GREATER**LONDON**AUTHORITY
Good Growth

Laura Ulyett
Berkeley House
19 Portmouth Road
Cobham
Surrey
KT11 1JG

GLA Reference: GLA/2026/0208/S3
RBKT Reference: 25/02562/FUL
Date: 6 November 2026

Dear Ms. Ulyett,

Town & Country Planning Act 1990 (as amended); Planning (Listed Building and Conservation Areas) Act 1990; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 and Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 6 November 2026

The Deputy Mayor of London for Planning, Regeneration and the Fire Service, acting 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):

Demolition of existing gasholders and associated above ground structures and buildings. Phased redevelopment of site to provide a residential development with ancillary residential facilities (C3 Use Class) across five blocks up to 52 metres, together with associated works to the existing accesses and internal vehicular routes, new pedestrian and cycle routes, the provision of new publicly accessible open space, amenity space, hard and soft landscaping, cycle and car parking, works to the brook embankment, re-siting of some gas infrastructure, ground works and plant.

Cross boundary application with London Borough of Merton: Works to vehicle access onto West Barnes Lane, including hard and soft landscaping and new public realm and associated ground works.

Application is accompanied by an Environmental Statement.

At: Motspur Park Gasholders Site, New Malden, KT3 6NG

Subject to the following planning conditions and informatives:

Confidential

CONDITIONS

1. Time limit

The development hereby permitted shall begin no later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans and documents:

Bay Study - Building A - Base - U096-MAC13-AX-00-DR-A-195-140101 - P2, Bay Study - Building B - Top - U096-MAC13-BX-00-DR-A-195-140202 - P1, Bay Study - Building C, Base - U096-MAC13-CX-00-DR-A-195-140301 - P2, Bay Study - Building C Top - U096-MAC13-CX-00-DR-A-195-140302 - P2, Bay Study - Building D Top - U096-MAC13-DX-00-DR-A-195-140402 - P0, Bay Study - Building E Base - U096-MAC13-EX-00-DR-A-195-140501 - P0, Bay Study - Building E Top - U096-MAC13-EX-00-DR-A-195-140502 - P0, Bay Study - Building B - Base - U096-MAC13-BX-00-DR-A-195-140201 – P1, Bay Study - Building D Base - U096-MAC13-DX-00-DR-A-195-140401 - P0, Bay Study - Building A Top - U096-MAC13-AX-00-DR-A-195-140102 - P0, Demolition Plan - U096-MAC13-SW-XX-DR-A-005-101001 - P0, Existing GA Section 1 - U096-MAC13-SW-XX-DR-A-191-032001 - P0, Existing Site Plan - U096-MAC13-SW-XX-DR-A-005-011000 - P0, GA Elevation Building A - U096-MAC13-AX-XX-DR-A-190-133100 - P2, GA Elevations Building B - U096-MAC13-BX-XX-DR-A-190-133200 - P1, GA Elevations Building C - U096-MAC13-CX-XX-DR-A-190-133300 - P2, GA Elevations Building D - U096-MAC13-DX-XX-DR-A-190-133400 - P0, GA Elevations Building E - U096-MAC13-EX-XX-DR-A-190-133500 - P1, GA Plan - Level 00 - U096-MAC13-SW-00-DR-A-005-131000 - P2, GA Plan - Level 01 - U096-MAC13-SW-01-DR-A-005-131001 - P2, GA Plan - Level 2.3 - U096-MAC13-SW-02-DR-A-005-131002 - P2, GA Plan - Level 4.5 - U096-MAC13-SW-04-DR-A-005-131004 - P2, GA Plan - Level 06 - U096-MAC13-SW-06-DR-A-005-131006 - P2, GA Plan - Level 07 - U096-MAC13-SW-07-DR-A-005-131007 - P2, GA Plan - Level 08 - U096-MAC13-SW-08-DR-A-005-131008 - P2, GA Plan - Level 09-11 - U096-MAC13-SW-09-DR-A-005-131009 - P2, GA Plan - Level 12 - U096-MAC13-SW-12-DR-A-005-131012 - P2, GA Plan - Level 13 - U096-MAC13-SW-13-DR-A-005-131013 - P2, GA Plan - Level 14 - U096-MAC13-SW-14-DR-A-005-131014 - P2, GA Plan - Level 15 - U096-MAC13-SW-15-DR-A-005-131015 - P2, GA Plan - Level 16 - U096-MAC13-SW-16-DR-A-005-131016 - P2, GA Plan - Roof Plan - U096-MAC13-SW-RF-DR-A-005-131017 - P2, GA Section 1 - U096-MAC13-SW-XX-DR-A-191-132001 - P1, GA Section 2 - U096-MAC13-SW-XX-DR-A-191-132002 - P1, Phasing Plan - U096-MAC13-SW-XX-DR-A-005-111001 - P2, Site Block Plan - U096-MAC13-SW-XX-DR-A-005-111000 - P2, Site Location Plan - U096-MAC13-SW-XX-DR-A-005-101000 - P2, Sitewide Elevation North South - U096-MAC13-SW-XX-DR-A-190-113002 - P1, Sitewide Elevation West East - U096-MAC13-SW-XX-DR-A-190-113001 - P2, Hard Soft Landscape GA – 4 - U096-FAB02-XX-XX-DR-L-810-004 - P01, Hard Soft Landscape GA – 5 - U096-FAB02-XX-XX-DR-L-810-005 - P01, Hard Soft Landscape GA 2 - U096-FAB02-XX-XX-DR-L-810-002 - P01, Hard Soft Landscape GA 3 - U096-FAB02-XX-XX-DR-L-810-003 - P01, Hard Soft Landscape GA

Confidential

– 6 - U096-FAB02-XX-XX-DR-L-810-006 - P01, Hard Soft Landscape GA – 7 - U096-FAB02-XX-XX-DR-L-810-007 - P01, Hard Soft Landscape Legend - U096-FAB02-XX-XX-DR-L-810-008 - P01, Site Sections - U096-FAB02-XX-XX-DR-L-810-009 - P01,

