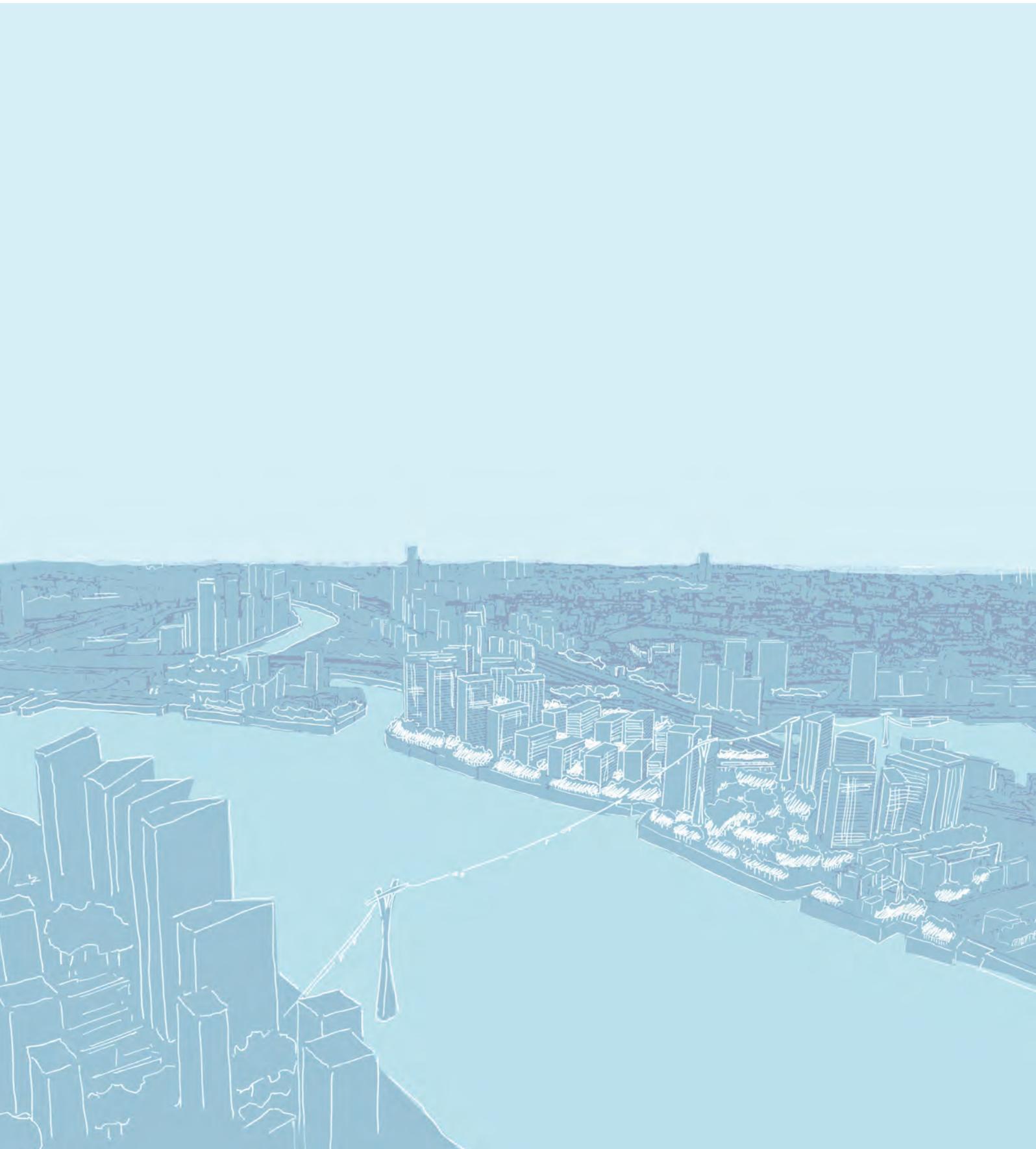


Thameside West

Letters of Conformity

May 2020



PREAMBLE

Silvertown Homes Limited (SHL) and Greater London Authority Land and Property (GLAP) have submitted a hybrid planning application to the London Borough of Newham (LBN) for the redevelopment of the Thameside West site, accessed off Dock Road in Newham (the Site).

