA 2933a/ LBH 17/01307/OUT/ LBBD P1242.17 (refer to appendix 1) which approved a:

**Cross boundary hybrid planning application for the redevelopment of the site to include 3,000 residential units (50% affordable); two 3 form entry primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and estate management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children's play space; flood compensation areas; car and cycle parking; highway works and site preparation/ enabling works.**

- 1.3 Phase 1 of the proposed development was consented in detail, including provision of 640 new homes, new railway station and mixed-use centre including a substantial medical centre within the London Borough of Havering (LBH), within the hybrid submission. The remaining 7 phases of development were approved in principle based around a number of guiding parameters and supporting documents, including Design Codes.
- 1.4 The hybrid planning application was a cross boundary submission with the site spanning the London Borough of Barking and Dagenham (LBBD) and LBH. The application was determined by the GLA following Call In as LBBD had resolved to approve, whilst LBH resolved to refuse the application. GLA conducted a Hearing into the proposals on 28 September 2018 and planning permission was finally issued on 7 February 2019 following completion of an extensive S106. The planning permission contained 90 planning conditions.
- 1.5 This Reserved Matters Application (RMA) relates to phase 2A of the proposed development, comprising provision of 184 residential units fully in compliance with the terms of the previously approved hybrid planning permission and associated parameters. All of the proposed built development is to take place within LBH's administrative area.
- 1.6 The application also seeks to address the detail of the majority of the proposed central park area which straddles the administrative boundary between LBH and LBBD. In this regard, it is highlighted that a S73 application is being advanced separately (submitted to both LBBD and LBH) which will increase the size of the park. The detail of the additional area (0.66ha) will be secured through a subsequent RMA application to be submitted to LBBD.



- 1.7 The original hybrid planning approval also contained a number of planning conditions which require that particular detail be submitted at the RMA stage. Accordingly, this application seeks to address the requirements of the relevant conditions, being 18 (levels), 19 (Design Code Compliance), 27 (Energy Compliance) and 70 (Fire Strategy).
- 1.8 In line with the terms of the planning permission and The Town and Country Planning (Mayor of London) Order 2008 this RMA application is being submitted to the GLA. As such, LBH and LBBD are consultees on the application. It is confirmed that the applicant has sought to bring forward this proposal in full consultation with not only the GLA but also the local authorities.
- 1.9 In line with both local and national policy, in addition to the submission requirements agreed with officers, it is confirmed that the application comprises of:
- Cover letter
  - Application forms
  - Application fee
  - Updated CiL forms
  - Application drawings, including building detail and engineering information
  - List of approved plans
  - Design Development Document, Patel Taylor
  - Design and Access Statement (part of Design Development Document) produced by Patel Taylor
  - Landscape and Open Space Assessment (part of Design Development Document), Patel Taylor
  - Planning Update Document (this document), Lucid Planning
  - Affordable Housing Statement (part of Planning Update) by L and Q
  - Statement of Community Involvement provided by Meeting Place Communications
  - Design Code Compliance Document addressing condition 19 (part of Design Development Document), Patel Taylor
  - Energy Strategy (addressing condition 27) by Mendick Waring
  - Fire Strategy (addressing condition 70), Mendick Waring
  - Transport Statement by Vectos
  - Delivery and Servicing Management, Vectos
  - Ecology Report by RPS
  - Construction Management Plan, Countryside
  - Heritage Assessment (illustrative), RPS
  - Daylight and Sunlight Addendum (illustrative) produced by Mendick Waring
  - Overheating Analysis (illustrative), Mendick Waring
  - Sustainability Statement Addendum (Addendum) by Mendick Waring
  - QRP Response, Patel Taylor (to be submitted post submission under separate cover)
- 1.10 As hybrid planning approval exists, and the scheme is in full compliance with the established parameters, consideration within this application focuses purely on the detail of phase 2A rather than wider phases or any issues of principle.
- 1.11 It is highlighted that although this is the approach, consideration around a number of planning conditions has informed the broad approach taken to the detailing of phase 2A (including 9- materials; 10- access to phases; 11- accessibility plan; 13- accessibility to public realm; 14- car



park management; 15 and 16- cycle parking; 20- Secure by Design; 21- accessibility and adaptability; 22- provision of amenity space; 23- refuse and recycling; 28- PV's; 30- overheating; 32 ecology management; 33- landscape; 52- River Beam buffer; 53 SUDs; 54- drainage strategy; 63- CEMP; 73- delivery and servicing plan; 77- family housing and 78- parking). This said, formal discharge of these conditions will be subject to specific condition submissions to the relevant Council.

- 1.12 Within the remainder of this statement detail is provided on the application site, the proposed scheme, planning policy context and as appropriate reflection on a range of planning considerations. Relative to the latter, for brevity where appropriate other specific documents are signposted to reflect in detail on the indicated matters.



## 2 The Site

- 2.1 The Beam Park site which extends to 31.5ha is owned by the Mayor of London through Greater London Authority Land and Property (GLAP). Countryside and L&Q were selected from a shortlist of four developers as part of the London Development Panel procurement process, which was set up by the Mayor of London to accelerate the delivery of housing in London.
- 2.2 Phase 2A, which extends to 5.26ha, is bounded to the east (phase 1 as under construction) and west (future phase 3) by the wider Beam Park regeneration site with associated areas of hardstanding and scrappy vegetation. The northern site boundary is formed by New Road (A1306) and the south by the C2C Railway.
- 2.3 The site includes the proposed new central park (2.96ha) which straddles the Beam River, including land in the control of both LBBD (west of the river) and LBH (east of river). The area of the site to accommodate built development is all within LBH's administrative area.
- 2.4 The wider surrounding area is urban in nature and is characterised by residential land uses to the north of the A1306 and industrial land uses further to the south, with the C2C line along the southern boundary of the site and the A13 sitting further south. On the opposite side of the A1306 is the parkland around the River Beam which includes Beam Valley Local Natural Reserve.
- 2.5 Refer to detailed submission relative to application GLA 2933a/ LBH 17/01307/OUT/ LBBD P1242.17 for more detail on the site.



### 3 Relevant History

- 3.1 The wider site has an established industrial legacy and was the site of one of the largest car plants in the world, operated by the Ford Motor Company.
- 3.2 Constructed in 1961, it is understood that Ford used the site as a manufacturing building and previously as a tool room.
- 3.3 The site was used for dress rehearsals for the opening ceremonies of the London 2012 Olympic and Paralympic Games.
- 3.4 In June 2015, 'Rainham and Beam Park' was identified as one of 31 new 'Housing Zones' by the Greater London Authority. An indicative funding allocation worth £31m has been set aside to support the delivery of homes within the wider 513 ha Housing Zone, which includes the application site.
- 3.5 Of most direct relevance to the current proposals is planning permission GLA/2933a/03; 17/01307/OUT (LBBD) and P1242.17 (LBH) which consented a:

**Cross boundary hybrid planning application for the redevelopment of the site to include 3,000 residential units (50% affordable); two 3 form entry primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and estate management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children's play space; flood compensation areas; car and cycle parking; highway works and site preparation/ enabling works.**

- 3.6 The planning permission was issued on 7 February 2019 following Call In by the Deputy London Mayor and a Hearing on 28 September 2018. Call In was necessary as LBBD resolved to approve the proposal, whilst LBH were minded to refuse the application. The planning permission followed completion of an extensive S106 agreement. The planning permission contained a total of 90 planning conditions.
- 3.7 The application was accompanied by an extensive suite of supporting material with detailed plans being provided relative to phase 1 and a number of parameter plans which served to set key limits on development and facilitate technical assessments for the remainder of the site.
- 3.8 It is against this detail that this RMA application is being progressed, being fully in line within the terms of the parameters, Environmental Statement, Design Codes and Design and Access Statement.
- 3.9 Since the hybrid planning application was approved the applicant has submitted a S73:

**Application to vary conditions- 5 approved plans (including location of development zones, location of non-residential uses, building heights and other associated small**



scale changes); 7 phasing and 19 Design Code to enable an uplift of 198 residential units in Phase 2B of the Beam Park development as originally approved through permission GLA/2933a/05 for ***'Cross boundary hybrid planning application for the redevelopment of the site to include 3,000 residential units (50% affordable); two 3 form entry primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and estate management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children's play space; flood compensation areas; car and cycle parking; highway works and site preparation/ enabling works'***

- 3.10 Although a cross boundary application all of the intended changes are intended within LBBD's administrative area and therefore LBH has confirmed that it is comfortable for LBBD to take the lead on the determination of the S73 application. At the time of this RMA application no decision had been received relative to the requested revisions to the hybrid.
- 3.11 In addition to the main hybrid approval planning permission was granted in June 2018 for a marketing suite, which is now operational (LBH reference: A0018.18). Planning permission has also been granted for the surcharging of phases 1 and 2 of the site in October 2017 (LBH P1226.17) and July 2018 (LBH P0290.18/ LBBD18/00349/FUL) respectively. Phase 1 surcharging is now complete and phase 2 surcharging is under way.

#### *Pre-Application Advice*

- 3.12 The applicant has engaged in extensive pre-application dialogue with officers and other specialists within the GLA and Councils. Liaison has also included TfL and Network Rail. All of this engagement has served to inform the detail, design and timing of this RMA.



## 4 The Proposed Development

- 4.1 The phase 2A area extends to 5.26ha, with all built development taking place within LBH, with only part of the central park falling within LBBD's administrative area.
- 4.2 The proposals are in full compliance with the approved parameters, including the layout and heights strategies.
- 4.3 The phase will deliver a total of 184 residential units. The previously illustrative accommodation schedule lodged at the time of the hybrid application suggested that there would be in the order of 194 residential units within the relevant site area. The units will be provided within both houses and apartments.
- 4.4 There will be two areas of housing, being identified parcels 13 (43 houses) and 16 (21 houses) providing a total of 64 houses. The housing will mostly be terraced of 3 storeys, although a range of housing products are to be delivered (refer to DAS for further detail). The housing parcels sit immediately east of the central park.
- 4.5 The housing sits to the south of the apartment block which fronts New Road (block T) which provides 50 apartments, in a building of 6 and 7 storeys. To the south east of the housing, sitting between housing parcel 14 (given detailed consent through the hybrid approval) and the railway to the south, will be Block I which will accommodate 70 apartments in heights of between 4 and 8 storeys.
- 4.6 The following table details the anticipated unit mix relative to phase 2A (via this RMA):

Apartments Private						Houses Private			
1B1P	1B2P	2b3P	2B4P	3b4p	3B5P	2BH	3BH	4BH	TOTALS:
8	23	0	19	0	0	6	22	15	93
33%		20%		0%		46%			
Apartments Affordable						Houses Affordable			
0	23	14	16	5	12	5	7	9	91
0%	25%	15%	18%	6%	13%	23%			
Apartments Combined						Houses Combined			
8	46	14	35	5	12	11	29	24	184
4%	25%	8%	19%	3%	7%	35%			

Table 1. Accommodation breakdown phase 2A

- 4.7 The residential accommodation in phase 2A will be supported by the provision of 184 car parking spaces (0.77) including visitors. For plot 13 the ratio will be 1:1.42, whilst for plot 16 it will be 1:2.06 reflecting the increased provision for the larger dwellings. Parking for the apartments will be between 1:0.31 spaces to 1:0.32.
- 4.8 There is also to be provision of 350 cycle parking spaces.



- 4.9 Significantly this RMA also includes details for the formation and laying out of the majority of the central park, which extends to 2.96ha (a further 0.66 is intended to come forward through the on-going S73 application as detailed within the site history section of this document). The DAS contains extensive information on the park proposals and picks up inclusion of play space etc.
- 4.10 Currently the marketing suite sits within part of the area identified for central park use. The marketing suite consent is temporary, however, for completeness this RMA details the central park proposition both with and without the marketing suite.
- 4.11 As detailed within Design Development Document significantly the park proposals also include retention of the majority of existing trees along the river. This will assist with the landscape approach, but more importantly has ecological benefits.



## 5 Policy Context

### Planning Policy Context

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. This review considers the relevant planning policies from national to local level, with a focus on the nature of the RMA.

### National Planning Policy

- 5.2 The updated version of the National Planning Policy Framework (NPPF) was published in February 2019. The NPPF forms the statutory national planning policy guidance against which applications for new development must be assessed, and is therefore an important material consideration.
- 5.3 The overall objective of the NPPF is to secure the sustainable development needed to meet the needs of the country's communities and businesses.
- 5.4 The NPPF defines three dimensions to sustainable development: an economic objective contributing to building a strong, responsive and competitive economy; a social objective supporting strong, vibrant and healthy communities; and, an environmental objective contributing to protecting and enhancing our natural, built and historic environment.
- 5.5 Key sections of the NPPF relevant here are:
- Achieving sustainable development
  - Promoting healthy and safe communities
  - Supporting high quality communities
  - Achieving well designed places
  - Meeting the challenge of climate change, flooding and coastal change
- 5.6 National Planning Practice Guidance is also a material consideration.

### The Development Plan

- 5.7 For the purposes of Section 38(6), the development plan for the phase 2A site comprises of the Havering Core Strategy and Development Control Policies DPD (2008) (hereafter 'Havering Local Plan'); and the London Plan (2016, consolidated with alterations since 2011).
- 5.9 In considering the policy context it is highlighted that there has been no material change since the original hybrid planning application was considered. Indeed, within the GLA's written hearing statement reference was made to both the emerging revised London Plan and the draft new Havering Local Plan. Given this, it is not considered necessary to carry out a detailed review of the policy context with specific policy matters being picked up in the following section. As previously identified the issues of principle and approach have been clearly set and therefore it



is only appropriate to consider detailed policy requirements associated with delivery of the scheme.

### *The London Plan*

#### Adopted London Plan 2016

- 5.10 The London Plan (as amended 2016) is the Spatial Development Strategy for Greater London. The London Plan provides a spatial development strategy for Greater London and sets out the Mayor of London's overall strategic plan for London.

- 5.11 Relevant policies within the London Plan are:

*Policy 3.5 Quality and design of housing developments; Policy 3.8 Housing choice; Policy 3.11 Affordable Housing; Policy 5.3 Sustainable design and construction; Policy 6.9 Cycling; Policy 7.2 An inclusive environment; Policy 7.3 Designing out crime and Policy 7.6 Architecture*

#### Draft London Plan August 2018

- 5.12 The draft London Plan was published for consultation on 1 December 2017 with subsequent edits on 13 August 2018. Although not adopted the weight attached to the draft Plan must reflect its stage of preparation.