CIL Form – September 2025 – GLA20260209S3, Covering Letter – September 2025 – GLA20260209S3, Planning Statement – October 2025 – GLA20260209S3 – AMND, ES Volume 1 Chapter 1 Introduction – September 2025 – GLA20260209S3, ES Volume 1 Chapter 2 EIA Process and Methodology – September 2025 GLA20260209S3, ES Volume 1 Chapter 3 Alternatives and Design Evolution – September 2025 – GLA20260209, ES Volume 1 Chapter 4 Proposed Development Description – September 2025 – GLA20260209S, ES Volume 1 Chapter 5 Demo and Con – September 2025 – GLA20260209S3, ES Volume 1 Chapter 6 Archaeology – September 2025 – GLA20260209S3, ES Volume 1 Chapter 7 Socio-Economics – September 2025 – GLA20260209S3, ES Volume 1 Chapter 8 Transport, SUB – September 2025 – GLA20260209S3, ES Volume 1 Chapter 9 Air Quality – September 2025 – GLA20260209S3, ES Volume 1 Chapter 10 Noise and Vibration – September 2025 – GLA20260209S3, ES Volume 1 Chapter 11 Ecology – February 2026 – GLA20260209S3 – AMND, ES Volume 1 Chapter 12 Ground Conditions – September 2025 – GLA20260209S3, ES Volume 1 Chapter 13 Water Resources – September 2025 – GLA20260209S3, ES Volume 1 Chapter 14 Solar Glare – September 2025 – GLA20260209S3, ES Volume 1 Chapter 15 Wind Microclimate – September 2025 – GLA20260209S3, ES Volume 1 Chapter 16 Climate Chapter – September 2025 – GLA20260209S3, ES Volume 1 Chapter 17 Intra-Cumulatives – September 2025 – GLA20260209S3, ES Volume 1 Chapter 18 Mitigation and Residual Effects – September 2025 – GLA20260209S3, ES Volume 2 Townscape and Visual Impact Assessment Part 1 – September 2025 – GLA20260209S3,ES Volume 2 Townscape and Visual Impact Assessment Part 2 – September 2025 – GLA20260209S3, Appendix 11.2a – Motspur Park – BNG Metric v3 – February 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 1 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 2 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 3 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 4 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 5 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 6 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 7 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 8 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 9 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 10 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 11 – Sep 2025 – GLA20260209S3, ES Vol 3 Technical Appendix 12.1 Preliminary Risk Assessment Part 12 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 1.1 IEMA Quality Mark Checklist – Sep 2025 – GLA20260209S, ES Volume 3 Technical Appendix 1.2 Regulation 18(5)(b) Statement – Sep 2025 – GLA20260209S, ES Volume 3 Technical Appendix 2.1 EIA Scoping Opinion Part 1 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.1 EIA Scoping Opinion Part 2 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.1 EIA Scoping Opinion Part 3 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.2 LBM EIA Scoping Opinion – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.3 RBK EIA Scoping Opinion Part 1 – Sep 2025 –

Confidential

GLA20260209S3, ES Volume 3 Technical Appendix 2.3 RBK EIA Scoping Opinion Part 2 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.3 RBK EIA Scoping Opinion Part 3 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.4 LBS Scoping Opinion Comments – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.5 Site Waste Management Plan Part 1 – Sep 2025 – GLA20260209S3,ES Volume 3 Technical Appendix 2.5 Site Waste Management Plan Part 2 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.5 Site Waste Management Plan Part 3 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.6 Operational Waste Management Plan Part 1 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.6 Operational Waste Management Plan Part 2 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.7 Health Impact Assessment Part 1 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.7 Health Impact Assessment Part 2 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.7 Health Impact Assessment Part 3 – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.8 Heritage Statement – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 2.9 Aviation Safeguarding Note – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 6.1 Archaeological Assessment – Sep 2025 GLA20260209S3, ES Volume 3 Technical Appendix 9.1–9.4 Air Quality – Sep 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 10.1–10.6 Noise and Vibration – Sep 2025 – GLA20260209S3, Updated ES Volume 3 Technical Appendix 11.1 – EIA – Sep 2025 – GLA20260209S3, Updated ES Volume 3 Technical Appendix 11.2 – BNG Assessment – Sep 2025 – GLA20260203S3, Be Green Calculations – September 2025 – GLA20260209S3, Be Lean Calculations – September 2025 – GLA20260209S3, Access and Safer Routes P01 – December 2025 – GLA20260209S3, Air Quality Memo Response – December 2025 – GLA20260209S3, Arboricultural Impact Assessment P02 – September 2025 – GLA20260209S3, Built Heritage Appraisal – January 2026 – GLA20260209S3, Car Park Management Plan – September 2025 – GLA20260209S3, Carbon Emission Reporting – GLA20260209S3, Catchment Areas Plan – February 2026 – GLA20260209S3, Catchment Areas Plan – September 2025 – GLA20260209S3, Circular Economy Statement, R2 – January 2026 – GLA20260209S3, Cost Plan Response – December 2025 – GLA20260209S3, DCEMP – September 2025 – GLA20260209S3, Delivery and Services Management Plan – September 2025 – GLA20260209S3, Design and Access Statement Part 1 – September 2025 – GLA20260209S3, Design and Access Statement Part 2 – September 2025 – GLA20260209S3, Design and Access Statement Part 3 – September 2025 – GLA20260209S3, Design and Access Statement Part 4 – September 2025 – GLA20260209S3, Design and Access Statement Part 5 – September 2025 – GLA20260209S3, Design and Access Statement Part 6 – September 2025 – GLA20260209S3, Design and Access Statement Part 7 – September 2025 – GLA20260209S3, Design and Access Statement Part 8 – September 2025 – GLA20260209S3, Design and Access Statement Part 9 – September 2025 – GLA20260209S3, Design and Access Statement Part 10 – September 2025 – GLA20260209S3, Design and Access Statement Part 11 – September 2025 – GLA20260209S3, Design and Access Statement Part 12 – September 2025 – GLA20260209S3, Design and Access Statement Part 13 – September 2025 – GLA20260209S3, Design and Access Statement Part 14 – September 2025 – GLA20260209S3, Ecology Response to LBM – February 2026 – GLA20260209S3, Ecology Response to RBK – February 2026 – GLA20260209S3, Energy and Overheating Response V01 – December 2025 – GLA20260209S3, Energy Statement P2 – December 2025 – GLA20260209S3 – AMND, ES Non-Technical Summary –