SHL is a property development company and joint land owners of the Site. SHL has over 65 years combined experience at delivering high quality regeneration projects across London. GLAP is a subsidiary corporation of the Greater London Authority (GLA) and took over assets and liabilities from the London Development Agency (LDA) in 2012. GLAP is primarily focused on delivering genuinely affordable homes and jobs for London.

The proposal is to construct a new high-quality residential-led mixed-use development comprising new homes, new industrial floorspace, a new local centre, a new primary school and nursery school, new community facilities, a new public park (with associated outdoor play facilities), enhanced SINC and over 800m of new riverside walk along the River Thames with ecological / biodiversity enhancements. This development has been designed to focus its community hub around the delivery of a new Dockland Light Rail (DLR) station that is proposed to be constructed on the Site by Transport for London's (TfL) in 2023.

The proposals have been designed by Foster & Partners, John McAslan & Partners, Patel Taylor and the wider project team (listed, right) taking into account comments provided by local residents during summer and public exhibition events and comments provided during pre-application discussions with a variety of statutory and non-statutory interests, including LBN and its Design Review Panel (DRP), the Greater London Authority (GLA), Transport for London (TfL), Environment Agency (EA), Port of London Authority (PLA) and London City Airport (LCA).

This document is one of a suite of planning application documents submitted to LBN, including an Environmental Statement. The planning application is available to review at LBN's office or using LBN's online services:

Search for planning application reference number 18/03557/OUT at: <https://pa.newham.gov.uk/online-applications/search.do?action=simple>

The planning application can also be viewed on the GLA's website at: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings>

PROJECT TEAM

GREATERLONDONAUTHORITY

**BARTON
WILLMORE**

Foster + Partners

JOHN McASLAN + PARTNERS

Patel Taylor

Tavernor

**BURO HAPPOLD
ENGINEERING**

MEINHARDT

AnsteyHorne

SYSTRA

Aviaire WILDLIFE HAZARD
MANAGEMENT
CONSULTANTS
Improving safety from the ground up.

**Winckworth
Sherwood**

MOLA

JLL Achieve
Ambitions

**LONDON
COMMUNICATIONS
AGENCY**

realm
virtually, anything is possible.

9th March 2020

Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

RE: Land at Thameside West, Dock Road, London, E16 - Hybrid planning application for mixed use development (Ref: 18/03557/OUT) – Framework Code of Construction Practice (13th December 2018)

Dear Sir/Madam,

I write with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham on 13th December 2018 and validated 9th January 2019 under reference number 18/03557/OUT.

Buro Happold prepared the Framework Code of Construction Practice (CoCP) (13th December 2018) and a CoCP Statement of Conformity in June 2019 in support of the planning application submission. Having reviewed the revised planning application material for March 2020, it is our professional opinion that the range of requirements/obligations outlined under the CoCP remain unchanged from the original submission. This is because there are no material changes to the proposed development that would alter the conclusions of our report.

Therefore, the findings and conclusions presented within our initial report remain valid and will continue to supply sufficient and proportionate information on the proposed construction practices to enable determination of the revised proposal.

In the meantime, should you require any additional information or clarification please do not hesitate to contact the team.

Yours sincerely,
on behalf of Buro Happold Limited



Trevor Curson
Group Director, Environment
ddi 0207 9279700
email trevor.curson@burohappold.com

BURO HAPPOLD LIMITED

17 Newman Street T +44 (0)207 927 9700
London F +44 (0)870 787 4145
W1T 1PD, UK www.burohappold.com

Registered Office: Camden Mill, Lower Bristol Road, Bath, BA2 3DQ, UK
Company Reg: 2049511

9th March 2020

Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

RE: Land at Thameside West, Dock Road, London, E16 - Hybrid planning application for mixed use development (Ref: 18/03557/OUT) – Demolition Method Statement (13th December 2018)

Dear Sir/Madam,

I write with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham on 13th December 2018 and validated 9th January 2019 under reference number 18/03557/OUT.