Policies of note include:

*Policies D2 Delivering good design; Policy D3 Inclusive design; D4 Housing quality and standards; Policy H7 Affordable housing; Policy H12 Housing size mix; Policy T5 Cycling and Policy D11 Fire Strategy*

- 5.13 In considering the proposals regard may also be had to supplementary guidance documents concerning: Housing SPG (March 2016, as amended); Accessible London: Achieving an Inclusive Environment SPG (October 2014); Shaping Neighborhoods: Character and Context SPG (June 2014); Sustainable Design and Construction SPG (April 2014); Shaping Neighborhoods: Play and Informal Recreation SPG (September 2012).

### *Local Planning Policy*

- 5.14 The phase 2A built development is to be within the jurisdiction of LBH and the adopted development plan is as follows:

#### Havering Core Strategy and Development Control Policies DPD 2008

- 5.15 The Havering Core Strategy and Development Control Policies DPD identifies the London Riverside Opportunity Area as a major mixed urban area where new homes, mixed use development and community facilities are proposed on key sites along the A1306, and in particular Beam Park. The Core Strategy also identifies the need for small scale retail facilities within new communities including a new local centre north of the required Beam Park station.



### LBH Site Specific Allocations DPD 2008

- 5.16 The Site-Specific Allocations DPD allocates the proportion of the site within LBH as within the 'Beam Park', which is identified as suitable for residential-led mixed use development under Policy SSA11.
- 5.17 Policy SSA 1 states that residential and ancillary education, community, leisure, recreation and retail uses will be permitted within the Beam Park site. Additionally, the development should seek to improve public transport by providing a high-quality designed railway station and integrate the new and existing communities north and south of New Road A1306.

*Policies CP17 Design and Policies DC61 to 66 on Design are of relevance.*

### Emerging Local Plan

- 5.18 In addition to the adopted documents Havering Council published its draft Local Plan for consultation in September 2018. The draft Local Plan was submitted to the Secretary of State in March 2018 and the EiP is on-going. It continues to recognise the role and significance of Beam Park.
- 5.19 The following policies are considered to be relevant:

*Policy 4 Affordable housing; Policy 5 Housing mix; Policy 7 Residential design and amenity; Policy 27 Landscaping.*

### Guidance

- 5.20 A number of Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs) have also been published by LBH, in addition to those previously mentioned for the GLA.



## 6 Planning Considerations

- 6.1 As previously highlighted this RMA follows the submission and consideration of extensive detail through the approval of the hybrid planning application. This application relates to the detail of phase 2A only, seeking agreement of the reserved matters (access, appearance, landscaping, layout and scale). Additionally, it seeks to address the terms of planning conditions 18(levels), 19 (design code compliance), 27 (energy compliance) and 70 (fire strategy), which are RMA specific requirements.
- 6.2 The detail presented here is in full accord with the parameters and supporting information previously lodged. Accordingly, for brevity consideration of planning issues only reflects on those matters that are not addressed in other documents, including the Design and Access Statement, and compliance documents. Policy reflection also only considers London and LBH policies, as built development in phase 2A is only to occur within the administrative area of LBH.
- 6.3 It is important to recognise that as well as there being no substantive change at a policy level, the hybrid planning permission was issued less than 6 months ago, meaning that there has been little opportunity for the wider planning context to alter.

### Principle

- 6.4 The hybrid planning permission consented provision of 3,000 residential units and secured endorsement of the land use principles, with the GLA Hearing report stating that *'it is considered that the land use principles of the proposed development accords with relevant Mayoral and local policies'*.
- 6.5 This RMA is providing detail on the 184 units proposed for phase 2A in addition to the layout of roads and landscaping to serve this phase of development. The level of residential development proposed is a reduction of 10 units within the phase from that considered at hybrid stage.

### Design and Appearance

#### Layout

- 6.6 The layout proposed within the RMA is in full accord with the parameters and illustrative masterplan submitted at the time of the hybrid planning application. Such a layout was assessed at the GLA Hearing and considered appropriate/ acceptable. Refer to the DAS for detailed layout comment.

#### Urban Design

- 6.7 Paragraph 124 of the NPPF states that:



**the creation of high-quality buildings and places is fundamental to what the planning system and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable.**

- 6.8 The urban design approach was considered in detail by the GLA at the Call In Hearing, with the conclusion on the issue confirming that:

**The layout, landscaping and master planning proposals will provide a good sense of place, well designed areas of public realm and landscaping. In addition, the proposals adequately separate existing noise generating uses, such as New Road and the railway line, through setting the development back into the site and creating a landscaped buffer on both the northern and southern elevations. It is considered that the proposals accord with London Plan Policy 7.5, draft London Plan Policy D7, Havering Local Plan Policy DC61, draft Havering Local Plan Policies 27 and 31, Havering Landscaping SPD and Barking & Dagenham Local Plan Policy CP3.**

(paragraph 198)

- 6.9 The urban design approach remains unchanged.

*Appearance*

- 6.10 The Design Development Document confirms that:

**In order to ensure residential quality, careful consideration has been given to internal living standards for each dwelling.**

**All the dwellings within Phase 2A have been designed to maximise direct sunlight or daylight entering the habitable rooms for part of the day, particularly the living room areas, kitchen dining spaces and bedrooms.**

**Across the masterplan, the development will deliver a variety of dwelling types, minimising north facing rooms and maximising opportunities for multiple aspect dwellings.**

**All dwellings are provided with good levels of private amenity with level access to a balcony, terrace or garden.**

**The high-quality design will be carried through from the varied and multipurpose landscape, the articulated, external facades, entrances, communal areas, and the interiors of the dwellings themselves.**

**All proposed buildings are of masonry load-bearing construction or are masonry clad and are therefore inherently robust, will age well and pose a low fire risk.**



### *Design Code Compliance*

- 6.11 The hybrid planning application was accompanied by detailed Design Codes for the site which serve to demonstrate a commitment to quality and set an aspiration for the Beam Park masterplan. The significance of the Design Code at both the hybrid stage and for subsequent RMA proposals was fully recognised at the GLA Hearing.
- 6.12 The GLA Hearing report can be noted to have concluded that:
- Subject to the imposition of conditions and obligations requiring continued design review and reserving approval of the materials, GLA officers are satisfied that the proposals will represent the high quality envisaged and designed by Patel Taylor, an award-winning architecture practice. The proposals would be in accordance with London Plan Policy 7.6, draft London Plan Policy D2, Havering Local Plan Policy DC61 and Barking & Dagenham Local Plan Policy CP3.**
- 6.13 Whilst it was acknowledged that the Design Code would ensure tight controls over the building typologies and use of materials within each typology.
- 6.14 In recognition of the importance of the Design Code planning condition 19 of the hybrid approval requires submission of a Design Code Compliance document with each RMA. Accordingly, this RMA is accompanied by Design Development Document produced by Patel Taylor detailing how the proposals have had regard to the guiding principles of the initial Code and accordingly will deliver a quality design outcome.
- 6.15 The supporting DAS and Design Code clearly demonstrate the continued high-quality architectural approach.

### *Standards of Accommodation*

- 6.16 It is recognised that achievement of key quality targets is a requirement of the detailed Design Codes.
- 6.17** The DAS and Design Code Compliance documents detail how the proposed development will seek to satisfy the requirements of the London Plan (3.5 adopted and D4 draft) and draft LBH policy 7 relative to ensuring that housing development is of the highest quality. The London Plan sets out minimum space standards for dwellings whilst the Mayor's Housing SPG provides further detail on how quality might be achieved. It seeks to demonstrate compliance relative to table 3.3 of the London Plan and 3.1 of the Draft London Plan, including on size of bedrooms, storage space, balconies, floor to ceiling heights etc.



### *Accessible Homes*

- 6.17 The requirement for accessibility detailed in Draft London Plan policy D3 and LBH policy DC62 are appreciated and the accompanying DAS reflects on the accessibility of the scheme

### *Designing Out Crime*

- 6.18 Policy 7.3 of the London Plan and draft London Plan D10 seeks to ensure that measures to design out crime are fundamental to the evolution of scheme design, reducing fear of crime and improving crime prevention.
- 6.19 The DAS demonstrates how policy (Secured by Design, London Plan Policy 7.3, draft London Plan Policy D10) and the requirements set out in the Design Code are addressed.
- 6.20 It can also be noted that condition 20 of the hybrid planning permission requires that the development as a whole achieve 'a minimum silver award of the Secure by Design for Homes and Commercial'.

## **Open Space, Play and Public Realm**

- 6.21 London Plan Policy 3.5 and draft London Plan Policy D7 seeks the provision of high quality open public space. Havering Local Plan Policy DC20 seeks to provide 0.8 hectares of open space per 1,000 unit of population, with access to formal/ informal play within 400 metres from homes.
- 6.22 Throughout the development, it is proposed to provide 242,671sq.m (this may increase to 245,980sqm via the ongoing S73 application) of open space, including: the provision of a Linear Park, along the length of New Road; the new central park (2.96ha); an area running the length of the southern elevation to be known as South Gardens; and numerous smaller areas of playspace and public realm.
- 6.23 It is clear that the scheme significantly exceeds the requirement to provide 0.8 hectares per 1,000 unit of population, regardless of the open space metric used. Overall, and taken as a whole, the proposals comply with the London Plan, draft London Plan and local planning policies, whilst the accompanying DAS sets out the detail of the open space and play provision to come forward through phase 2A of the development. The DAS also demonstrates the provision of a 'high quality landscape scheme' as encouraged by draft LBH policy 27. Along with the Ecological Appraisal it is also demonstrated how the proposal will 'protect and enhance the rich biodiversity and geodiversity' of the site including enhancement of the River Beam corridor, recognising the requirements of draft LBH policies 30 and 31.



## Housing

### Amount

- 6.24 Phase 2A, as applied for here, will deliver 184 residential units, against a phase 2 wide number of 313 (514 if the outstanding S73 planning application is approved). This is within the wider approved total of 3,000 residential units.

### Mix

- 6.25 The type of housing, tenure and unit split proposed across the development continues to reflect local needs. A mixture of one, two, three and four-bedroom flats and houses are proposed. Family housing continues to be generally located towards the centre of the site close to the Central Park, which is acknowledged to be supported by the GLA. The application proposals therefore accord with the principles of the NPPF whereby the delivery of a wide choice of high-quality homes is achievable through the creation of sustainable, inclusive and mixed communities. London Plan Policies 3.8 and 3.9 and draft LBH policy 4 seek to ensure that mixed and balanced communities are created in new development, through for example the provision of a mix of tenures and unit sizes across development, including the need for family sized housing.
- 6.26 The following table details the anticipated unit mix relative to phase 2A:

Apartments Private						Houses Private			
1B1P	1B2P	2b3P	2B4P	3b4p	3B5P	2BH	3BH	4BH	TOTALS:
8	23	0	19	0	0	6	22	15	93
33%		20%		0%		46%			
Apartments Affordable						Houses Affordable			
0	23	14	16	5	12	5	7	9	91
0%	25%	15%	18%	6%	13%	23%			
Apartments Combined						Houses Combined			
8	46	14	35	5	12	11	29	24	184
4%	25%	8%	19%	3%	7%	35%			

Table 2. Accommodation breakdown phase 2A

- 6.27 Planning condition 77 of the hybrid approval set a target of 25% family housing per phase. The indicated mix means that 44% (81) of the dwellings to be provided within Phase 2A will constitute family housing (3+beds).
- 6.28 Given the foregoing it is contended that the detail of the scheme continues to be appropriate/ acceptable in line with the assessment previously carried out by both the Councils and GLA.

### Affordable Housing

- 6.29 In line with the London Mayor's Affordable Housing and Viability SPG, as referenced within the S106 associated with the hybrid planning approval, the development is required to deliver 50%



affordable housing. As illustrated in table 2 phase 2A will deliver 50% (rounded figure) affordable housing.

- 6.30 This should be viewed in the context of what is being secured through phase 1 and what was illustrated at outline stage for phases 2 to 8, as was set out in the Hearing Report:

Phase:	Intermediate Units*:	London Affordable Rent:	Total number:	Percentage provision (%):
1 (LBH only)	276	70	346	54
<b>2 (LBBD &amp; LBH)</b>	<b>104</b>	<b>23</b>	<b>127</b>	<b>39</b>
3 (LBBD only)	162	0	162	50
4 (LBBD only)	195	0	195	42
5 (LBBD only)	27	154	181	46
6 (LBBD only)	162	67	229	68
7 (LBBD only)	153	0	153	56
8 (LBBD only)	120	0	120	50
<b>Total</b>	<b>1,199</b>	<b>314</b>	<b>1,513</b>	<b>50%</b>

Table 3. Indicative affordable housing breakdown by phase (taken from GLA Hearing Report)

- 6.31 As can be seen from the above it was always envisaged that phase 2 would provide less than 50% affordable provision, whilst phase 1 would deliver 54%.
- 6.32 At hybrid stage phases 1 and 2 were anticipate to deliver 473 affordable units against total units of 966, representing combined provision of 49%.
- 6.33 The following details the breakdown of affordable provision in phase 2A and can usefully be viewed in the context of the Affordable Housing Statement submitted in support of the final hybrid scheme as now approved and the updated Affordable Housing Statement provided here (refer to Appendix 2). It can be seen that an appropriate mix continues to be offered.
- 6.34 The accompanying affordable housing statement reflects on the detailed breakdown of tenure types and demonstrates that the affordable mix is entirely appropriate, having had regard to policy H7 (draft London Plan) and LBH draft policy 4.

Apartments Shared Ownership						Houses Shared Ownership			
<b>LBH</b>									
0	13	6	7	4	7	5	7	9	<b>58 (64%)</b>
22%		22%		19%		36%			
Apartments London Living Rent						Houses London Living Rent			
<b>LBH</b>									
0	10	8	9	1	5	0	0	0	<b>33 (36%)</b>



30%	52%	18%	0%	
<b>OVERALL TOTAL:</b>				
0	23	14	16	5 12 5 7 9
25%	33%	19%	23%	91(100%)

Table 5. Breakdown of affordable provision within phase 2

### Access and Parking

- 6.35 The layout of the Spine Road and the internal highways layout remain largely as the approved reserved matters consent. Vehicular access into Beam Park for the surcharging of Phase 2a will be via the proposed Phase 1 junction in the north of the development running south off A1306 New Road, east of the Thames Avenue existing access. The main pedestrian access points into the Site will be via New Road and Kent Avenue. Separate pedestrian provision will be alongside all vehicular access roads on both sides throughout the Site, with formalised footways.
- 6.36 The residential parking ratio for the LBH Phase 2a is 0.77 spaces per unit, with a total of 142 parking spaces, including visitors. A 3% provision from the total spaces (5 spaces) will be allocated as assessable spaces within the total parking allocation. In accordance with adopted London Plan standards, a total of 350 cycle parking spaces will be provided. 3

### Energy Strategy

- 6.37 The hybrid planning application was accompanied but a detailed Energy Strategy. Condition 27 of the planning approval requires each RMA to be accommodated by an energy addendum which details how the phase accords with the site wide energy strategy, satisfying the relevant carbon emission reduction targets. Accordingly, this RMA is accompanied by the relevant compliance document produced by Medndick Waring.