Confidential

September 2025 – GLA20260209S3, ES Statement of Conformity – February 2026 – GLA20260209S3, ES Volume 3 Technical Appendix 14.1 Selection of Sequence Images – September 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 14.2 Calendar – September 2025 – GLA20260209S3, ES Volume 3 Technical Appendix 15.1 Wind Microclimate Report – September 2025 – GLA20260209S3, Existing Utilities Report Rev P – September 2025 – GLA20260209S3,Financial Viability Assessment – October 2025 – GLA20260209S3, Fire Statement Form – September 2025 – GLA20260209S3, Flood Risk Sequential Test – September 2025 – GLA20260209S3, FRA and Drainage Strategy Addendum – December 2025 – GLA20260209S, FRA and Drainage Strategy Addendum – December 2025 – GLA20260209S3,FVA Appendices – October 2025 – GLA20260209S3, GLA Consultation (Stage 1) – Energy Memo – 2025 – GLA20260209S3, HRA Screening – February 2026 – GLA20260209S3, Internal Daylight Sunlight Overshadowing Report Part 1 – September 2025 – GLA20260209S3, Internal Daylight Sunlight Overshadowing Report Part 2 – September 2025 – GLA20260209S3, Internal Daylight Sunlight Overshadowing Report Part 3 – September 2025 – GLA20260209S3, Internal Daylight Sunlight Overshadowing Report Part 4 – September 2025 – GLA20260209S3, Internal Daylight Sunlight Overshadowing Report Part 5 – September 2025 – GLA20260209S3, Internal Daylight Sunlight Overshadowing Report Part 6 – September 2025 – GLA20260209S3, Internal Daylight Sunlight Overshadowing Report Part 7 – September 2025 – GLA20260209S3, Internal Daylight Sunlight Overshadowing Report Part 8 – September 2025 – GLA20260209S3, Landscape Statement Part 1 – September 2025 – GLA20260209S3, Landscape Statement Part 2 – September 2025 – GLA20260209S3, Metropolitan Open Land Assessment – September 2025 – GLA20260209S3, Overheating Assessment P02 – September 2025 – GLA20260209S3, Parking Survey Analysis Rev A – November 2025 – GLA20260209S3, RBK Biodiversity Checklist – September 2025 – GLA20260209S3, RBK Sustainable Drainage Proforma – GLA20260209S3, Residential Travel Plan – September 2025 – GLA20260209S3, Response to TfL – December 2025 – GLA20260209S3, Statement of Community Involvement Part 1 – September 2025 – GLA20260209S3, Statement of Community Involvement Part 2 – September 2025 – GLA20260209S3, Statement of Community Involvement Part 3 – September 2025 – GLA20260209S3, Statement of Community Involvement Part 4 – September 2025 – GLA20260209S3, Statement of Community Involvement Part 5 – September 2025 – GLA20260209S3, Statement of Community Involvement Part 6 – September 2025 – GLA20260209S3, Statement of Community Involvement Part 7 – September 2025 – GLA20260209S3, Statement of Community Involvement Part 8 – September 2025 – GLA20260209S3, Sustainability Statement R1 – September 2025 – GLA20260209S3, Transport Assessment Part 1 – September 2025 – GLA20260209S3, Transport Assessment Part 2 – September 2025 – GLA20260209S3, Transport Assessment Part 3 – September 2025 – GLA20260209S3, Viability Response – December 2025 – GLA20260209S3, Viability Updates – February 2025 – GLA20260209S3.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Residential Units

The development shall provide for the phased redevelopment of 586 residential units across five residential blocks.

Confidential

Reason: To ensure the development is undertaken in accordance with the approved drawings, documents, and Environmental Statement.

4. Phasing

The development hereby approved shall be delivered in accordance with the proposed phasing plan (U096-MAC13-SW-XX-DR-A-005-111001 P2), unless otherwise agreed to by the local planning authority.

Reason: To ensure that development is implemented in a cohesive manner, in accordance with the details submitted.

5. Materials

Prior to the commencement of each phase of the development (Phases 2 to 6 only) above ground level, samples of the facing materials to be utilised in the relevant phase of development to which this permission relates shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved samples.

Applications to discharge this condition for each phase should be accompanied by coded and annotated elevations for reference. All external materials and finishes shall follow the design intent as set out in the Design and Access Statement.

A physical sample panel ('mock-up') of the proposed external wall construction, showcasing the final materials, finishes, jointing, and colouration, shall be constructed on-site or at a location agreed upon in writing by the Local Planning Authority (LPA). The sample panel shall:

- Be constructed to a 1:1 scale (full size).
- Represent a minimum area of 2 square meters (or other size specified by the LPA/applicant and agreed upon).
- Include a representative sample of all external facing materials (e.g., brick, stone, cladding, render), mortar/pointing, and typical detail interfaces (e.g., window reveals, changes in material).

Reason: To ensure a satisfactory appearance on completion of the development, in accordance with policy D3 of the London Plan 2021 and policies CS8 and DM10 of the Kingston Core Strategy 2012.

6. Accessible Housing

10% of the approved residential dwellings shall be designed and constructed to meet Approved Document M (Volume 1: Dwellings), Part M4(3) (Wheelchair user dwellings) of Building Regulations 2015, or other such relevant technical standards in use at the time of the construction of the development.

90% of the approved residential dwellings shall be designed and constructed to meet Approved Document M (Volume 1: Dwellings), Part M4(2)(Accessible and adaptable dwellings) of Building Regulations 2015, or other such relevant technical requirements in use at the time of the construction of the development.

Confidential

Reason: To ensure the provision of wheelchair housing in a timely fashion that would address the current unmet housing need; produce a sustainable mix of accommodation; and provide an appropriate choice and housing opportunity for wheelchair users and their families, in accordance with the objectives of Policy D7 of the London Plan (2021).

7. Refuse Storage

Prior to the occupation of each phase of the development above ground level (Phases 2 to 6 only), a detailed Operational Waste Management Plan including details of refuse and recycling facilities to serve the relevant phase of development to which this permission relates shall be submitted to and approved in writing by the local planning authority. The refuse and recycling facilities as shown in the approved details shall be provided prior to beneficial occupation of the relevant phase of development and shall be permanently retained thereafter. The developer and/or their successors in title shall take all reasonable steps to ensure that all refuse and recyclable materials associated with the development are either stored within these facilities or internally within the building(s) on the application site, and that no refuse or recycling material is stored or placed for collection on the public highway except on the day of collection.

Reason: To ensure proper waste management in the interests of the character and appearance of the area and the living conditions of neighbouring occupiers, in accordance with policy SI17 of the London Plan 2021 and policies CS8 and DM10 of the LDF Core Strategy 2012.

8. Passenger Lifts

All passenger lifts serving the residential units hereby approved shall be fully installed and operational prior to the first occupation of the relevant core of development served by a passenger lift.

Reason: To ensure that adequate access is provided to all floors of the development for all occupiers and visitors including those with disabilities, in accordance with Policy D7 of the London Plan (2021) and the National Planning Policy Framework (2026).

9. Arboricultural Method Statement and Tree Protection

Prior to commencement of the development (including any works of demolition), a detailed arboricultural method statement (AMS) and tree protection plan shall be submitted to and approved by the Local Planning Authority. This submission shall include:

- A plan to a scale and level of accuracy appropriate to the proposal, that shows the positions, crown spreads and root protection areas (RPA) of every retained tree on site, and on nearby ground or land adjacent to the site, in relation to the approved plans.
- A schedule of pre-construction works for the above-detailed trees, where appropriate.
- Calculated dimensions and positions of all tree root protection areas.
- Details and positions of tree protection barriers and ground protection where appropriate.
- Details and positions of any construction exclusion zones.