Buro Happold prepared the Demolition Method Statement (13th December 2018) and subsequent Statement of Conformity in June 2019 in support of the planning application submission. Having reviewed the revised planning application material for March 2020, it is our professional opinion that the demolition methodology remains unchanged from the original submission. This is because there are no material changes to the proposed development that would alter the conclusions of our report.

Therefore, the findings and conclusions presented within our initial report remain valid and will continue to supply sufficient and proportionate information on the proposed demolition methodology to enable determination of the revised proposal.

In the meantime, should you require any additional information or clarification please do not hesitate to contact the team.

Yours sincerely,
on behalf of Buro Happold Limited



Trevor Curson
Group Director, Environment
ddi 0207 9279700
email trevor.curson@burohappold.com

BURO HAPPOLD LIMITED

17 Newman Street T +44 (0)207 927 9700
London F +44 (0)870 787 4145
W1T 1PD, UK www.burohappold.com

Registered Office: Camden Mill, Lower Bristol Road, Bath, BA2 3DQ, UK
Company Reg: 2049511

9th March 2020

Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

RE: Land at Thameside West, Dock Road, London, E16 - Hybrid planning application for mixed use development (Ref: 18/03557/OUT) – Piling Impact Assessment (13th December 2018)

Dear Sir/Madam,

I write with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham on 13th December 2018 and validated 9th January 2019 under reference number 18/03557/OUT.

Buro Happold prepared the Piling Impact Assessment (13th December 2018) and subsequent Statement of Conformity in June 2019 in support of the planning application submission. Having reviewed the revised planning application material for March 2020, it is our professional opinion that the range of effects from piling remain unchanged from the original submission. This is because there are no material changes to the proposed development that would alter the conclusions of our report.

Therefore, the findings and conclusions presented within our initial report remain valid and will continue to supply sufficient and proportionate information on potential effects from piling to enable determination of the revised proposal.

In the meantime, should you require any additional information or clarification please do not hesitate to contact the team.

Yours sincerely,
on behalf of Buro Happold Limited



Trevor Curson
Group Director, Environment
ddi 0207 9279700
email trevor.curson@burohappold.com

BURO HAPPOLD LIMITED

17 Newman Street T +44 (0)207 927 9700
London F +44 (0)870 787 4145
W1T 1PD, UK www.burohappold.com

Registered Office: Camden Mill, Lower Bristol Road, Bath, BA2 3DQ, UK
Company Reg: 2049511

9th March 2020

Greater London Authority
City Hall
More London Riverside
London
SE1 2AA

RE: Land at Thameside West, Dock Road, London, E16 - Hybrid Planning Application for mixed use development – Safeguarded Wharf Report (16th May 2019)

Dear Sir / Madam,

I write with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham on 13th December 2018 and validated 9th January 2019 under reference number 18/03557/OUT. The hybrid planning application now sits with the Greater London Authority as the determining authority.

Buro Happold Ltd prepared updated the Safeguarded Wharf Report (16th May 2019) in support of the planning application submission.

Having reviewed the revised planning application changes and material for March 2020, it is our professional opinion that the range of requirements/obligations outlined under the report remain unchanged from the May 2019 submission. This is because there are no material changes to the proposed development that would alter the conclusions of our report.

Therefore, the findings and conclusions presented within our report remain valid and will continue to supply sufficient and proportionate information on the operation on the Thames Wharf.

In the meantime, should you require any additional information or clarification please do not hesitate to contact the team.