### Fire Safety

- 6.16 Condition 70 of the hybrid planning approval required that the RMA be accompanied by a fire Strategy. Attached is the required document which seeks to address the provision of the condition and requirements of Draft London Plan policy D11 and LBH policy DC61.

### Engagement

- 6.39 The accompanying Statement of Community Involvement serves to demonstrate the extensive engagement activity that has been carried out, not only for the phase 2 proposals, but also the original application. Such engagement has responded appropriately to the aspirations of the NPPF for demonstration of *'early, proactive and effective engagement'* (paragraph 128).
- 6.40 In addition to discussion with the public and local politicians, this application follows extensive communication with officers of LBBD, the GLA and LBH, in additional to technical consultees. Indeed, this process has served to inform the final application proposals, fully in like with local policy



## 7 Conclusions

7.1 On 7 February 2019 the Deputy Mayor approved a:

***Cross boundary hybrid planning application for the redevelopment of the site to include 3,000 residential units (50% affordable); two 3 form entry primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and estate management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children's play space; flood compensation areas; car and cycle parking; highway works and site preparation/ enabling works***

- 7.2 This RMA seeks to secure approval for the detail of Phase 2A relative to the provision of 184 residential units, the laying out of the majority of the central park and the provision of access and landscaping infrastructure required to serve the phase.
- 7.3 The hybrid planning approval also contained a number of planning conditions which require that particular detail be submitted at the RMA stage. Accordingly, this application seeks to address the requirements of the relevant conditions, being 18 (levels), 19 (Design Code Compliance), 27 (Energy Compliance) and 70 (Fire Strategy).
- 7.3 The proposals are in full accord with the development parameters approved at hybrid stage and therefore consideration here is only concerned with detailed components.
- 7.5 This planning application follows extensive officer liaison over many months.
- 7.7 It can be noted that the hybrid planning approval is less than 5 months old, whilst it is contended that there have been no substantive changes to policy or local context which would suggest that a view should be taken other than support for the proposals.
- 7.8 The proposals continue to follow appropriate and fully supported design principles, being entirely appropriate for the site. This RMA is supported by technical detail including a DAS and Design Code Compliance documents, in addition to information required to be submitted at RMA stage through planning condition.
- 7.9 Given the clear compliance with the hybrid approval, policy and the imperative to see development continue at Beam Park it is considered that reserved matter approval should be granted without delay.





## Appendices





## **Appendix 1** Copy of Planning Permission GLA 2933a/ LBH 17/01307/OUT/ LBBD P1242

**GREATER LONDON AUTHORITY**  
**Development, Enterprise and Environment**

**Adrian Barker**  
Lucid Planning Ltd  
11 Pinewood Road  
Hordle SO41 0GN

**GLA ref:** GLA/2933a/05  
**LBBD application ref:** 17/01307/OUT  
**LBH application ref:** P1242.17  
**Date:** 7 February 2019

Dear Mr Barker,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**

**Beam Park, New Road, Dagenham and Rainham**

**GLA reference:** GLA/2933a

**Barking & Dagenham application ref:** 17/01307/OUT

**Havering application ref:** P1242.17

**Applicants:** Countryside Properties Plc and London & Quadrant Housing Trust (as joint applicants)

**GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND PRIOR WRITTEN CONCLUSION OF A SECTION 106 AGREEMENT**

The Deputy Mayor for Planning, Regeneration and Skills, acting under delegated authority and as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

“Cross boundary hybrid planning application for the redevelopment of the site to include 3,000 residential units (50% affordable); two 3 form entry primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and estate management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children’s play space; flood compensation areas; car and cycle parking; highway works and site preparation/ enabling works”.

At: Beam Park, New Road, Dagenham and Rainham

**Subject to the following conditions and reasons for conditions:**

**1. Reserved Matters to be Submitted**

Details of the access, appearance, landscaping, layout and scale, (hereinafter called “the reserved matters”) for the part of the site not identified on Drawing 448-PT-PP-PL-1006 as forming the detailed component of the application shall be submitted to and approved in writing by the Greater London Authority (hereinafter called “the GLA”), or the Local Planning

Authority where this has been agreed in writing by the GLA, before any development begins and the development shall be carried out as approved.

**Reason:** The application is in outline only, and these details remain to be submitted and approved

## **2. Timing of Reserved Matters Submission**

The first application for approval of the reserved matters for phase 2 shall be made to the GLA (or the Local Planning Authority, where this has been agreed in writing by the GLA) before the expiration of three years from the date of this outline permission. All other applications for reserved matters shall be submitted before the expiration of two years from the date of approval of the previous reserved matters application. Application for approval of the last reserved matters must be made to the GLA (or the Local Planning Authority, where this has been agreed by the GLA) before or on 31 March 2029.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

## **3. Timing of Reserved Matters Commencement**

The development permitted by reserved matters approvals pursuant to condition 2, shall be commenced before the expiration of three years from the date of that approval.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

## **4. Timing of Detailed Works Commencement**

The detailed development to which this permission relates must be commenced no later than three years from the date of this permission.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

## **5. Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, unless otherwise agreed in writing with the local authority:

<b>Existing plans and drawings</b>	
448-PT-MP-PL-1001_PL3 Location plan	448-PT-MP-PL-1003_PL3 Site constraints plan
448-PT-MP-PL-1002_PL2 Existing site layout & demolition	
<b>Masterplan plans and drawings</b>	
448-PT-MP-PL-1101_PL9 Illustrative masterplan	448-PT-MP-PL-1103_PL5 Phasing with illustrative masterplan
448-PT-MP-PL-1104_PL5 Illustrative building heights	448-PT-MP-PL-1107_PL5 LBBD / LBH school areas
448-PT-MP-PL-1114_PL6 Car parking provision	

448-PT-MP-PL-1118_PL3 Borough boundary plan	448-PT-MP-PL-1116_PL3 Refuse locations
<b><i>Site sections and elevations</i></b>	
448-PT-SW-PL-SEC-1001_PL3 Masterplan section location plan	448-PT-SW-PL-SEC-1002_PL1 Masterplan sections A1, A2 & A3
448-PT-SW-PL-SEC-1003_PL2 Masterplan sections A4, A5 & A6	448-PT-SW-PL-SEC-1004_PL3 Masterplan sections A7, A8 & A9
448-PT-SW-PL-SEC-1005_PL3 Masterplan sections B1	
<b>Outline - Proposed plans and drawings</b>	
<b><i>Site plans</i></b>	
448-PT-MP-PL-1108_PL4 LBH school area	448-PT-MP-PL-1109_PL1 LBBD school area
<b><i>Parameter plans</i></b>	
448-PT-PP-PL-1001_PL3 Development zones	448-PT-PP-PL-1002_PL3 Development phases
448-PT-PP-PL-1005_PL3 Ground floor uses	448-PT-PP-PL-1006_PL3 Extent of outline / detailed
448-PT-PP-PL-1007_PL3 Building heights	448-PT-MP-PL-1113_PL3 Access & movement
448-PT-MP-PL-LP-1003_PL3 Hardscape strategy	448-PT-MP-PL-LP-1004_PL3 Softscape strategy
<b><i>Outline landscape plans</i></b>	
448-PT-LA-PL-LP-1001_PL4 Play space strategy	448-PT-LA-PL-LS-1006_PL1 Landscape section EE
448-PT-LA-PL-LP-1002_PL3 Adoptable areas plan	448-PT-LA-PL-LS-1007_PL1 Landscape section LL & MM
448-PT-LA-PL-LP-1005_PL3 Tree strategy	448-PT-LA-PL-LS-1009_PL1 Landscape section NN
448-PT-LA-PL-LS-1001_PL3 Landscape section location plan	448-PT-LA-PL-LS-1010_PL1 Landscape section E2 & E4
448-PT-LA-PL-LS-1003_PL1 Landscape section BB	448-PT-LA-PL-LS-1018_PL1 Landscape section T
448-PT-LA-PL-LS-1005_PL1 Landscape section C1	448-PT-LA-PL-LS-1019_PL1 Landscape section T1
448-PT-LA-PL-LS-1027_PL1 Landscape section K	448-PT-LA-PL-LS-1020_PL1 Landscape section O

<b>Detailed - Proposed plans and drawings</b>	
<b><i>Landscape drawings</i></b>	
448-PT-LA-PL-LP-1104_PL4 Phase 1 landscape plan level 00	448-PT-LA-PL-LP-1110_PL3 Phase 1 level 0 GA landscape plan 5
448-PT-LA-PL-LP-1106_PL2 Phase 1 level 0 GA landscape plan 1	448-PT-LA-PL-LP-1111_PL2 Phase 1 level 0 GA landscape plan 6
448-PT-LA-PL-LP-1107_PL3 Phase 1 level 0 GA landscape plan 2	448-PT-LA-PL-LP-1112_PL1 Phase 1 level 0 GA landscape plan 7
448-PT-LA-PL-LP-1108_PL4 Phase 1 level 0 GA landscape plan 3	448-PT-LA-PL-LP-1113_PL3 Phase 1 level 1 GA landscape plan
448-PT-LA-PL-LP-1109_PL4 Phase 1 level 0 GA landscape plan 4	448-PT-LA-PL-LP-1120_PL4 Phase 1 optional capacity - two-way bus route
448-PT-LA-PL-LS-1012_PL3 Landscape section PP	448-PT-LA-PL-LP-1121_PL4 Phase 1 optional capacity - lift & stair core to Marsh Way
448-PT-LA-PL-LS-1013_PL3 Landscape section G1	448-PT-LA-PL-LP-1122_PL3 PV Plan
448-PT-LA-PL-LS-1014_PL2 Landscape section G3	448-PT-LA-PL-LP-1123_PL3 Cycle parking
448-PT-LA-PL-LS-1015_PL2 Landscape section Q1	448-PT-LA-PL-LS-1002_PL1 Landscape section II
448-PT-LA-PL-LS-1016_PL2 Landscape section Q2	448-PT-LA-PL-LS-1004_PL2 Landscape section FF
448-PT-LA-PL-LS-1017_PL2 Landscape section SS	448-PT-LA-PL-LS-1008_PL3 Landscape section GG long term
448-PT-LA-PL-LS-1021_PL1 Landscape section F1	448-PT-LA-PL-LS-1011_PL2 Landscape section RR
448-PT-LA-PL-LS-1022_PL1 Landscape section UV	448-PT-LA-PL-LS-1029_PL2 Landscape sections 4, 5 & 6
448-PT-LA-PL-LS-1023_PL1 Landscape section W1	448-PT-LA-PL-LS-1030_PL3 Landscape sections 7, 8 & 9
448-PT-LA-PL-LS-1024_PL2 Landscape section X1	448-PT-LA-PL-LS-1031_PL3 Landscape sections 10, 11 & 12
448-PT-LA-PL-LS-1025_PL2 Landscape section Y1	448-PT-LA-PL-LS-1032_PL2 Landscape section S2
448-PT-LA-PL-LS-1026_PL2 Landscape section Y2	448-PT-LA-PL-LS-1033_PL2 Landscape section GG short term

448-PT-LA-PL-LS-1028_PL3 Landscape sections 1, 2 & 3	
<b>Detailed building drawings</b>	
448-PT-PH1-PL-DET-1001_PL1 Phase 1 Materials	448-PT-H-PL-LZZ-1001_PL4 Plot H building floor plans
448-PT-J-PL-LZZ-1001_PL5 Plot J building floor plans, 1 of 5	448-PT-H-PL-ELE-1001_PL4 Plot H building elevations
448-PT-J-PL-LZZ-1002_PL4 Plot J building floor plans, 2 of 5	448-PT-H-PL-DET-1001_PL2 Plot H bay study details
448-PT-J-PL-LZZ-1003_PL4 Plot J building floor plans, 3 of 5	448-PT-H-PL-CGI-1001_PL5 Plot H building illustrative CGIs
448-PT-J-PL-LZZ-1004_PL4 Plot J building floor plans, 4 of 5	448-PT-H-PL-SEC-1001_PL4 Plot H building sections
448-PT-J-PL-LZZ-1005_PL4 Plot J building floor plans, 5 of 5	448-PT-J-PL-SEC-1001_PL3 Plot J building sections
448-PT-J-PL-ELE-1001_PL4 Plot J building elevations, 1 of 2	448-PT-J-PL-DET-1001_PL2 Plot J bay study details 1 of 3
448-PT-J-PL-ELE-1002_PL3 Plot J building elevations, 2 of 2	448-PT-J-PL-DET-1002_PL3 Plot J bay study details 2 of 3
448-PT-K-PL-LZZ-1001_PL5 Plot K building floor plan level 0	448-PT-J-PL-DET-1003_PL3 Plot J bay study details 3 of 3
448-PT-K-PL-LZZ-1002_PL5 Plot K building floor plan level 1	448-PT-J-PL-CGI-1001_PL3 Plot J building illustrative CGIs
448-PT-K-PL-LZZ-1003_PL5 Plot K building floor plans levels 2-3	448-PT-K-PL-LZZ-1006_PL5 Plot K building floor plan level 6
448-PT-K-PL-LZZ-1004_PL5 Plot K building floor plan level 4	448-PT-K-PL-LZZ-1007_PL5 Plot K building floor plans level 7
448-PT-K-PL-LZZ-1005_PL5 Plot K building floor plan level 5	448-PT-K-PL-LZZ-1008_PL5 Plot K building floor plans level 8
448-PT-K-PL-LZZ-1012_PL2 Plot K building roof plan	448-PT-K-PL-LZZ-1009_PL5 Plot K building floor plans levels 9-10
448-PT-K-PL-ELE-1001_PL5 Plot K building elevations 1	448-PT-K-PL-LZZ-1010_PL2 Plot K building floor plans level 11
448-PT-K-PL-ELE-1002_PL5 Plot K building elevations 2	448-PT-K-PL-LZZ-1011_PL2 Plot K building floor plans levels 12-15
448-PT-K-PL-ELE-1003_PL5 Plot K building elevations 3	448-PT-K-PL-SEC-1001_PL3 Plot K building sections 1