Confidential

- Details and positions of the existing and proposed underground service runs, to be routed to avoid root protection areas where possible and if not possible, for alternative methods of installation to be detailed within the AMS.
- Details and positions of any change in levels or positions of any excavations within 5m of the root protection area of retained trees.
- Details of any special engineering required to accommodate proposals within the root protection areas of retained trees (e.g. in connection with foundations, service installation, bridging, water features, surfacing).
- Details of the working methods to be employed for the installation of drives, paths or any other form of hard surfacing within the root protection areas of retained trees in accordance with the principles of 'No Dig' construction. All details shall be in accordance with British Standard BS5837: 2012 "Trees in relation to Design, Demolition and Construction"

The approved protection scheme shall be implemented prior to commencement of any work on site including demolition, and be maintained to the reasonable satisfaction of the Local Planning Authority until the completion of the development or until such stage as detailed within the approved AMS.

Reason: To safeguard trees worthy of retention and in the interests of the character and appearance of the area, in accordance with policy G7 of the London Plan 2021 and policies CS8 and DM10 of the LDF Core Strategy 2012.
This condition must be a pre-commencement condition in order to be effective.

10. Landscaping management and maintenance plan

Prior to the commencement of any above-ground works within each phase (Phases 1-6 only), a detailed landscape & planting plan for that phase shall have been submitted to and approved in writing by the local planning authority.

The plan shall include, where appropriate, a clear key or legend corresponding to the landscaping plan and providing the following information:

- Replanting of lost trees on a ratio of 2 trees planted for each tree lost
- Species (both Latin & Common names) for all plants
- Locations of all plants or areas of planting
- Plant numbers or planting densities
- Sizes of all plants and particularly trees 'at time of planting'
- Details of all hard-landscaping areas including materials
- Details of green roofs, including substrate depth, drainage and species (where applicable)
- Details of a Landscape Management Plan for a minimum period of 5 years from the implementation of final planting.
- Details of types of boundary treatments that will be used (including walls, fences and gates).
- Timetable for implementation of the scheme

Details of the boundary treatment shall consider existing boundaries and indicate the locations of new boundary treatments, including the height and design of these

Confidential

features and a timetable for implementation. The boundary treatments shall be implemented as approved in accordance with the approved timetable.

The approved landscaping scheme shall then be implemented in accordance with the timetable agreed with the Local Planning Authority. The tree planting and landscaping shall thereafter be maintained for five years from the date of final completion of the development to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced at the beginning of the following planting season, and the areas shown to be landscaped shall be permanently retained for that purpose.

Reason: To ensure a satisfactory appearance on completion of the development, in accordance with Policy G7 of the London Plan 2021 and Policies CS8 and DM10 of the LDF Core Strategy 2012.

11. Sustainable Drainage (SuDS)

Prior to the commencement of each residential phase (Phases 2-6) of the development, a detailed SuDS strategy for that phase must be submitted to and approved in writing by the LPA. This will require detailed designs of the proposed SuDS features, including but not limited to green roofs, permeable paving, rain gardens, swales, and detention basins. Calculations must also be submitted to demonstrate that the proposed SuDS will effectively manage surface water runoff in accordance with the approved drainage strategy (U096-RAM05-XX-XX-RP-C-075-001 rev 01 and Flood Risk Assessment and Drainage Strategy Addendum (ref. U096-Rm05-xx-xx-rp-c-075-002 rev 1.0) or in accordance with any updated calculations/drainage strategy as agreed with the Council.

Reason: To ensure that surface water drainage would be appropriately designed in accordance with Policy SI 13 of the London Plan.

12. Drainage – Flotation Calculations

Prior to commencement of groundworks (excluding site investigations and demolition), flotation calculations that are informed by observed groundwater levels (over the winter period) or calculated based on groundwater being at surface level should be submitted to the LPA for review and approval. These calculations should demonstrate that the proposed below ground attenuation features can resist lateral loading and uplift from groundwater levels.

Reason: To demonstrate that the SuDS have appropriate minimum operational standards and are suitable to resist all loadings in accordance with the National Planning Policy Framework 182 and the National standard for sustainable drainage systems 7.25

13. Surface Drainage System

Prior to the occupation of each building hereby permitted, full details and verification of the completed surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. These details shall include as-built drainage layout drawings in accordance with the approved detailed SuDS Strategy, (or in

Confidential

accordance with any updated calculations/drainage strategy as agreed with the Council) clearly identifying which drainage layout features correspond to each modelled storage feature referenced within the hydraulic calculations. Evidence of the completion of the approved Sustainable Drainage Scheme (SuDS) shall also be provided, including photographs and installation contracts demonstrating that the scheme has been implemented in accordance with the approved details and that the required storage volumes have been achieved. In addition, an updated management plan shall be submitted confirming the management company responsible for the ongoing maintenance of the drainage system. The development shall not be occupied until the above information has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is made safe without increasing flood risk elsewhere in accordance with the National Planning Policy Framework (Planning and flood risk) and associated guidance, policy SI13 of the London Plan 2021, policy DM4 of the Kingston Core Strategy 2012, and the National standards for sustainable drainage systems.

14. Public Art

Prior to the final completion of the development, details of the proposals for public art shall be submitted to and approved by the Local Planning Authority, in line with the locations identified within the submitted Landscape Statement, as well as the northern and southern gateway entrances to the proposed development. Public art, as far as possible, shall include materials obtained from the deconstruction of the gasholders. The public art shall be implemented in accordance with these approved details prior to final occupation of the development and be appropriately maintained for the lifetime of the development.

Reason: To ensure that the public realm is designed to reflect the site's historic context, in accordance with Policy D8 of the London Plan and Policies CS8 and DM10 of the Kingston Core Strategy.

15. Artificial Lighting

Prior to commencement of Phases 2 to 6 of the development, details of external artificial lighting (including locations, specifications and illumination levels) shall be submitted to and approved by the Local Planning Authority in writing. Lighting contours shall be submitted to demonstrate the vertical illumination of residential premises at and near the application site is in accordance with the recommendations for Environmental Zone 3 of the Institution of Lighting Professionals in the 'Guidance Note 01/20 For The Reduction Of Obtrusive Light'.

The lighting scheme shall be designed to minimise light spill and glare to neighbouring properties, MOL, SINC and the public highway. Approved details shall be implemented prior to occupation/use of the relevant phase of development (Phases 2 to 6) and thereafter be permanently retained. Any subsequent variations shall be agreed in writing by the local planning authority.