448-PT-K-PL-ELE-1004_PL5 Plot K building elevations 4	448-PT-K-PL-SEC-1002_PL3 Plot K building sections 2
448-PT-K-PL-ELE-1005_PL5 Plot K building elevations 5	448-PT-K-PL-SEC-1003_PL3 Plot K building sections 3
448-PT-K-PL-ELE-1006_PL3 Plot K building elevations 6	448-PT-K-PL-SEC-1004_PL1 Plot K building sections 4
448-PT-K-PL-ELE-1007_PL3 Plot K building elevations 7	448-PT-K-PL-SEC-1005_PL1 Plot K building sections 5
448-PT-K-PL-DET-1001_PL2 Plot K bay study details 1	448-PT-K-PL-DET-1006_PL2 Plot K bay study details 6
448-PT-K-PL-DET-1002_PL2 Plot K bay study details 2	448-PT-K-PL-DET-1007_PL2 Plot K bay study details 7
448-PT-K-PL-DET-1003_PL2 Plot K bay study details 3	448-PT-K-PL-DET-1008_PL2 Plot K bay study details 8
448-PT-K-PL-DET-1004_PL2 Plot K bay study details 4	448-PT-K-PL-CGI-1001_PL3 Plot K building illustrative CGIs
448-PT-K-PL-DET-1005_PL2 Plot K bay study details 5	448-PT-U-PL-LZZ-1001_PL1 Plot U building floor plans
448-PT-L-PL-LZZ-1001_PL3 Plot L building floor plans	448-PT-U-PL-ELE-1001_PL1 Plot U building elevations
448-PT-L-PL-ELE-1001_PL4 Plot L building elevations 1	448-PT-U-PL-SEC-1001_PL1 Plot U building sections
448-PT-L-PL-ELE-1002_PL3 Plot L building elevations 2	448-PT-V-PL-LZZ-1001_PL1 Plot V building floor plans
448-PT-L-PL-SEC-1001_PL3 Plot L building sections	448-PT-V-PL-ELE-1001_PL1 Plot V building elevations
448-PT-L-PL-DET-1001_PL2 Plot L bay study details 1 of 2	448-PT-V-PL-SEC-1001_PL1 Plot V building sections
448-PT-L-PL-DET-1002_PL2 Plot L bay study details 2 of 2	448-PT-UV-PL-DET-1001_PL1 Plots U & V bay study details sheet 1
448-PT-L-PL-CGI-1001_PL3 Plot L building illustrative CGIs	448-PT-UV-PL-DET-1002_PL1 Plots U & V bay study details sheet 2
448-PT-UV-PL-DET-1007_PL1 Plots U & V bay study details sheet 7	448-PT-UV-PL-DET-1003_PL1 Plots U & V bay study details sheet 3
448-PT-UVW-PL-CGI-1001_PL2 Plots U, V & W illustrative CGIs	448-PT-UV-PL-DET-1004_PL1 Plots U & V bay study details sheet 4

448-PT-W-PL-LZZ-1001_PL3 Plot W building floor plans	448-PT-UV-PL-DET-1005_PL1 Plots U & V bay study details sheet 5
448-PT-W-PL-ELE-1001_PL4 Plot W building elevations	448-PT-UV-PL-DET-1006_PL1 Plots U & V bay study details sheet 6
448-PT-W-PL-SEC-1001_PL3 Plot W building sections	448-PT-X-PL-LZZ-1001_PL2 Plot X building floor plans
448-PT-W-PL-DET-1001_PL2 Plot W bay study details sheet 1	448-PT-X-PL-ELE-1001_PL1 Plot X building elevations
448-PT-W-PL-DET-1002_PL2 Plot W bay study details sheet 2	448-PT-X-PL-DET-1001_PL1 Plot X building bay study details
448-PT-14-17-PL-L00-1001_PL3 Plot 14 & 17 level 00 site plan	448-PT-X-PL-CGI-1001_PL3 Plot X building illustrative CGIs
448-PT-14-17-PL-L01-1001_PL3 Plot 14 & 17 level 01 site plan	448-PT-HT-PL-T03-1003_PL2 Plot 14 house type 3 plans
448-PT-14-17-PL-L02-1001_PL3 Plot 14 & 17 level 02 site plan	448-PT-HT-PL-T03-1004_PL2 Plot 14 house type 3 elevations & section
448-PT-14-17-PL-LRF-1001_PL3 Plot 14 & 17 roof site plan	448-PT-HT-PL-T09-1003_PL3 Plot 14 house type 9 plans
448-PT-14-17-PL-CGI-1001_PL3 Plot 14 & 17 illustrative CGIs	448-PT-HT-PL-T09-1004_PL3 Plot 14 house type 9 elevations & section
448-PT-HT-PL-T14-1003_PL1 Plot 14 & 17 house type 14 plans	448-PT-HT-PL-T17-1003_PL1 Plot 14 house type 17 plans
448-PT-HT-PL-T14-1004_PL2 Plot 14 & 17 house type 14 elevations & section	448-PT-HT-PL-T17-1004_PL1 Plot 14 house type 17 elevations & section
448-PT-HT-PL-T15-1003_PL1 Plot 14 house type 15 plans	448-PT-HT-PL-T21-1003_PL2 Plot 14 house type 21 plans
448-PT-HT-PL-T15-1004_PL2 Plot 14 house type 15 elevations & section	448-PT-HT-PL-T21-1004_PL2 Plot 14 house type 21 elevations & section
448-PT-HT-PL-T16-1003_PL1 Plot 14 house type 16 plans	448-PT-HT-PL-TC13-1003_PL1 Plot 14 house type C13 plans
448-PT-HT-PL-T16-1004_PL1 Plot 14 house type 16 elevations & section	448-PT-HT-PL-TC13-1004_PL2 Plot 14 house type C13 elevations & section
BPS_A_PL_PLAN_0133_03/11/17 Station layout - ground floor plan	448-PT-HT-PL-TC18-1003_PL2 Plot 14 house type C18 plans
BPS_A_PL_ROOF_0134_02/11/17 Station layout - roof plan	448-PT-HT-PL-TC18-1004_PL3 Plot 14 house type C18 elevations & section

BPS_A_PL_ELE_NORTH_0253_02/11/17 Station layout - Proposed north elevation	BPS_A_PL_ELE_SOUTH_0252_02.11.17 Station layout - Proposed south elevation
BPS_A_PL_ELE_EAST_0251_02/11/17 Station layout - Proposed east elevation	BPS_A_PL_ELE_WEST_0250_02.11.17 Station layout - Proposed west elevation
448-PT-MP-PL-1117_PL3 Station ticket hall area	BPS_A_SK_SEC_A-A_0413_21/04/17 Proposed AA section
<b>Supporting documents</b>	
Planning application form and certificates	
CIL Additional Information Form	Fire Strategy
Design & Access Statement Volume 2_PL4	Design Code – ref: 448-PT-RP-0003-DC_PL4
Design & Access Statement appendices – Statement of Community Involvement, Energy Strategy, Utilities Report, Sustainability Statement, Construction Statement/Management Plan, Daylight/Sunlight assessment, Pipeline risk assessment, Overheating analysis	Planning Statement and appendices – policy extracts, community facilities map, phasing, affordable housing statement, retail statement and health statement
Environmental Statement: Non-Technical Summary (August 2018), Environmental Statement Addendum Volume 1 (August 2018), Environmental Statement Addendum Volume 2 Technical Appendices (August 2018), including: ES Addendum General, proposed development plans, Socio- economic effects, hydrology, transport and access, air quality, cultural heritage, townscape and visual and microclimate: environment wind. Environmental Statement Volume 1 (June 2017), Environmental Statement Appendices Volume 2 (June 2017)	

**Reason:** For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with Barking & Dagenham Local Plan Policies CM1 and CM2, Havering Local Plan Policies CP1, CP2, CP3, CP4, CP7 and CP8 and London Plan Policy 1.1.

## **6. Approval of Reserved Matters**

No application for approval of reserved matters (or other matters submitted for approval pursuant to the planning conditions), which would entail any material deviation from the parameter plans, shall be made unless it is demonstrated as part of that application, and agreed in writing by the GLA (or the Local Planning Authority, where this has been agreed by the GLA), that any such deviation is unlikely to give rise to any environmental effects which would have required different mitigation measures to ameliorate their effects in the context of the EIA in comparison with the development as approved (and as assessed in the Environmental Impact Assessment and Addendum for the application).

**Reason:** For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with Barking & Dagenham Local Plan Policies CM1 and CM2, Havering Local Plan Policies CP1, CP2, CP3, CP4, CP7 and CP8 and London Plan Policy 1.1.

## **7. Phasing Plan**

The development shall be carried out in accordance with the phasing plan drawing number 448-PT-PP-PL-1002 or other revised phasing plan that has been submitted to and approved in writing by the relevant Local Planning Authority. No phase of the development shall commence until the relevant pre-commencement conditions are approved in respect of that phase.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) and to ensure that phasing discussions are only required with the Local Authority effected by any proposed change.

## **8. Partial Discharge**

Where any application is made to discharge a condition on a partial basis (i.e. in relation to a phase or part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous phases, or part of, the details of which have already been determined, and subsequent phases as appropriate. The statement shall demonstrate compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant phase or part thereof.

**Reason:** To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with Barking and Dagenham Local Plan Policy CM1, Havering Local Plan Policy CP2 and London Plan Policy 1.1

## **9. Approval of Materials**

No above ground works shall take place in any phase of the development (as identified in condition 7) until details of all materials to be used in that phase have been submitted to and approved in writing by the relevant Local Authority. This detail shall include the following:

- i. Samples of bricks, joints and cladding, (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority);
- ii. External windows, balconies, winter gardens, doors, screen, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority);
- iii. Depth of window reveals, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
- iv. Shop fronts, entrances and openings (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
- v. Surface materials for car parking areas, shared space and associated circulation spaces;

Such details must demonstrate compatibility with the approved drawings and Design Code. Thereafter the development shall be constructed with the approved materials and in accordance with the approved details.

**Reason:** To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3 and Policy BP11, Havering Local Plan Policy CP17 and DC61 and London Plan Policy 7.6.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

## **10. Access to Phases**

No development, with the exception of surcharging in Phase 2, shall take place in Phases 2 to 8 of the development until detailed drawings showing the following in respect of that phase have been submitted to and approved in writing by the Local Planning Authority:

(a) access through the site during works and upon completion of works in relation to any phasing, including the connections with any completed phases, and connections to the surrounding area and its network of cycle paths and footpaths; and  
(b) any temporary works, including any boundary treatment around later phases.  
Provisions for pedestrians shall be fully accessible to all including people with disabilities. The development shall only be implemented in line with the approved details and shall be maintained thereafter.

**Reason:** Access arrangements must be identified prior to the commencement of development to ensure an inclusive environment in accordance with Barking & Dagenham Local Plan Policy CP3 and BP11, Havering Local Plan Policy DC32 and London Plan Policy 6.1 and 7.2.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **11. Accessibility and Management Plan - Residential**

No above ground works shall take place within a relevant phase until a detailed accessibility statement and management plan (including a programme for implementation) has been submitted to the relevant Local Authority outlining those measures proposed to ensure an accessible and inclusive environment, both internally and externally, including but not limited to, pedestrian routes, lift specifications, accessible toilet provision, access points and crossings along with blue badge spaces. Such a statement is to be approved in writing by the Local Planning Authority before above ground works shall take place. The development shall not be carried out otherwise than in accordance with the approved details.

**Reason:** Access arrangements must be identified prior to above ground works taking place to ensure an inclusive environment in accordance with Barking & Dagenham Local Plan Policy CP3 Policy BP11, Havering Local Plan Policy DC32 and London Plan Policy 6.1 and Policy 7.2.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **12. Accessibility and Management Plan- Non-Residential**

Prior to the commencement of the fit out works of non-residential elements within a relevant phase, a detailed accessibility statement and management plan (including a programme for implementation) must be submitted to the relevant Local Planning Authority outlining those measures proposed to ensure an accessible and inclusive environment, both internally and externally, including but not limited to, pedestrian routes, lift specifications and accessible toilet provision as appropriate. The statement is to be approved in writing by the relevant Local Planning Authority prior to the commencement of fit out works and implemented prior to the use being accessible by the general public.

**Reason:** Access arrangements must be identified prior to fit out works commencing to ensure an inclusive environment in accordance with Barking & Dagenham Local Plan Policy CP3 and BP11, Havering Local Plan Policy DC32 and London Plan Policy 6.1 and Policy 7.2.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **13. Accessibility of Public Realm**

No above ground works shall take place within a relevant phase until a detailed accessibility statement is submitted to and approved in writing by the relevant Local Planning Authority. The statement shall outline those measures proposed to ensure that an accessible and inclusive

environment is provided, including access points to the public realm and levels. The development shall be carried out in accordance with the approved statement and thereafter retained.

**Reason:** Appropriate access arrangements must be identified to ensure an inclusive environment in accordance with Barking & Dagenham Local Plan Policies CP3 and BP11, Havering Local Plan Policy DC32 and London Plan Policies 6.1 and Policy 7.2.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **14. Car and cycle park management plan**

Prior to the first occupation of each phase of the development, a site wide Car and Cycle Parking Management Plan shall be submitted to and approved in writing by the relevant Local Planning Authority, and must include at least the following details:

- I) The proposed allocation of and arrangements for the management of parking spaces including disabled parking bays serving the residential development.
- II) The provision of Electric Vehicle Charging Points (EVCP) including both active and passive provision for both the residential and office parking areas in accordance with adopted London Plan Guidance.
- III) The safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas; and

The car and cycle parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

**Reason:** Car parking management must be identified prior to occupation to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with Barking & Dagenham Policy BR9 and BR10, Havering Local Plan Policy CP10 and DC33 and London Plan Policy 6.1 and 6.13.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **15. Occupier Cycle Parking**

There shall be no occupation of any unit within a plot / block until details of cycle parking, including its external appearance, location and the means of secure storage proposed to serve that plot, have been submitted to and approved in writing by the relevant Local Planning Authority, [in consultation with the GLA], and the cycle parking has been made available for occupiers use. The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter and used for no other purpose.

**Reason:** In order to encourage the use of cycling as a sustainable mode of transport, in accordance with Barking & Dagenham Local Plan Policy BR10, Havering Local Plan Policy CP10 and Policy DC35 and London Plan Policy 6.9.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **16. Visitor Cycle Parking**

Prior to occupation of the first non-residential unit within a plot/ block, details of cycle parking, including its external appearance, location and the means of secure storage proposed to serve that plot, shall be submitted to and approved in writing by the relevant Local Planning Authority, in consultation with Transport for London,

The cycle parking should be provided as follows: 50% of the identified spaces are to be provided prior to the operation of the first relevant non-residential unit; and the final 50% of spaces will be made available prior to the operation of the final non-residential uses within the plot/ block. The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter and used for no other purpose.

**Reason:** In order to encourage the use of cycling as a sustainable mode of transport, in accordance with Barking & Dagenham Local Plan Policy BR10, Havering Local Plan Policy CP10 and Policy DC35 and London Plan Policy 6.9.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **17. Travel Plan**

The development shall be occupied only in accordance with the approved Travel Plan. No phase shall be occupied until full details of how the approved Travel Plan will be funded, implemented, monitored and reviewed has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan is to be reviewed upon completion of each phase.

**Reason:** In order to encourage the use of cycling as a sustainable mode of transport, in accordance with Barking & Dagenham Local Plan Policy BR10, Havering Local Plan Policy CP10 and DC35 and London Plan Policy 6.1 and 6.9.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **18. Site Levels**

Unless details are provided and approved as part of the reserved matters submission(s) no above ground works, within phases 2 to 8, with the exception of activities associated with the surcharging of the site, shall take place until a drawing showing the proposed site levels of the application site and the finished floor levels of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3, BP8 and BP11, Havering Local Plan Policy CP17, CP15, DC49 and London Plan Policy 7.6.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **19. Compliance with Design Code**

Applications for reserved matters for any proposed building must demonstrate how the proposed building design accords with the principles set out in the approved

Beam Park Design Code (Ref: 448-PT-RP-0003-DC PL04).

**Reason:** To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3, BP8 and BP11, Havering Local Plan Policy CP17, CP15, DC49 and London Plan Policy 7.6.

## **20. Secure by Design**

The development hereby permitted shall achieve a minimum silver award of the Secure by Design for Homes and Commercial (2016 Guide) or any equivalent document superseding the 2016 Guide. A certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided upon completion of each phase confirming that the agreed standards have been met.

**Reason:** In order to provide a safe and secure development, in accordance with Barking & Dagenham Policy CP3 and Policy BC7, Havering Local Plan Policy CP17 and DC63 and London Plan Policy 7.3.

## **21. Accessibility and Adaptability**

90% of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition) and 10% of the residential units provided shall be capable of easy adaptation to Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

**Reason:** To ensure that accessible housing is provided in accordance Barking & Dagenham Local Plan Policy BC2, Havering Local Plan Policy DC7 and London Plan Policy 3.8.

## **22. Provision of Amenity Space**

No residential unit within a plot / block shall be occupied until full details of the private amenity and open spaces, including children's play space, per phase have been submitted to and approved in writing by the Local Planning Authority and made available for use. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory standard of private amenity space in accordance with Policy BP5 of the Borough Wide DPD (March 2011) and London Plan Policy 3.5.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

## **23. Refuse Storage and Segregation for Recycling**

There shall be no occupation of any unit within a plot / block until details of the provision for the storage of refuse/ recycling awaiting collection to serve that unit and a strategy setting out how to deal with bulky waste, has been submitted to and approved by the relevant Local Planning Authority and the storage has been made available for use. Unless otherwise agreed in writing these details shall include provision for suitable containment and segregation of recyclable waste. The measures shall be fully implemented in accordance with the agreed details for the development or the relevant phases thereof as the case may be.

**Reason:** To protect the amenity of future occupiers and adjoining occupiers in accordance with Barking & Dagenham Local Plan Policy BR15 and BP8, Havering Local Plan Policy DC36 and DC40 and London Plan Policy 5.16

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **24. Carbon Reduction- Residential**

The residential component of the development hereby permitted shall be carbon zero with a minimum 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013) secured on site. Where the minimum reduction is not met, a Carbon Offset Payment shall be required and payable to the relevant Council. A certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met.

**Reason:** To ensure compliance with the proposed energy strategy in accordance with and Barking & Dagenham Local Plan Policy BR2, Havering Local Plan Policy DC50 and London Plan Policy 5.2

#### **25. Carbon Reduction- Non-Residential**

The non-residential component of the development hereby permitted shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013). Where the minimum reduction is not met, a Carbon Offset Payment shall be required and payable to the relevant Council.

**Reason:** To ensure compliance with the proposed energy strategy in accordance with Barking & Dagenham Local Plan Policy BR2 and Havering Local Plan Policy DC50 and London Plan Policy 5.2.

#### **26. BREEAM**

The non-residential component of the development hereby permitted shall achieve a minimum BREEAM 'Very Good' rating. Prior to operation of individual units a certificated Post Construction Review, or other verification process as agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met.

**Reason:** To ensure that the proposed development is constructed in an environmentally sustainable manner and in accordance with Barking and Dagenham Local Plan Policy CR1 and Policy BR1, Havering Local Plan Policy DC49 and London Plan Policy 5.2

#### **27. Energy compliance**

Each reserved matters submission shall be accompanied by an energy addendum which details how it accords with the site-wide Energy Strategy and demonstrates how the relevant phase(s) meet the relevant carbon emission reductions targets, as specified in conditions 24 and 25. Where the energy addendum demonstrates that the relevant phase will not comply with the energy reductions targets specified in conditions 24 and 25, a carbon offset payment shall be required.

**Reason:** To ensure that the proposed development is constructed in an environmentally sustainable manner and in accordance with Barking and Dagenham DPD Policy BR1, Havering Local Plan Policy DC49 and Policy DC50 and London Plan Policy 5.2

### **28. Photovoltaic panels – Energy hierarchy**

Prior to occupation of any unit within a relevant phase, information on the proposed extent, location and detail of PV, along with detail on how it accords with the approved energy strategy, is to be submitted to and approved in writing by the Local Planning Authority. Such PV shall subsequently be installed in accordance with the agreed details prior to first occupation of any unit/ block within the relevant phase.

**Reason:** To avoid unacceptable glare to pilots and to ensure satisfactory compliance with the approved energy strategy, in accordance with Barking and Dagenham DPD Policy BR1, Havering Local Plan Policy DC49 and Policy DC50 and London Plan Policy 5.2

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **29. Energy Efficiency**

Within one month of each identified sub-phase of a relevant phase being occupied, a certificated Post Construction Review, or other verification process agreed with the relevant Local Planning Authority, shall be provided, to demonstrate that the agreed standards set out in the Energy Strategy (June 2017) (or any relevant revised Strategy or Energy Addendum that has been approved by the relevant Local Planning Authority, where appropriate) have been met for each phase of the development. This must also include that, for the non-residential elements, the actual cooling demand is better than the notional cooling demand, as modelled in SBEM compliant software.

A plan detailing the location and extent of each sub-phase shall be submitted to and agreed in writing by the relevant Local Planning Authority, within one month of an overall phase commencing, as identified in condition 7.

**Reason:** To ensure satisfactory compliance with the approved energy strategy, in accordance with Barking and Dagenham Local Plan Policy BR1, Havering Local Plan Policy DC49 and Policy DC50 and London Plan Policy 5.2.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **30. Overheating – Phases 2 - 8**

In phases 2 – 8, no above ground development shall commence until dynamic overheating modelling in accordance with CIBSE Guidance TM52 and TM49 (or any other guidance that replaces this) to identify the risk of overheating has been submitted to and approved in writing by the Local Planning Authority (in consultation with the GLA). This should also include mitigation measures for any restrictions proposed, for example, by local air quality issues, ground floor apartments and single aspect units. Once approved, the agreed measures must be implemented prior to occupation of the development in that phase.

**Reason:** In order to avoid overheating and minimise cooling demand, in accordance with Barking and Dagenham Local Plan Policy CR1 and BR1, Havering Local Plan Policy DC49 and Policy DC50 and London Plan Policy 5.9

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **31. Overheating – Phase 1**

Prior to any above ground works relative to any plot / block containing residential units, dynamic overheating modelling in accordance with CIBSE Guidance TM52 and TM49 (or any other guidance that replaces this) to identify the risk of overheating shall be submitted to and approved in writing by the relevant Local Planning Authority (in consultation with the GLA). This should also include mitigation measures for any restrictions proposed, for example, by local air quality issues, ground floor apartments and single aspect units. Once approved, the agreed measures must be implemented prior to occupation of the development in that phase.

**Reason:** In order to avoid overheating and minimise cooling demand, in accordance with Barking and Dagenham Local Plan Policy CR1 and BR1, Havering Local Plan Policy DC49 and Policy DC50 and London Plan Policy 5.9

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **32. Ecology and Landscape Management Plan**

A Biodiversity and Ecological Strategy and Landscape Management Plan relative to each phase of development, including long term ecological objectives, in accordance with the Water Framework Directive (2000/60/EC) and a long-term management and maintenance plan for the public open space including trees shall be submitted to and approved in writing by the Local Planning Authority before the relevant phase of the development is occupied. The development shall be carried out in accordance with the approved management plan.

**Reason:** In order to preserve and enhance each Borough's natural environment and to comply with Barking and Dagenham Local Plan Policy CR2 and BR3, Havering Local Plan Policy CP16 and Policy DC61, and London Plan Policy 5.10

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **33. Landscaping, public realm, play space and boundary treatments**

A landscaping and public realm scheme for the public and private areas in the development shall be submitted to and approved in writing by the Local Planning Authority, prior to any above ground works within any phase.

The detailed plan shall include the following details:

- a.) The overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;
- b.) The location, species and sizes of proposed trees and tree pit design
- c.) Details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- d.) Enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
- e.) Hard landscaping, including ground surface materials, kerbs, edges, ridge and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- f.) Street furniture, including type, materials and manufacturer's specification, if appropriate;
- g.) Details of children's play space equipment and structures, including key dimensions, materials and manufacturer's spec if appropriate;
- h.) Any other landscaping features forming part of the scheme, including amenity spaces and green/brown roofs;

- i.) A statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;
- j.) A wayfinding and signage strategy.

The approved landscaping scheme shall be completed/ planted during the first planting season following practical completion of Phase 1 of the development. The landscaping and tree planting shall have a two-year maintenance and watering provision following planting and any trees or shrubs which die within five years of completion of the development of that phase shall be replaced with the same species or an approved alternative, to the satisfaction of the Local Planning Authority.

Any plants, shrubs or trees required as part of the implementation of the landscaping reserved matters and/ or associated with any block and/ or plot that die or are removed, damaged or become diseased within a period of FIVE years from the substantial completion of the relevant phase shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent for a variation.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

**Reason:** In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with Barking and Dagenham Local Plan Policy CR2 and BR3, Havering Local Plan Policy DC61 and Policy CP16, and London Plan Policy 7.3, 7.4 and 7.5.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **34. Living Roofs**

First occupation of a unit in a relevant block shall not take place until a detailed scheme for living roofs for that block (including maintenance and management arrangements) has been submitted to and approved in writing by the Local Planning Authority. The roofs shall comprise at least 50% native species, not including Sedum species, seeded with an annual wildflower mix or local seed source and should be designed for biodiversity with a minimum substrate depth of 80mm. The approved scheme shall be implemented in accordance with the approved scheme.

**Reason:** To protect and enhance the biodiversity of the site and contribute towards sustainable drainage in accordance Barking and Dagenham Policy BR3, Havering Local Plan Policy CP16 and London Plan Policy 5.13

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **35. Nesting Birds and Bat Roosts**

No phase shall be fully occupied until bird nesting and bat roosting boxes have been installed, and/ or bat roosting bricks and/ or bird nesting bricks have been installed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The details shall accord with the advice set out in "Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build" (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.

**Reason:** In order to preserve and enhance the Borough's natural environment and to comply with Barking & Dagenham Local Plan Policy CR2 and BR3, Havering Local Plan Policy CP16 and London Plan Policy 7.19.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **36. Protection of Trees**

Whilst each phase is being developed, within the area of land covered by the relevant phase:

- a) all trees shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS:5837;
- b) any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing.

Where any hard surfaces or buildings are proposed within the root protection areas a method statement shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details demonstrating how the design will ensure the protection of the tree roots and the provision of permeable surfaces. The development shall be carried out in accordance with the approved method statement and details.

**Reason:** To ensure that the trees are adequately protected during the construction phase, in accordance with Barking & Dagenham Policy CR2 and BR3, Havering Local Plan Policy CP16 and London Plan Policy 7.21

### **37. Vegetation Clearance**

There shall be no vegetation clearance or tree works on any phase during the bird breeding season (March to August inclusive). If this is not possible the vegetation should be surveyed immediately prior to removal by a suitably qualified ecologist. If active nests/ nesting birds are present, the relevant works must be delayed until the chicks have left the nest. If nesting birds are found, a strategy to protect them must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** In order to preserve and enhance the Borough's natural environment and to comply with Barking & Dagenham Policy CR2 and BR3, Havering Local Plan Policy CP16 and London Plan Policy 7.19 and 7.21.

### **38. Examination of Trees for Bats**

There shall be no tree works within a relevant phase during December to March (inclusive) until a physical examination of on-site trees with potential for roosting bats has been undertaken to ensure they are not occupied by roosting bats. If roosting bats are present within that phase, the relevant works must be delayed until a strategy to protect or relocate any roosting bats has been submitted to and approved in writing by the Local Planning Authority. Any such strategy shall detail areas of the site where there are to be no further works until relocation or mitigation has taken place. The development shall be carried out in accordance with the approved details.

**Reason:** In order to preserve and enhance the Borough's natural environment and to comply with Barking & Dagenham Policy CR2 and BR3, Havering Local Plan Policy CP16 and London Plan Policy 7.19 and 7.21.

### **39. Air Quality Assessment**

No above ground works shall take place in the relevant phase of the development until an air quality assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be sufficient to demonstrate that during the operational phase of the proposed development relevant national and local air quality standards and objectives will be satisfied at existing and future sensitive receptors.

The development hereby permitted shall seek to achieve Air Quality Neutral emissions benchmarks as set out in Appendix 5 of GLA Document "Sustainable Design and Construction - Supplementary Planning Guidance -London Plan 2011-Implementation Framework", April 2014.

Where the development is not air quality neutral, appropriate mitigation should be provided as agreed by the Local Planning Authority.