Reason: To safeguard the amenities of residents in accordance with Policy D6 of The London Plan.

Confidential

16. Ecological Management Plan

Prior to the commencement of any development on site, an Ecology Management Plan shall be submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency, outlining measures that will be taken to control the environmental impacts of the development, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas. The statement shall provide for the following:

a) Jersey Cudweed Mitigation Strategy including evidence of a Natural England A31 license.
b) Badgers pre-commencement check
c) Slow worms: Pre-commencement reptile Carrying Capacity Audit to identify exact hectarage and scientific capacity of the southern receptor area
d) Details of the addition of a nesting box for peregrine falcons and timetable for installation
e) The phasing for the implementation of habitat enhancements
f) Confirmation that construction lighting will be limited to task-specific lighting and angled away from boundaries
g) Lighting management plan for construction, incorporating details to ensure that lux levels will remain below 1 lux along the Beverley Brook and railway corridors
h) Habitat Management and Monitoring Plan (HMMP) setting out the management measures to maintain the habitats in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development.
i) Details of site boundaries and/or buffers around water bodies
j) Details of management responsibilities.

The development shall only be implemented in accordance with the details approved as part of the Ecology Management Plan, which shall be maintained throughout the entire construction period and the approved habitat enhancements shall be implemented in accordance with the approved timetable. Any subsequent variations shall be agreed in writing by the local planning authority.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard environmental impact of the development on native species, wildlife and supportability habitat in the locality. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted local plan policy with specific reference to the River and Streams Habitats action plan.

17. Biodiversity Gain Plan

Development may not be begun unless:

(a) either:

(i) a biodiversity gain plan for that overall development has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;

Confidential

or:

(i) a biodiversity gain plan for the overall development has been approved;
(ii) permission has been granted on an application made under section 73[1]; and
(iii) the earlier biodiversity gain plan for that overall development is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.

A biodiversity gain plan is a plan which:

(a) relates to the development for which planning permission is granted;
(b) specifies the following matters:

(i) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
(ii) the pre-development biodiversity value of the onsite habitat;
(iii) any registered offsite biodiversity gain allocated to the development before the date of submission of the biodiversity gain plan and the biodiversity value of that gain in relation to the development;
(iv) any registered offsite biodiversity gain proposed to be allocated to the development and the biodiversity value of that gain in relation to the development;
(v) any biodiversity credits purchased before the date of submission of the biodiversity gain plan;
(vi) any biodiversity credits proposed to be purchased for the development;
(vii) the post-development biodiversity value of the onsite habitat for the overall development;
(viii) except in a section 73 case, the post-development biodiversity value of the onsite habitat for each phase of development;
(ix) in a section 73 case, the post-development biodiversity value of the onsite habitat for each phase of development (whether begun or otherwise); and
(x) such other matters as the Secretary of State may by regulations specify.

No phase of development may be begun unless the following has been met in respect of that phase:

(a) either:

[1] All references to section 73 or its subparagraphs refers to section 73 of the Town and Country Planning Act 1990.

Confidential

(i) a biodiversity gain plan for that phase has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;
(b) or:
(i) permission has been granted on an application made under section 73; and
(ii) an earlier biodiversity gain plan for that phase is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.

A biodiversity gain plan for a phase is a plan which:

(c) relates to the development for which planning permission is granted;
(d) specifies the following matters:
(i) the post-development biodiversity value of the onsite habitat for the phase of the development to which the biodiversity gain plan relates;
(ii) the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise);
(iii) any registered offsite biodiversity gain allocated to the development before the date of submission of the biodiversity gain plan and the biodiversity value of that gain in relation to the development;
(iv) any registered offsite biodiversity gain which is proposed to be allocated to the development and the biodiversity value of that gain in relation to the development;
(v) any biodiversity credits purchased for the development before the date of submission of the biodiversity gain plan;
(vi) any biodiversity credits proposed to be purchased for the development; and
(vii) such other matters as the Secretary of State may by regulations specify;

Where permission has been granted on an application made under section 73, no further development of a phase which has been begun may be carried out pursuant to that permission unless:

(a) either:

(i) a biodiversity gain plan for that phase has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;
(b) or:
(i) permission has been granted on an application made under section 73; and
an earlier biodiversity gain plan for that phase is regarded as approved under section

Confidential

73(2C) and (2D) for the purpose of the permission granted under section 73.

Reason: To ensure the delivery of biodiversity net gain set out under requirements of Section.90A and Schedule 7a of the Town and Country Planning Act 1990 as enacted by Schedule 14 of the Environment Act 2021 and subject to the General Biodiversity Gain Condition as obligated under Paragraph 13 of Schedule 7A of the Town and Country Act 1990; as enacted by Schedule 14 of the Environment Act 2021.

18. Delivery and Servicing Plan

The development shall be operated in accordance with the approved Delivery and Servicing Plan (DSP), September 2025, prepared by Iceni, unless agreed otherwise in writing with the Local Planning Authority.

Reason: In the interests of ensuring that deliveries and servicing of the development will operate effectively, in accordance with Policy T7 of the London Plan (2021).

19. Car Park Management Plan

Prior to the occupation of Phase 2, a car park management plan (detailing how the use of the car park will be controlled and the signage necessary to direct pedestrians and vehicles and how individual parking spaces will be allocated) shall be submitted to and approved in writing by the local planning authority. Details shall also include as to how unauthorised vehicles will be deterred from attempting to park within the proposed parking area.

The Car Parking Management Plan shall also show the locations of active and passive EV charging, in accordance with the details submitted as part of this application and a timetable for the construction of the car parking spaces.

The development shall then be carried out in accordance with the approved plan and timetable.

Reason: To ensure the provision of adequate off-street parking in the interests of the safety and operation of the highway network, in accordance with policies T4 and T6 of the London Plan 2021 and policies CS7 and DM9 of the LDF Core Strategy 2012.

20. Car Parking

The car parking, servicing and manoeuvring areas shown on the approved plans shall be provided with a hard-bound, adequately-drained, dust-free surface prior to beneficial occupation of the development to which this permission relates and shall be permanently retained for their respective purposes and kept free from obstruction thereafter.

Reason: To ensure the provision of adequate off-street parking, servicing and manoeuvering areas in the interests of the safety and operation of the highway network, in accordance with policies T4 and T7 of the London Plan 2021 and policies CS7 and DM9 of the LDF Core Strategy 2012.

Confidential

21. Electric Vehicle Charging Stations

Prior to the occupation of Phase 2, details of the proposed electric vehicle charging points ('EVCP'), including details of how they will be managed, shall be submitted to an approved in writing by the Local Planning Authority.

The EVCP shall be provided as 20% active and 80% passive.

The approved EVCPs shall be installed prior to the occupation of the first residential building and retained and kept operational in accordance with the approved details thereafter.

Reason: In the interests of encouraging sustainable modes of transport in accordance with Policy T6.1 of the London Plan 2021.

22. Cycle Storage

Prior to the occupation of any development above ground level for each phase of the development (Phases 2-6 only), details of secure cycle parking facilities to serve the relevant phase of development to which this permission relates shall be submitted to and approved in writing by the local planning authority. The plans must demonstrate that the proposed cycle parking areas would comply with the London Cycle Design Standards (LCDS).

The cycle parking facilities as shown in the approved details shall be provided prior to beneficial occupation of the relevant phase of development to which this permission relates and shall be permanently retained for that purpose and kept free from obstruction thereafter.

Reason: To ensure that appropriate opportunities to promote sustainable transport are taken up, in accordance with policy T5 of the London Plan 2021 and policies CS6 and DM8 of the LDF Core Strategy 2012.

23. Travel Plan

Prior to first occupation of the development to which this permission relates, a travel plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use shall be submitted to and approved in writing by the local planning authority. The approved plan shall then be implemented and monitored to the satisfaction of the local planning authority, having regard to the targets contained within it.

Reason: To ensure that appropriate opportunities to promote sustainable transport are taken up, in accordance with policy T4 of the London Plan 2021 and policies CS6 and DM8 of the LDF Core Strategy 2012.

24. Demolition and Construction Environmental Management and Logistics Plan

24a) No demolition or site works shall take place in phase 1 until a 'Demolition and Environmental Management and Logistics Plan' for phase 1 of the development has

Confidential

been submitted to and approved in writing by the Local Planning Authority. The Demolition and Environmental Management and Logistics Plan submitted shall include, but not be limited to, the following:

i. How the proposed development will be built;
ii. Hours of working (which shall be limited to 08.00 to 18.00 Mondays to Fridays and between 08.00 to 13.00 on Saturdays and not at all on Bank Holidays and Sundays);
iii. The procedure for loading/unloading materials;
iv. The route to and away from site for muck away and vehicles with materials;
v. The protocol for managing deliveries to one vehicle at a time on sites with restricted access or space;
vi. The protocol for managing vehicles that need to wait for access to the site;
vii. Whether any reversing manoeuvres are required onto or off the public highway into the site and whether a banksman will be provided;
viii. Temporary site access;
ix. Signing system for works traffic;
x. Whether site access warning signs will be required in adjacent roads;
xi. Whether it is anticipated that statutory undertaker connections will be required into the site;
xii. The storage of plant, materials and operatives vehicles;
xiii. The potential for impacts from dust and emissions during the demolition and/or construction phase upon local air quality and surrounding residents;
xiv. Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;
xv. The location of all ancillary site buildings;
xvi. The means of enclosure of the site, its erection and maintenance;
xvii. Wheel washing equipment;
xviii. The parking of vehicles of site operatives and visitors;
xix. Meeting the requirements of the Low Emission Zone for Non-Road Mobile Machinery (where relevant plant or vehicles are being used); and
xx. The method of recycling and disposing of waste resulting from the demolition and/or construction phases
xxi. Construction lighting must be limited to task-specific lighting angled away from boundaries
xxii. Restriction that during school term time there will be no deliveries, loading, unloading or other servicing activities, involving the use of HGVs, between the hours of 08.00am – 09.00am or 15.00 – 16.00 Monday to Friday.
xxiii. Details of the mitigation measures as set out in paragraphs 10.201 to 10.205 of Environmental Statement Chapter 10.

24b) No works shall take place in phase 2-6 until a 'Construction and Environmental Management and Logistics Plan' for phase 2-6 of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction and Environmental Management and Logistics Plan submitted shall include, but not be limited to, the following:

i. How the proposed development will be built;
ii. Hours of working (which shall be limited to 08.00 to 18.00 Mondays to Fridays and between 08.00 to 13.00 on Saturdays and not at all on Bank Holidays and Sundays);
iii. The procedure for loading/unloading materials;
iv. The route to and away from site for muck away and vehicles with materials;

Confidential

v. The protocol for managing deliveries to one vehicle at a time on sites with restricted access or space;
vi. The protocol for managing vehicles that need to wait for access to the site;
vii. Whether any reversing manoeuvres are required onto or off the public highway into the site and whether a banksman will be provided;
viii. Temporary site access;
ix. Signing system for works traffic;
x. Whether site access warning signs will be required in adjacent roads;
xi. Whether it is anticipated that statutory undertaker connections will be required into the site;
xii. The storage of plant, materials and operatives vehicles;
xiii. The potential for impacts from dust and emissions during the demolition and/or construction phase upon local air quality and surrounding residents;
xiv. Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;
xv. The location of all ancillary site buildings;
xvi. The means of enclosure of the site, its erection and maintenance;
xvii. Wheel washing equipment;
xviii. The parking of vehicles of site operatives and visitors;
xix. Meeting the requirements of the Low Emission Zone for Non-Road Mobile Machinery (where relevant plant or vehicles are being used); and
xx. The method of recycling and disposing of waste resulting from the demolition and/or construction phases
xxi. Construction lighting must be limited to task-specific lighting angled away from boundaries
xxii. Restriction that during school term time there will be no deliveries, loading, unloading or other servicing activities, involving the use of HGVs, between the hours of 08.00am – 09.00am or 15.00 – 16.00 Monday to Friday.
xxiii. Details of the mitigation measures as set out in paragraphs 10.201 to 10.205 of Environmental Statement Chapter 10.

Deliveries/collections to and from the site shall use a route that is agreed with the highway authority.

The Construction and Environmental Management and Logistics Plan shall be implemented as approved.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and in the interests of the safety and operation of the highway network, in accordance with policies T4 and T7 of the London Plan 2021 and policies CS7, DM9 and DM10 of the LDF Core Strategy 2012. This condition must be a pre-commencement condition in order to be effective.

25. Heritage Salvage

No development shall commence until details of an appropriate programme of industrial heritage materials salvage has been agreed in writing with the Local Planning Authority and the Greater London Archaeological Advisory Service.

Place-making design, community engagement and interpretation, including a delivery timetable has been prepared in consultation with the Greater London Archaeological

Confidential

Advisory Service and submitted and approved in writing by the local planning authority shall be agreed prior to above ground works commencing (other than demolition) within the second phase of the development.

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

Reason: To incorporate local heritage elements into the final design of the landscaping proposals in accordance with Policy HC1 of the London Plan.

26. Secure by Design

The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority, in consultation with the Metropolitan Police**,** prior to above ground works commencing (other than demolition) within the relevant phase of development and shall be implemented in accordance with the approved details prior to occupation of the relevant phase of development.