**Reason:** Air quality must be assessed prior to above ground works to protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BR14 and BP8, Havering Local Plan Policy CP15 and DC52, and London Plan Policy 7.14.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **40. Boiler and Combined Heat Power**

Within 6 months of commencing development of an identified phase, details of the boilers and combined heat and power plant (CHP) installation, and an air quality assessment of the impact of the CHP, must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The details shall be sufficient to demonstrate:

- a. that best practicable means will be employed to both minimise emissions of oxides of Nitrogen (NO<sub>x</sub>) and particulate material < 10 µm in diameter (PM<sub>10</sub>) and particulate material < 2.5 µm in diameter (PM<sub>2.5</sub>);
- b. that the operation of the boilers and CHP installation (including mitigation) will not lead to an unacceptable risk from air pollution, prevent sustained compliance with EU limit values or national objectives for Nitrogen dioxide, PM<sub>10</sub> or PM<sub>2.5</sub>;
- c. The height of the discharge stack is sufficient to ensure that:
  - (i) relevant national and local air quality standards and objectives will be satisfied at existing and future sensitive receptors;
  - (ii) products of combustion emitted from the plant will not be prejudicial to health or a nuisance.

**Reason:** To protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BR14 and BP8, Havering Local Plan Policy CP15 and DC52, and London Plan Policy 7.14.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **41. Noise and Vibration (A3 or A4 use)**

No unit to be used for A3 or A4 Use Class purposes shall be operated until a suitable mechanical ventilation system is installed in accordance with a scheme to control the transmission of noise and vibration which has been previously submitted to and approved in writing by the Local Planning Authority. Thereafter, the equipment shall be properly maintained and operated in accordance with the scheme during normal working hours.

**Reason:** To protect the amenity of existing and future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BR13 and BP8, Havering Local Plan Policy CP15 and DC55, and London Plan Policy 7.15.

#### **42. Kitchen Ventilation Equipment**

Any kitchen extract system serving any non-residential uses hereby permitted shall include measures for the removal and treatment of cooking odours, the detail of which shall be submitted to and approved in writing by the relevant Local Planning Authority prior to the commencement of fit out works for the relevant commercial unit. The measures shall have regard to, and be commensurate with, guidance and recommendations in the current edition of publication "Specification for Kitchen Ventilation Systems", DW/172, Heating and Ventilating Contractors Association, or other relevant and authoritative guidance.

The development shall be carried out in accordance with the approved details and shall be in place prior to the operation of the use which necessitates the ventilation equipment being open to the public and shall be retained as such. This requirement will extend to all future changes of use that may be permitted by planning conditions 81 and 89.

**Reason:** To protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BR13 and BP8, Havering Local Plan Policy CP15 and DC55, and London Plan Policy 7.15.

#### **43. Noise Assessment**

No above ground development shall take place in the relevant phase of the development until a scheme to demonstrate that the internal noise levels within the residential units of that phase will conform to the guideline values for indoor ambient noise levels as identified within BS 8233 2014 - Guidance on Sound Insulation and Noise Reduction for Buildings, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** Noise levels must be identified prior to commencement of above ground works to protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BR13 and BP8, Havering Local Plan Policy CP15 and DC55, and London Plan Policy 7.15.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **44. Noise from Commercial Units**

The combined rating level of the noise from any single commercial unit shall not exceed the existing background noise level outside the window to any noise sensitive room. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014.

**Reason:** To protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BR13 and BP8, Havering Local Plan Policy CP15 and DC55, and London Plan Policy 7.15.

#### **45. Noise from School**

The design of the school/s hereby permitted are to be such that:

- 1) As far as practicable the school design shall seek to ensure that noise emissions from school activities do not exceed 55 dB LAeq,16 hour at any existing or proposed dwelling;
- 2) Where this is not possible, noise emissions from school activities shall not exceed 65 dB LAeq,16 hour at any existing or proposed dwelling;
- 3) Noise from sources external to the school do not exceed 60 dB LAeq,30 minute within formal and informal outdoor teaching areas.

**Reason:** To protect the amenity of existing and future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BR13 and BP8, Havering Local Plan Policy CP15 and DC55, and London Plan Policy 7.15.

#### **46. Noise from Entertainment**

Noise from entertainment including live and amplified music associated with any non-residential uses hereby permitted shall be controlled so as to be inaudible inside adjoining and other noise-sensitive premises in the vicinity. The initial test for compliance with the 'inaudibility' criterion will be that noise should be no more than barely audible outside those noise sensitive premises. In the event there is disagreement as to whether entertainment noise is or is not audible the following numerical limits shall be used to determine compliance with this condition: the LAeq (EN) shall not exceed LA90 (WEN) and; the L10 (EN) shall not exceed L90 (WEN) in any 1/3 octave band between 40Hz and 160Hz. EN = Entertainment noise level, WEN = Representative background noise level without the entertainment noise, both measured 1m from the façade of the noise-sensitive premise.

**Reason:** To protect the amenity of existing and future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BR13 and BP8, Havering Local Plan Policy CP15 and DC55, and London Plan Policy 7.15.

#### **47. Hours of Operation- Non-Residential**

The non-residential uses hereby permitted shall only be open to members of the public between the hours of 07:00 to 23:00. Deliveries to and collections from the non-residential uses shall only take place between the hours of 07:00 and 21:00. The handling of bottles and movement of bins and rubbish is not permitted to take place outside the premises between the hours of 23:00 on one day and 07:00 the following day.

**Reason:** To protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Policy BR13 and BP8, Havering Local Plan Policy CP15 and DC55, and London Plan Policy 7.15.

#### **48. Hours of Operation- Outdoor Sports**

The outdoor sports facilities and amenity areas within the school grounds to be made available to the public, shall not be illuminated or open to the public outside the hours of 07:00 and 22:00 Mondays to Sundays.

**Reason:** To protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Policy BR13 and BP8, Havering Local Plan Policy CP15 and DC55, and London Plan Policy 7.15.

#### **49. Community use of schools**

Any reserved matters application for the primary school plots must detail the community uses of the school facilities.

**Reason:** To provide opportunities for community groups to access space for meeting to ensure the development of strong and inclusive communities, in accordance with Barking & Dagenham Policy CC2, Havering Local Plan Policy CP8 and London Plan Policy 3.16

#### **50. Lighting Strategy- Phase 2 River Beam Interface**

Prior to commencement of development of phase 2, a lighting strategy shall be submitted to and approved by the Local Planning Authority relative to treatment of the River Beam Corridor (extending to a minimum of 8m from either side of the main River) detailing how light spill into the River Beam watercourse and adjoining trees will be minimised. The scheme shall subsequently be implemented in accordance with the approved details prior to the works being complete on the River Beam (including those works within 8 metres either side of the river).

**Reason:** In the interests of ecology and biodiversity and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **51. Flood Risk**

The development hereby permitted shall be constructed in accordance with the approved Beam Park Flood Risk Assessment Report, produced by Capita V.4 (dated June 2017) and shall ensure that finished floor levels are set above the 2100 breach flood level.

**Reason:** To prevent the risk of sewage flooding and to protect water quality, in accordance with Barking & Dagenham Policy CR4 and Policy BR4, Havering Local Plan Policy CP15 and DC48, and London Plan Policy 5.10.

#### **52. River Beam Buffer Zone**

No development of any permanent structure falling within the relevant phase, other than that agreed within the Flood Risk Assessment (Beam Park Flood Risk Assessment Report, produced by Capita V.4 dated June 2017) required for flood management, shall take place until a scheme for the provision and management of an 8 metre wide buffer zone (measured from the centre of the channel) alongside the River Beam has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. Any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens, roads and paths unless otherwise agreed in writing by the Local Planning Authority.

The schemes shall include:

- Plans showing the extent and layout of the buffer zone;
- Details of any proposed planting scheme (for example, native species);
- Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term plus production of detailed management plan and;
- Details of any proposed footpaths, fencing, lighting etc.

**Reason:** The River Beam Buffer Zone must be identified prior to commencement of any permanent structure in order to preserve and enhance the Borough's natural environment and

to comply with Barking & Dagenham Local Plan Policy CR2 and BR3, Havering Local Plan Policy CP15, DC48 and DC46, and London Plan Policy 5.10, 5.13 and 5.14.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **53. Sustainable Urban Drainage**

No development shall take place in a relevant phase of the development until a detailed surface water drainage scheme for the site based on Sustainable Urban Drainage Systems (SUDS) and including a finalised drainage layout plan that details pipe levels, diameters, asset locations and long and cross sections of each SUDS element, has been submitted to and approved in writing by the relevant Local Planning Authority. The drainage strategy shall include a restriction in run-off to greenfield discharge rates along with details of surface water storage on site. The scheme shall subsequently be implemented in accordance with the approved details before the development in the relevant phase is occupied.

**Reason:** SUDS must be identified prior to the commencement of development to prevent flooding, improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, in accordance with Barking & Dagenham Local Plan Policy CR4 and BR4, Havering Local Plan Policy CP15 and DC48, and London Plan Policy 5.14.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **54. Drainage Strategy**

No development shall take place in a relevant phase until a drainage strategy detailing any on and/ or off-site drainage works has been submitted to and approved in writing by the relevant Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

**Reason:** Drainage must be identified prior to the commencement of development to prevent the risk of sewer flooding and to protect water quality, in accordance with Barking & Dagenham Local Plan Policy CR4 and BR4, Havering Local Plan Policy CP15 and DC48, and London Plan Policy 5.14.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **55. Drainage Maintenance**

Prior to first occupation of each relevant phase, a maintenance plan detailing the maintenance regime for each drainage feature and clearly identifying the body responsible for its maintenance shall be submitted to and approved in writing by the relevant Local Planning Authority. The drainage shall be maintained in accordance with the approved maintenance plan.

**Reason:** To prevent the risk of damage to sewerage infrastructure and to protect water quality, in accordance with Barking & Dagenham Policy BR4, Havering Local Plan Policy CP15 and DC51, and London Plan Policy 5.13 and 5.14.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **56. Piling Method Statement**

No piling shall take place in the relevant phase of the development until a piling method statement detailing the depth, type of piling, methodology including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and the programme for the works, has been submitted to and approved in writing by the relevant Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved details.

**Reason:** Piling methodology must be identified prior to the commencement of development to ensure the early warning of flood events and reduce the risk of flooding to future occupants in accordance with Barking & Dagenham Policy CR4, Havering Local Plan Policy CP15 and London Plan Policy 5.13.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **57. Non-Road Mobile Plant and Machinery ("NRMM")**

The development hereby permitted shall not commence until the developer/ contractor has signed up to the NRMM register. Following sign-up, the following steps shall be undertaken:

- a) The development site must be entered onto the register alongside all the NRMM equipment details.
- b) The register must be kept up-to-date for the duration of the construction of development.
- c) It is to be ensured that all NRMM complies with the requirements of the directive.
- d) An inventory of all NRMM to be kept on-site stating the emission limits for all equipment.

**Reason:** NRMM registry is required prior to commencement of development in order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Barking & Dagenham Local Plan Policy BP8, Havering Local Plan Policy CP15 and London Plan Policy 7.15.

### **58. Oil Interceptors**

No above ground development shall take place in the relevant phase of the development until details of petrol and oil interceptors for all car parking, servicing and loading areas for the relevant phase have been submitted to and approved in writing by the relevant Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development in the relevant phase is occupied.

**Reason:** Oil interceptors must be identified prior to above ground works prevent pollution of the water environment in accordance with Barking & Dagenham DPD Policy BR4, Havering Local Plan Policy CP15 and DC48 and London Plan Policy 5.13.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **59. Contamination Remediation Scheme (enabling works)**

No development shall take place in phases 3 - 8 of the development until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed and approved in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates. The assessment shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s); this must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

**Reason:** Contamination must be identified prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Barking & Dagenham Policy BR4 and BR5, Havering Local Plan Policy DC53 and London Plan Policy 5.21.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **60. Remediation Scheme (enabling)**

No development shall take place in phases 3 - 8 where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the relevant Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the relevant phase of development is occupied.

**Reason:** Contamination must be identified prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Barking & Dagenham Policy BR4 and BR5, Havering Local Plan Policy DC53 and London Plan Policy 5.21.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **61. Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the relevant Local Planning Authority. Development on the part of the site affected shall be suspended and an investigation and risk assessment must be undertaken in accordance with the requirements of condition 57, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition

58 which are subject to the approval in writing of the Local Planning Authority. These approved schemes shall be carried out before the development is resumed or continued.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason:** Contamination must be identified prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Barking & Dagenham Policy BR4 and BR5, Havering Local Plan Policy DC53 and London Plan Policy 5.21.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **62. Borehole Management**

A scheme for managing any borehole (phases 2 to 8) installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority on a phase by phase basis. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to each phase of development being brought into use.

**Reason:** Contamination must be identified prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Barking & Dagenham Policy BR4 and BR5, Havering Local Plan Policy DC53 and London Plan Policy 5.21.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **63. Construction Environmental Management Plan**

No development within phases 2 to 8 shall commence, including any works of demolition, until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate details of:

- a.) Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b.) Construction traffic management and Construction Logistics Plan;
- c.) The parking of vehicles of site operatives and visitors;
- d.) Loading and unloading of plant and materials;
- e.) Storage of plant and materials used in constructing the development;
- f.) The erection and maintenance of security hoarding(s) including decorative displays and
- g.) facilities for public viewing, where appropriate;
- h.) Wheel washing facilities;
- i.) Measures to control the emission of dust, dirt and emissions to air during construction;
- j.) such measures to accord with the guidance provided in the document "The Control of Dust
- k.) and Emissions during construction and demolition", Mayor of London, July 2014;
- l.) A scheme for recycling/disposing of waste resulting from demolition and construction
- m.) works;
- n.) The use of efficient construction materials;
- o.) Methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing
- p.) of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the
- q.) application by the developer's representatives. This person will act as first point of contact
- r.) for residents who have any problems or questions related to the ongoing development.
- s.) Demolition and construction work and associated activities are to be carried out in
- t.) accordance with the recommendations contained within British Standard 5228:2009,
- u.) "Code of practice for noise and vibration control on construction and open sites". Parts 1 and 2.

The CEMP and SWMR shall be implemented for the entire period of the works at the site, to the satisfaction of the relevant Local Planning Authority.