Reason: To achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy CS 14 of Kingston Core Strategy: Safer Communities, Policy DM 22 Design for Safety and D11 Designing out Crime of the London Plan 2021.

27. Security and CCTV

Prior to first occupation of the development a site-wide security management plan shall be submitted to and approved in writing by the local planning authority and to the satisfaction of the designing out crime officer.

Reason: To ensure that opportunities to commit crime are reduced, and the new buildings incorporate appropriately designed security features, in accordance with policy D11 of the London Plan 2021.

28. Piling

Before any piling takes place, a piling method statement shall be submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reasons: In the interest of good air quality in accordance with London Plan 2021 Policy SI1.

29. Non-Road Mobile Machinery (NRMM)

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

Confidential

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at https://nrmm.london/

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

Reason: In the interest of good air quality in accordance with Policy CS1 and DM1 of the Kingston Core Strategy (2012) and Policy SI1 of the London Plan 2021.

30. Noise of Traffic

Before the development above ground level (Phases 2 to 6 only), a scheme shall be submitted to and approved in writing by the Local Planning Authority for the relevant phase to demonstrate that the noise level in the residential units at the development of 35 dB LAeq,16 hour in living rooms and bedrooms during the daytime (0700 to 2300 hours) and 30 dB LAeq,8 hour during the night time (2300 to 0700 hours) in bedrooms, in accordance with BS8233:2014, shall not be exceeded. Noise levels in bedrooms should also not normally exceed 45 dB LAmax,F more than 10 times during the night time. Where these levels cannot be met with windows open appropriate acoustic ventilation should be provided so that the room can be sufficiently ventilated. The acoustic performance of any passive vent, variable speed mechanical air supply unit or whole house ventilation must be sufficient to ensure that the noise level standards given above are not compromised. Once agreed in writing by the Local Planning Authority the approved details shall be installed prior to the relevant phase being occupied and retained thereafter.

Reason: To safeguard the amenity of adjacent residents; to ensure efficient, safe and sustainable operation of the highway system in accordance with Policy CS1, DM1 and DM10 of the Kingston Core Strategy (2012).

31. Noise from Ventilation/Air Handing/Fixed plant/Building services

a) No development above ground in each phase (Phase 2 to 6 only) (other than demolition works) shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the plant, and mitigation measures within the relevant phase of the development to reduce these noise impacts to acceptable levels and has been submitted to and approved in writing by the Local Planning Authority.

   The following mitigation as stated within the Main Environmental Statement (Chapter 10: Noise and Vibration, section 10.207) shall be included:

   - Building services noise from the proposed development (all buildings) shall be limited and not exceed the values stated within Table 10.19. These values are defined as rating levels in accordance with BS 4142:2014+A:2019 and shall include a penalty for distinctive sound characteristics (where present at the receptor) as required by the Standard.

Confidential

- Further assessment of building services shall be carried out during the detailed design stages, accounting for the technical design proposals for each block.
- The design shall then include appropriate mitigation measures to reduce noise such that the limits are not exceeded. These measures are expected to comprise attenuators within the MVHR ductwork and sensitive selection (and/or attenuation) of roof-top plant systems. The need for these measures shall be reviewed at the technical design stage.

The report shall include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and Recommendations.

b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the relevant phase of development and retained as such thereafter.

Reason: To safeguard the amenity of future occupants and neighbouring residents in accordance with Policy CS1, DM1 and DM10 of the Kingston Core Strategy (2012).

32. Restrict Noise from Plant

The rating level of the noise from the cumulative sound emissions of the plant hereby permitted shall be at least 5dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to any window at the nearest residential facade. Measurements and assessment shall be made according to British Standard 4142:2014

Reason: To ensure the development does not prejudice the amenities enjoyed by occupiers of properties within the development and in the vicinity in accordance with Policy CS1, DM1 and DM10 of the Kingston Core Strategy (2012).

33. Protection from Vibration

a) Prior to the completion of the substructures for the relevant phase of development, a scheme for protecting the proposed development from vibration, shall have been submitted to and approved in writing by the Local Planning Authority.

The vibration protection scheme shall include such; a combination of land separation, vibration control techniques and other measures, as may be approved by the Local Planning Authority, in the light of current guidance on vibration levels. The said scheme shall include such secure provision as will ensure that it endures for so long as the development is available for use and that any and all constituents' parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

The report shall include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and Recommendations.

b) The approved mitigation scheme shall be implemented in its entirety in

Confidential

accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To safeguard the amenity of occupiers and neighbouring residents from rail and/or road traffic vibration in the immediate surroundings in accordance with Policy DM1 and DM10 of the Kingston Core Strategy (2012).

34. Hazardous Substances

Prior to commencement of development (other than demolition) all the hazardous substances consents which apply to the Gas Holder Station will need to be revoked by the local planning authorities in accordance with Section 17(1) of the Planning (Hazardous Substances) Act 1990.

Reason: To ensure the proposal meets the requirements of the Planning (Hazards Substances) Act 1990.

35. Phase 2 Site Investigation

No development shall commence on site (other than demolition) until such time as a contaminated land assessment and associated remediation strategy based on a Phase II intrusive investigation, focused on the areas of concern highlighted in the Phase I Report, has been submitted to, and agreed in writing by the Local Planning Authority.

Reason: To ensure the site is suitably investigated to prevent harm to human health and pollution of the environment.

36. Verification Report

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that the site is safe for future residents and that all risks have been effectively managed before the development is occupied.

37. Unexpected Contamination

If during implementation of this development, contamination is encountered which has not previously been identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The

Confidential

agreed strategy shall be implemented in full prior to completion of the relevant phase of development hereby approved.

Reason: There is possibility that not all contamination will be identified during the investigation. If contamination is discovered during the development this will need to managed appropriately to the satisfaction of Kingston Council and the Environment Agency so that there are no remaining unacceptable risks to human health or the environment to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraphs 187 and 196 of the National Planning Policy Framework.

38. Water Infrastructure

No development shall be occupied until confirmation has been provided that either:

- All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

39. Overheating Whole Life Carbon Assessment (WLC)

Prior to the occupation of each phase of the development (Phase 2 to 6 only), the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the Local Planning Authority in writing.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

40. Energy

Prior to the first occupation of each phase, a commissioning report must be provided, by a suitably qualified independent engineer, to evidence the installation and performance of Exhaust Air Heat Pump (EAHP) in line with the approved strategy, and manufacturer guidance.

Prior to the occupation of each phase, a Home User Guide specific to the EAHP system shall be provided to all residents and evidence of resident handover/training shall be submitted to the local planning authority.

Confidential

Evidence of a minimum 2-year warranty for EAHP systems and a resident issue resolution procedure (including response times and escalation routes) shall be submitted to the local planning authority.

Reason: In the interests of sustainability, in accordance with Policies SI 2 and SI 3 of the London Plan.

41. Energy – Post Occupation

Post-occupancy of each phase, the Owner shall submit to the GLA and the local planning authority details of the Exhaust Air Heat Pump (EAHP) performance, through a Post-Occupancy Evaluation (POE)/Soft Landing Report, which should include:

- Resident feedback on usability and comfort (aggregated and anonymised to complete with data protection requirements).
- Evidence of training for residents on how to use the EAHP.
- A Snagging and Lesson Learned Summary detailing installation and commission issues, actions to resolve defects, and recommendation for future phases or similar developments.

Reason: In the interests of sustainability, in accordance with Policies SI 2 and SI 3 of the London Plan.

42. Circular Economy

Prior to the occupation of each phase of development (Phase 2 to 6 only), a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved by the Local Planning Authority in writing.

Reason: In order to maximise the re-use of materials and in the interests of sustainable waste management.

43. Water Efficiency

All homes shall be constructed to meet, as a minimum, the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day (105 litres per person per day for internal use), using the fittings approach.

Prior to first occupation of dwellings in the relevant phase (Phase 2 to 6 only), the applicant shall submit to and obtain written approval from the Local Planning Authority of a Water Efficiency Statement for that phase. This statement shall include:

- A schedule of all proposed water fittings (e.g. taps, showers, toilets, appliances), including their specified flow rates or capacities.
- Manufacturer specifications confirming the water consumption rates of each fitting, demonstrating that all fittings comply with the requirements of the fittings approach under Part G.

Reason: To comply with the requirements of London Plan Policy SI5.

Confidential

44. Flood Risk

No above ground development (other than demolition works) shall commence until an updated flood risk assessment, supported by detailed site-specific hydrology and hydraulic modelling, is submitted to, and approved in writing by the Local Planning Authority, in consultation with the Environment Agency.
The submitted flood risk assessment must demonstrate that there is no increase in flood risk to occupants on site nor off site. Detailed designs of any proposed modifications to the Beverley Brook must be included to demonstrate that there will be no increase in flood risk on or off site. This should be demonstrated by an updated flood risk assessment, supported by detailed site-specific hydrology and hydraulic modelling.

Reason: To ensure that the proposed development will be safe for its lifetime from flood risk, without increasing flood risk elsewhere.

45. Fire Safety

Prior to the Commencement of a Phase or Sub Phase of Development, other than Phase 1, a final Fire Safety Statement shall be submitted to and approved in writing by the Local Planning Authority for that phase. The Phasing of Development shall thereafter be implemented in accordance with the approved details and retained as such.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 of the London Plan (2021).

46. Women's Night Safety Charter

Prior to the first occupation of Phase 2, evidence confirming any concierge staff have signed up to the Mayor of London's Women's Night Safety Character ('WNSC'), shall be submitted to and approved in writing to the Local Planning Authority. The commitment to the pledges set out in the WNSC shall be retained and maintained thereafter.

Reason: To provide a safe, secure and inclusive environment where all women feel confident and welcome at night in accordance with Policies D3, D5 and D11 of the London Plan (2021).

INFORMATIVES

1. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

Confidential

2. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
   - Carry out work to an existing party wall;
   - Build on the boundary with a neighbouring property;
   - In some circumstances, carry out groundworks within 6 metres of an adjoining building. Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

3. Your attention is drawn to the fact that planning permission does not override property rights, and that if your proposal involves construction on or near the site boundary then you should take appropriate steps to ensure that you have correctly identified the position of the boundary, that you do not build over it, and that any works which affect a neighbours property in any way have the benefit of the appropriate agreement from that landowner. Failure to undertake the above steps may leave you liable to legal action by neighbouring landowners. If you require further information or advice, you should consult a solicitor.

4. Reasonable efforts have been made to check that the plans submitted for the purposes of this planning application are consistent from one to the next, and that the development hereby approved can be implemented in accordance with all of the plans submitted. Should it transpire that this is not possible and that your plans are flawed, please be clear that it may be impossible to implement this permission, and that any development undertaken which relies on this permission may be unauthorised and subject to enforcement action if expedient.

5. Where reference is made within the decision notice to a condition applying 'unless otherwise agreed in writing with the local planning authority', please be aware that only a formal application under section 73 or 96a of the Town and Country Planning Act 1990 (As Amended) is acceptable as a method of said written agreement

6. Due to the close proximity of the proposed development to Network Rail's land and the operational railway, the applicant should engage Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing.

   To start the process with the Asset Protection team, the applicant should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/). This website also provides more information about the Asset Protection team and the services they offer.

7. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a

Confidential

permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

8. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

9. The Phase II investigation shall identify the extent and nature of any contamination and determine whether remediation is required. The investigation and report must be conducted in accordance with current UK guidance, including BS 10175 (2017) and relevant CLEA/LQM methodologies. The Remediation Strategy should specify:
   - The remedial objectives to be achieved.
   - The full details of the remediation methodology and implementation plan.
   - The timetable for the remediation works.
   - A detailed Verification Plan, setting out the data required to demonstrate the effectiveness of the remediation. The approved Remediation Strategy should be fully implemented in accordance with the agreed details.

10. The Verification Report should demonstrate that the works have been carried out in accordance with the approved Remediation Strategy and that the site is suitable for the intended use. The Verification Report should include:
    - Results of all final verification sampling and testing (including laboratory certificates).
    - Details of any materials imported onto the site.
    - Details and records of any materials disposed of off-site.
    - Signed confirmation that the remedial works have been implemented as approved.

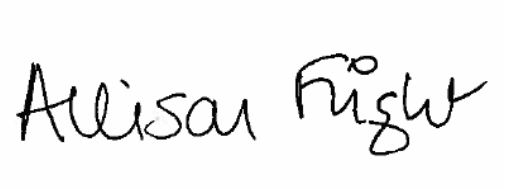
11. This development is a 'phased planning permission' for the purposes of the CIL Regulations (2010) as amended (Reg 2(1)). Each phase of the development (i.e. Phases 2-6) is a separate chargeable development. For the avoidance of doubt, the demolition and enabling works phase (i.e. Phase 1) would not create CIL chargeable Floorspace.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor for Planning, Regeneration and the Fire Service acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA 2026/0208/S3.

Confidential

The Deputy Mayor for Planning, Regeneration and the Fire Service has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and 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.



Allison Flight
Interim Head of Development Management

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.

Confidential

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/government/organisations/planning- inspectorate.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX of the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.

Confidential