**Reason:** The CEMP and SWMR are required prior to commencement of development in order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Barking & Dagenham Local Plan Policy BP8, Havering Local Plan Policy CP15 and London Plan Policy 6.1.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **64. Demolition and Construction Hours**

Demolition and construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00-13:00 Saturday with no work on Sundays or public holidays other than internal works not audible outside the site boundary. Driven piling or ground improvement work which will generate perceptible offsite ground borne vibration is only to be carried out between the hours of 08:00 and 18:00

Monday to Friday.

**Reason:** In order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Barking & Dagenham Local Plan Policy BP8, Havering Local Plan Policy CP15 and London Plan Policy 6.1

#### **65. Piling Vibration**

If piling or other ground improvement work is undertaken pursuant to this permission then the 5% level of vibration attributable to these activities shall not exceed a peak particle velocity of 1.5mm/sec when measured at the point of entry to any adjoining residential development. In the event of reasonable complaint of vibration nuisance and at the request of the Local Planning Authority monitoring to evaluate compliance with this condition is to be carried out and the results submitted to the relevant Local Planning Authority.

**Reason:** In order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Barking & Dagenham Local Plan Policy BP8, Havering Local Plan Policy CP15 and London Plan Policy 6.1

#### **66. Written Scheme of Investigation**

No demolition or development shall take place in any phase of the development, with the exception of phases 1 and 2 where no above ground development shall take place, until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the relevant Local Planning Authority. For land that is included within each WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow that person to observe the excavations and record items of interests and finds.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of each phase which have archaeological interest, a stage 2 WSI shall be submitted to and approved in writing by the Local Planning Authority. For land that is included within the stage 2 WSI, no demolition/ development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged for each phase until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

**Reason:** The WSI is required prior to commencement of development (and prior to above ground works in phases 1 and 2) in order to ensure that archaeological investigation is initiated at an appropriate point in the development process, any areas of archaeological preservation are identified and appropriately recorded/preserved in accordance with Barking & Dagenham Local Plan Policy BP3, Havering Local Plan Policy CP18 and London Plan Policy 7.8.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **67. Foundation Design**

Other than the provision of roads and sewers, no development shall take place in each phase of the development until details of the foundation design and construction method to protect archaeological remains have been submitted to and approved in writing by the relevant Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** Foundation design is required prior to commencement of development because important archaeological remains may exist on site and the relevant Local Planning Authority wishes to secure the provision of an archaeological monitoring prior to commencement of development in accordance with Barking & Dagenham Local Plan Policy BP3, Havering Local Plan Policy CP18 and London Plan Policy 7.8

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **68. Permitted Development**

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, enlargement or other alterations shall take place to the consented dwelling house/s without the prior written approval of the relevant Local Planning Authority to whom a planning application must be made. This restriction also extends to the erection of fences, walls or provision of hard surfacing within the front gardens of the dwelling/s, for which a planning application would be required.

**Reason:** To protect local amenity, prevent over development of the site and ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3 and, Havering Local Plan Policy CP17 and London Plan Policy 7.6

#### **69. Satellite Dishes**

No satellite dishes may be installed on the exterior of any of the approved apartment blocks, with the exception of a roof mounted dish providing a communal system available to each resident of the apartment block.

**Reason:** To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3 and BP11, Havering Local Plan Policy CP17 and London Plan Policy 7.6

#### **70. Fire Safety**

Each application for reserved matters consent must be accompanied by a fire statement, produced by an independent third party suitably qualified assessor, which shall detail:

1. the buildings construction, methods, products and materials used;
2. the means of escape for all building users including those who are disabled or require level access together with the associated management plan;
3. access for fire service personnel and equipment;
4. ongoing maintenance and monitoring; and
5. how provision will be made within the site to enable fire appliances to gain access to the building.

The development shall be carried out in accordance with the approved details.

**Reason:** In order to provide a safe and secure development in accordance with Barking & Dagenham Local Plan Policy CP3 and Havering Local Plan Policy DC61 and to minimise the risk of fire and the risk of loss of life due to any fire, in accordance with the draft London Plan Policy D11.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **71. Bird Hazard Management Plan**

No above ground works shall take place until a Bird Hazard Management Plan has been submitted to and approved in writing by the relevant Local Planning Authority, in consultation with London City Airport. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and 'loafing' birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the relevant Local Planning Authority.

**Reason:** To minimise the attractiveness of flat roofs to birds, which could endanger the safe movement of aircraft and the operation of London City Airport, in accordance with Barking & Dagenham Local Plan Policy BP4 and BP11, Havering Local Plan Policy CP17 and DC61 and London Plan Policy 7.6 and Policy 7.7.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **72. Outline Delivery and servicing plan for residential uses**

A delivery and servicing plan (DSP) for phases 2 - 8, detailing the residential uses, shall be submitted to and approved, in writing, by the relevant Local Planning Authority prior to occupation of any part of that phase of development. The DSP shall cover the following items:

- Deliveries and collections;
- Servicing trips (including maintenance);
- Details for management and receipt of deliveries for the residential properties;
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations.

The DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

**Reason:** In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Barking & Dagenham Local Plan Policy BR10 and

BP8, Havering Local Plan Policy CP9 and DC32 London Plan Policy 6.1, 6.3 and 6.14

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **73. Outline- Delivery and servicing plan non-residential uses**

Where applicable, a delivery and servicing plan (DSP) for any non-residential uses in phases 2 to 8 shall be submitted to and approved, in writing, by the relevant Local Planning Authority prior to occupation of any non-residential unit within the relevant phase of development. The DSP shall cover the following items:

- Deliveries and collections;
- Servicing trips (including maintenance);
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations

The DSP shall be implemented prior to the occupation of any non-residential unit and shall remain in place unless otherwise agreed in writing.

**Reason:** In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Barking & Dagenham Local Plan Policy BR10 and BP8, Havering Local Plan Policy CP9 and DC32 London Plan Policy 6.1, 6.3 and 6.14

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **74. Daylight \ sunlight**

No above ground development shall take place in the relevant phase until minimum targets for sunlight and daylight for existing and proposed residential units within the site have been agreed in writing with the relevant Local Planning Authority. Thereafter, applications for reserved matters must ensure the detailed design of the units comply with the agreed targets.

**Reason:** To ensure a satisfactory standard of living for both existing and future occupiers in accordance with Barking & Dagenham Local Plan Policy BP8, Havering Local Plan Policy DC61 and London Plan Policy 7.6

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **75. Glare**

Prior to the installation of any photovoltaic panels in any phase, a strategy for their location must be provided and approved in writing by the relevant Local Planning Authority in consultation with London City Airport.

**Reason:** To ensure that their reflection will not impact vision of pilots on their approach into London City Airport.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **76. Cranes**

Prior to the positioning of any crane/s on the site which exceed 70 metres AOD details shall be submitted to and approved in writing by the relevant local authority, in consultation with London City Airport.

**Reason:** To allow assessment against London City Airport's safety criteria.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **77. Family Housing**

In all phases, with the exception of phase 1, a minimum of 25% of all residential units must have 3 bedrooms or more.

**Reason:** In order to provide a good mix of development and ensure a sustainable community in accordance with Barking & Dagenham Local Plan Policy CC1, Havering Local Plan Policy DC2 and London Plan Policy 3.8

### **78. Parking**

No development shall take place in phases 2 to 8 of the development until details of the car and motorcycle parking layout, electric vehicle charging points and passive provision for that phase have been submitted to and approved in writing by the relevant Local Planning Authority. The scheme shall ensure that at least 20% of all residential parking spaces are for electric vehicles with an additional 20% passive provision (as defined in the London Plan March 2016) for future use and at least 10% of all commercial parking spaces shall be for electric vehicles with an additional 20% passive provision. The development shall provide up to 1,314 residential car parking spaces, including 98 visitor spaces and a minimum of 10 car club spaces. The scheme shall be implemented in accordance with the approved details, prior to the occupation of the development, and shall be permanently retained thereafter and used for no other purpose.

**Reason:** To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway and in order to encourage the use of electric cars as a sustainable mode of transport, in accordance with Barking & Dagenham Local Plan Policy BR9 and BR10, Havering Local Plan Policy DC33 and London Plan Policy 6.13.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **79. Timing of Station**

Until the new on-site Beam Park Station has been constructed and is available for the use of rail passengers on site, residential occupations shall be limited to residential and commercial units falling within phases, 1, 2 and 3.

**Reason:** To ensure that the number of occupied homes benefit from an appropriate level of public transport accessibility in accordance with Barking & Dagenham Local Plan Policy CM1, Havering Local Plan Policy CP9 and DC37 and London Plan Policy 6.4.

Condition 80 to 82 of this planning permission only relate to development taking place within the administrative control of the London Borough of Barking & Dagenham

### **80. LBBD non-residential Floor Area in phases 2 - 8**

Following completion of the development hereby approved space will be made available for a minimum of 1,850 sqm GIA of support uses (Use Classes A1, A2, A3, A4, D1 and D2). At no time will the following be exceeded:

- A maximum of 596 sqm of floorspace (GIA excluding plant and waste) used for
- A1, A2, A3 and A4 uses; and
- A minimum of 800sqm for a community facility (Use Class D1); and
- A minimum of 600 sqm for D2 use/s.

**Reason:** To maintain a diverse size and mix of Use Classes, in accordance with Barking & Dagenham Local Plan Policy BE2 and BE3 and London Plan Policy 4.7, 4.8 and 7.1

### **81. Maintenance of outline non-residential floor areas**

Prior to the first occupation of any non-residential unit hereby permitted, a schedule outlining the proposed use and floor area of each proposed unit to demonstrate compliance with the floor space limits outlined in Condition 80 shall be submitted to and approved in writing by the local planning authority.

Prior to any subsequent change of occupation, use or amalgamation of any unit/s hereby permitted, an updated schedule of the uses and floor areas shall be submitted to and approved in writing by the local planning authority. The development shall be used in accordance with the latest schedule to be approved. Where relevant, the requirements of condition 42, relating to kitchen extract equipment, must be considered.

**Reason:** To provide a mechanism for ensuring compliance with Condition 80 without requiring planning applications for changes of use or enlargement or subdivision of units within the development in acceptable circumstances and to promote sustainable development through a locally focused centre with a suitable level of floorspace available for all types of non residential support uses.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **82. Microclimate Assessment**

No development shall take place in phases 6-8 until a microclimate assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall ensure any wind mitigation measures are implemented prior to occupation of the relevant phase and shall be permanently retained thereafter.

**Reason:** To protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BP8 and London Plan Policy 7.7

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

Conditions 83 to 90 of this planning permission only relate to development taking place within the administrative control of the London Borough of Havering

### **83. Phase 1 - Delivery and servicing plan for residential uses**

A delivery and servicing plan (DSP) for the residential uses within Phase 1, shall be submitted to and approved, in writing, by the relevant Local Planning Authority prior to occupation of any part of Phase 1. The DSP shall cover the following items:

- Deliveries and collections (both commercial and residential);
- Servicing trips (including maintenance);

- Details for management and receipt of deliveries for the residential properties;
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations.

The DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

**Reason:** In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Havering Local Plan Policy CP9 and DC32 London Plan Policy 6.1, 6.3 and 6.14

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **84. Phase 1 - Delivery and servicing plan for non-residential uses**

A delivery and servicing plan (DSP) for the non-residential shall be submitted to and approved, in writing, by the relevant Local Planning Authority prior to occupation of any non-residential unit within Phase 1. The DSP shall cover the following items:

- Deliveries and collections;
- Servicing trips (including maintenance);
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations

The DSP shall be implemented prior to the occupation of any non-residential unit and shall remain in place unless otherwise agreed in writing.

**Reason:** In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Havering Local Plan Policy CP9 and DC32 London Plan Policy 6.1, 6.3 and 6.14

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **85. Phase 1 energy strategy**

Prior to commencement of any above ground works relative to a plot / block in phase 1, an energy addendum must be submitted to and approved by the Local Planning Authority, in consultation with the GLA, to include:

- Detailed locations of photovoltaic panels, having regard to the energy hierarchy;
- Demonstration of how that plot / block will comply with the site-wide energy strategy; and
- Demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 35% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013

Prior to occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved Energy Strategy and approved energy addendum, unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** To ensure that the proposed development is constructed in an environmentally sustainable manner, in accordance with Havering Local Plan Policy DC49 and Policy DC50 and London Plan Policy 5.2

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **86. Lighting Strategy- Ball Court**

Prior to occupation of any part of Phase 1, a lighting strategy for the treatment and management of the proposed Ball Court beneath Marsh Way flyover shall be submitted to and approved in writing by the relevant Local Planning Authority. The lighting strategy shall ensure that all lighting is to be designed, installed and maintained so as to fully comply with The Institution of Lighting Professionals publication, "Guidance Notes for the Reduction of Obtrusive Light", reference GN01:2011. The design shall satisfy criteria to limit obtrusive light presented in Table 2 of the document, relating to Environmental Zone E3 – Medium district brightness areas – small town centre or suburban locations. Development shall be carried out in accordance with the approved details.

**Reason:** In the interest of design quality, residential amenity, accessibility, public safety, protecting the night sky and biodiversity, in accordance with Havering Local Plan Policy CP15, CP16, DC34, DC35, DC56 and DC66 and London Plan Policy 6.9, 6.10, 7.2, 7.3 and 7.19.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **87. Bus loop implementation**

No work on the bus loop, indicated on plan 11336-8104 Rev P6, shall commence until the following have been submitted to, and approved by, the Local Authority in consultation with TfL:

- the design of the bus loop, including materials, surfacing and landscaping;
- swept path, vehicle tracking diagrams and double decker bus manoeuvring;
- number, layout and design of bus stops and associated shelters.

**Reason:** To demonstrate that two buses can access and egress the site simultaneously and ensure that the bus loop functions appropriately with all surrounding sites and to meet the aims of Havering Local Plan Policy CP10 and DC32 and London Plan Policy 6.2.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

#### **88. Bus loop**

All reasonable endeavours must be made with the owners of the adjacent sites, the borough and TfL to ensure that the bus loop facility is implemented.

**Reason:** To demonstrate that two buses can access and egress the site simultaneously and ensure that the bus loop functions appropriately with all surrounding sites.

#### **89. Phase 1 – Station square support uses**

At all times during the operation of the centre within phase 1 hereby approved space will be made available for a minimum of 3,555 sqm GIA of support uses (Use Classes

A1, A2, A3, A4, D1, D2 and B1) excluding the station ticket hall. At no time during operation of the centre will the following be exceeded:

- A maximum of 1,210 sqm of floorspace (GIA excluding plant and waste) used for
- A1, A2, A3 and A4 uses
- No single unit for A1 retail use shall exceed 420 sqm gross floorspace (GIA excluding plant and waste)
- A4 use can only take place in block K1
- A minimum of 1,500 sqm for a medical centre (Use Class D1)
- A minimum of 645 sqm for a nursery (Use Class D1)
- A minimum 110 sqm will be made available for community uses (either D1 or D2 Use Classes)
- B1 use can only take place in block H

**Reason:** To maintain a diverse size and mix of Use Classes, in accordance with Havering Local Plan Policy CP4, DC15 and DC19 and London Plan Policy 4.7, 4.8 and 7.1

#### **90. Phase 1 – Maintenance of Station square support uses**

Prior to the first occupation of any non-residential unit hereby permitted, a schedule outlining the proposed use and floor area of each proposed unit to demonstrate compliance with the floor space limits outlined in Condition 89 shall be submitted to and approved in writing by the local planning authority.

Prior to any subsequent change of occupation, use or amalgamation of any unit/s hereby permitted, an updated schedule of the uses and floor areas shall be submitted to and approved in writing by the local planning authority. The development shall be used in accordance with the latest schedule to be approved. Where relevant, the requirements of condition 42, relating to kitchen extract equipment, must be considered.

**Reason:** To provide a mechanism for ensuring compliance with Condition 89 without requiring planning applications for changes of use or enlargement or subdivision of units within the development in acceptable circumstances and to promote sustainable development through a locally focused centre with a suitable level of floorspace available for all types of non residential support uses.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

### **INFORMATIVES**

#### **INFORMATIVE 1: S106 Agreement**

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

#### **INFORMATIVE 2: Phased Planning Permission**

This development is a 'phased planning permission' for the purposes of the CIL Regulations (2010) as amended (Reg 2(1)). For the avoidance of doubt a phase can be comprised of demolition works, site preparation works, and construction of one or more buildings.

#### **INFORMATIVE 3: LBBD Street Naming and Numbering**

You are advised to contact the Official Street Naming and Numbering body for the relevant LPA prior to either the sale or occupation of the new building(s). This will assist you and subsequent interests in the property in properly identifying it in legal documents and in the

case of emergencies, the emergency services should already know the whereabouts of the property. Failure to secure an approved street name or number may affect your ability to purchase services such as gas, water or electricity for the property and may prevent the issue of a postcode for the address.

The official Street Naming and Numbering service may be contacted through [StreetNamingAndNumbering@lbld.gov.uk](mailto:StreetNamingAndNumbering@lbld.gov.uk) or by phone on 0208 227 5305/3954.

#### **INFORMATIVE 4: LBH Street Naming and Numbering**

Before occupation of the residential/ commercial unit(s) hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services. Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.havering.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

#### **INFORMATIVE 5: Thames Water**

You are advised of the comments made by Thames Water and should note that a Trade Effluent Consent will be required for any effluent discharge other than a Domestic Discharge.

#### **INFORMATIVE 6: Lighting**

You are advised that any development that encroaches onto watercourses has a potentially severe impact on their ecological value. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. From the documents currently submitted it's not clear what lighting arrangements are proposed. We would expect this information to be included alongside any planning application.

You are advised that light spill should be directed away from the river corridor outside the buffer zone, all artificial lighting should be directional - less than 4 lux, and focused with cowlings (for more information see Institute of Lighting Professionals (formerly the Institute of Lighting Engineers) 'Guidance Notes for the Reduction of Obtrusive Light'. The existing light levels of the site should also be a consideration when designing the lighting strategy.

#### **INFORMATIVE 7: Environmental Health – Gas**

You are advised that by reference to the gas risk assessment presented in the Environmental Statement (ES) and the risk management advice presented in BS 8485:2015 the proposed pre-cast concrete floor construction specified in paragraph 4.3.7 of the ES is considered unlikely to provide adequate mitigation of the soil gas hazard.

#### **INFORMATIVE 8: Written scheme of investigation**

You are advised that written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

#### **INFORMATIVE 9: London Fire Brigade**

You are advised to contact London Fire Brigade in respect of the need for new private fire hydrants.

**INFORMATIVE 10: High Speed 1**

You are advised of the comments made by High Speed 1 with regard to cost recovery and to ensure the development addresses noise from High Speed 1 operations.

**INFORMATIVE 11: Contaminated land**

In complying with the contaminated land conditions, reference should be made at all stages to appropriate current guidance and codes of practice. This would include:

- i) The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
- ii) National Planning Policy Framework (2012) / National Planning Practice Guidance (2014);
- iii) BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
- iv) Guidance for the safe development of housing on land affected by contamination (2008) by NHBC, the EA and CIEH;
- v) CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
- vi) CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

**INFORMATIVE 12: Refuse**

Refuse collection points should be located at a ground floor level and within 10m of the refuse vehicle parking bay. Level access should be provided for the refuse collection personnel to collect the bins. The refuse collection personnel are not expected to push the bins on an inclined surface to safeguard their Health and Safety requirements. Alternatively, the dustbins will need to be brought to the edge of the refuse vehicle parking bay on day of collection. The applicant is advised to ensure the relevant Council's refuse collection department is consulted to agree a refuse collection arrangement.

**INFORMATIVE 13: Deemed discharge**

All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.

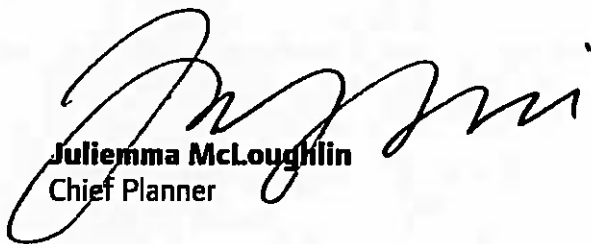
**INFORMATIVE 14: Pre-commencement conditions:**

The following pre-commencement conditions attached to this decision notice are considered necessary in order to safeguard the nature conservation interest of adjoining land, safeguard transport infrastructure and protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well- designed scheme:

- River Beam Buffer Zone (52)
- Construction Environmental Management Plan (63)
- Written Scheme of Investigation (66)
- Non-Road Mobile Plant and Machinery (57)
- Foundation Design (67)

### **Statement of positive and proactive action in dealing with the application**

In dealing with this application, Deputy Mayor for Planning, Regeneration and Skills, acting under delegated authority and as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy, the Deputy Mayor has decided to grant planning permission in accordance with the recommendation within GLA Representation Hearing report GLA/2933a/03. The Deputy Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application and application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework



**Juliemma McLoughlin**  
Chief Planner

### **Notes:**

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.



## **Appendix 2** Affordable Housing Statement (July 2019)

## **Beam Park – GLA RMA – LBH - Affordable Housing Statement Phase 2 – Final**

### **1. Introduction**

In July 2017, Countryside Properties (UK) Ltd and London & Quadrant (L&Q) submitted a cross borough hybrid planning application to London Borough of Havering (LBH) and London Borough of Barking and Dagenham (LBBD) for the development of Beam Park to provide up to 3, 000 homes and significant community infrastructure. The hybrid application comprised detail for Phase 1 and outline for Phases 2 to 8.

The proposals received a positive resolution by LBBD in March 2018, however LBH resolved to refuse the application in April 2018 and consequently, the Greater London Authority (GLA) Planning formally advised LBH and LBBD that it would take over the determination of the planning application. Following the Call – In by the Deputy London Mayor and an associated Hearing on the 28<sup>th</sup> September 2018, planning permission was issued on the 7<sup>th</sup> February 2019. The applicant is now looking to progress the detailed reserved matters of phase 2A of the development in line with the approved parameters.

This Affordable Housing Statement summarises the affordable housing provision proposed for phase 2A (all built development within LBH). Phase 2A will see a provision of 184 homes, of which 91 homes will be affordable housing in the form of Shared Ownership and London Living Rent.

The affordable housing will be managed by L&Q who will also take on the long-term management of up to 3,000 units delivered by Beam Park. This will include all dwellings and private blocks on the site to ensure an integrated management approach.

This application ensures that Beam Park continues to provide much needed new homes that are affordable locally. It delivers homes for Londoners with 50% of the homes being an affordable tenure.

### **2. Affordable Housing Need**

The proposed development is being presented to comply with the objectives set out within the London Riverside Opportunity Area Planning Framework, a key planning document created by the Greater London Authority (GLA). The Rainham and Beam Park Planning framework is also relevant, however is a non-statutory policy document produced by LBH to guide the production of its pending Local Plan update. The LBH Core Strategy and Development Control Policies (2008) and LBBD Core Strategy (2010) policies have also been referenced as planning guidance from each of the two boroughs involved.

London Plan Policy 3.13A states that boroughs should normally require affordable housing provision on a site which has a capacity to provide 10 or more homes. In addition to the above, London Plan Policy 3.9B states that a more balanced mix of tenures should be sought, particularly in neighbourhoods where social renting predominates and there are concentrations of deprivation.

Market data has identified that the majority of tenures within a mile radius of Beam Park are a mix of owner-occupied and social rented housing. There is clear under representation of shared ownership in this location compared with Greater London. This is reflected in the London Riverside Opportunity Area Planning Framework, which recognises that increasing the proportion of shared ownership will help to deliver more mixed and balanced communities.

### 3. Affordable Housing Provision – Proposed Changes

The approved hybrid application provides for up to 3,000 homes of which 50% will be affordable. The approved affordable homes tenure split is 80% intermediate and 20% London Affordable Rent. The affordable tenure split and products were devised in close consultation with both boroughs and the GLA during the bid stage and aligned with wider Opportunity Area objectives. Our proposed mix also have regard to the Local Plan requirements of both Local Planning Authorities, addressing the boroughs' respective core strategies within the wider context of the national and strategic policy including the National Planning Policy Framework and the London Plan. Our proposal ensures a diversity of affordable products and ensures that affordability remains at the core of the scheme, delivering homes for locals and for Londoners.

Table 1 below provides a breakdown of the affordable housing scheme on Phase 2A as illustrated within the original hybrid application. Table 2 updates the affordable housing offer for Phase 2A based on this RMA. This provides 50% affordable housing.

	London Shared Ownership / London Living Rent	London Affordable Rent	Total
<b>LBH (Phase 2A)</b>			
<b>1bed</b>	5	4	<b>9</b>
<b>2bed</b>	40	19	<b>59</b>
<b>3bed</b>	11	0	<b>11</b>
<b>4bed</b>	0	0	<b>0</b>
<b>Total</b>	<b>56 units</b>	<b>23 units</b>	<b>79</b>

**Table 1 – Affordable housing scheme as approved for Phase 2 in LBH**

	London Shared Ownership	London Living Rent	London Affordable Rent	Total
<b>LBH (Phase 2A)</b>				
<b>1bed</b>	13	10	0	<b>23</b>
<b>2bed</b>	18	17	0	<b>35</b>
<b>3bed</b>	18	6	0	<b>24</b>
<b>4bed</b>	9	0	0	<b>9</b>
<b>Total</b>	<b>58 units</b>	<b>33 units</b>	<b>0 units</b>	<b>91</b>

**Table 2 – Proposed affordable housing scheme for Phase 2A in LBH**

The overall proposal in Phase 2A now exceeds the affordable housing of Phase 2A as approved in the hybrid application. This will satisfy the London Plan housing target supporting LBH policy CP1 and site allocations DPD SA11 and London Plan Opportunity Area 22 policy. This will also satisfy policy H7 (draft London Plan) and LBH draft policy 4.

The regeneration of Beam Park is subject to a Development Agreement between the GLA and Countryside Properties.

#### **4. Affordable Mix**

The brief for the proposed Beam Park development was set out by the GLA and procured via the London Development Panel in August 2014 – to contribute to well-designed mixed tenure homes, to help achieve the London Plan target and meet the needs of LBH and LBBD's Local Development Frameworks. Therefore, the accommodation in each phase comprises of a mix of dwelling types.

The affordable tenure split currently proposed is 314 units for London Affordable Rent and 1,199 units for intermediate housing (including Shared Ownership and London Living Rent). Through discussion with both LBH and LBBD, we have balanced the 50% affordable housing across the whole scheme.

The London Plan Policy 3.11A states that 60% of affordable provision should be for social and affordable rent and 40% for intermediate rent or sale. The disparity between this application and the London Plan is due to the application taking account of local circumstances. The proposed split is justified on the basis that both boroughs have identified a high demand for the provision of shared ownership units and as a result this split is now incorporated into the S106.

#### **5. Management of the Affordable Homes**

As stated in the introduction, the affordable homes will be managed by L&Q who are working in partnership with Countryside Properties on the redevelopment of Beam Park. L&Q is one of the UK's largest housing associations and owns or manages over 95,000 homes in London and the South East.

The intention is to have a local management office which will be located on Phase 1. This will be supported by L&Q's regional office located in Stratford as well as a team of mobile caretakers and property managers that will provide a responsive service to residents.

The proposed management system for Beam Park is that L&Q will act as Stewards, delivering long term estate management. L&Q will also be responsible for block management and housing management, of all residential homes including the private sale homes.

L&Q has a strong track record of delivering tenure- blind development and management services. This is the management proposal for Beam Park. All residents can expect the same swift repairs and high standards of service irrespective of tenure. Our property managers and Beam Park Stewards will be responsible for the management of the estate, ensuring buildings are well maintained, that unnecessary work is kept to a minimum, and planned maintenance is coherently delivered.

#### **6. Affordable Housing Standards**

The affordable housing will comply with L&Q's internal design and quality standards. In addition to this, the affordable housing will meet or exceed the GLA's draft interim Housing SPG. We are also compliant with the London Housing Design Guide, London Plan Housing SPG and wheelchair 10% London Plan (Policy 3.8). Finally, all affordable dwellings within the development have been designed to meet the London Plan Space Standards (2016) and Building Regulations (2016) and the unit sizes have been designed in compliance with Nationally Described Space Standards.

Please refer to the Design and Access Statement for more information on the standards to be achieved.

## **7. Conclusion**

Beam Park will make a very positive contribution to the local area. The development will provide well-designed and high – quality on-site affordable housing which will contribute to the ongoing regeneration of the London Riverside Opportunity Area and addresses the core strategies and Local Plan requirements of both LBH and LBBD.

The proposed development at Beam Park provides up to 3,000 new residential units on site with significant community infrastructure as outlined in the planning application. The residential units include a mix of unit types and tenures which includes 50% on-site affordable housing provision totalling 1,513 new homes. This will be of great benefit to the local area, meeting an identified local demand for affordable housing in both LBH and LBBD and provides a good range of quality homes and unit sizes, for both rent and intermediate housing.