Yours sincerely,
on behalf of Buro Happold Limited



Trevor Curson
Group Director, Environment
Trevor.Curson@burohappold.com

BURO HAPPOLD LIMITED

17 Newman Street T +44 (0)207 927 9700
London F +44 (0)870 787 4145
W1T 1PD, UK www.burohappold.com

Registered Office: Camden Mill, Lower Bristol Road, Bath, BA2 3DQ, UK
Company Reg: 2049511

Our ref: V-BHE-102

Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

9th March 2020

Dear Sir/Madam

**RE: LAND AT THAMESIDE WEST, DOCK ROAD, LONDON E16
HYBRID PLANNING APPLICATION FOR MIXED USE DEVELOPMENT (REF: 18/03557/OUT)
Arboricultural Report, 16th May 2019, and Arboricultural Impact Assessment, 16th May 2019**

Thomson Environmental Consultants writes with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham on 13th December 2018 and validated 9th January 2019 under reference number 18/03557/OUT.

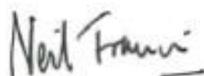
Thomson Ecology Ltd prepared the Arboricultural Report, 16th May 2019, and the Arboricultural Impact Assessment, 16th May 2019, in support of the planning application submission. Having reviewed the revised planning application material, it is our professional opinion that the range of effects on arboriculture remain unchanged from the original submission.

We can confirm that the provision and location of the fixed trees in the proposed landscaping scheme have not materially changed from the previous assessment and the conclusions remain the same as the original May 16th Arboricultural Report and May 16th Arboricultural Impact Assessment.

Therefore, the findings and conclusions presented within our initial report remain valid and will continue to supply sufficient and proportionate information on potential effects to arboriculture to enable determination of the revised proposal.

In the meantime, should you require any additional information or clarification please do not hesitate to contact the writer.

Yours sincerely,



Neil Francis
Principal Arboricultural Consultant

Martin Jones
Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

26299/A5/DM/kf

09 March 2020

Dear Mr Jones,

RE: LAND AT THAMESIDE WEST, DOCK ROAD, LONDON E16
HYBRID PLANNING APPLICATION FOR MIXED USE DEVELOPMENT (REF: 18/03557/OUT)
POPULATION MODELLING REPORT – DECEMBER 2018
COMMUNITY FACILITIES STATEMENT – NOVEMBER 2018
ECONOMIC DEVELOPMENT STATEMENT – NOVEMBER 2018

Barton Willmore write with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham (LBN) on 13 December 2018 and validated on 09 January 2019 under reference number 18/03557/OUT.

Barton Willmore prepared the Population Modelling Report (December 2018); the Community Facilities Statement (November 2018); and the Economic Development Statement (November 2018) in support of the planning application submission.

On 17 May 2019 amendments to the planning application were submitted to LBN, which included:

- Amendments to the external appearance of the Phase 1 development;
- Altering the phasing of the development to bring forward the industrial phase of the development into Phase 3;
- Altering the description of development in relation to the industrial use classes proposed;
- Updating the traffic modelling;
- Updating the noise and air quality assessments to include the scenario of the retention of the Thames Wharf Safeguarded Wharf and other neighbouring wharves;
- Updating the Chapters of the Environmental Statement (ES) to take account of the comments received by statutory consultees; and
- Other minor amendments.

The revised planning application material was reviewed and professional judgment concluded that the assessments presented in the above named reports remained unchanged from the original submission, albeit there was a slight increase in the play space requirements from 22,606 sqm to 23,002 sqm as a result of an amendment to the mix (size and tenure) of the 5,000 residential units. Nonetheless, the level of play space provision being provided by the proposed development (30,646 sqm) continued to exceed the minimum GLA requirements and therefore the findings and conclusions of the Community Facilities Statement remained unchanged.



A second set of amendments to the application were submitted to LBN on 28th June 2019 and included:

- Reducing the massing of buildings E (- 2 and – 5 storeys) and F (- 1 storey) and increasing the massing of the lower elements of buildings Q (+1 storey), R (+1 and +2 storeys), S (+1 and +2 storeys), T (+1 storey) and U (+1 storey);
- Undertaking amendments to the elevation treatment of buildings A and B (but no massing changes);
- Marginally increasing the height of building V;
- Alterations to the ancillary uses proposed at podium level in buildings A and B; and
- Alterations to the podium level and ground level landscaping within Phase 1.

The revised planning application material was reviewed and for completeness, it was decided to re-run the population modelling analysis to take account of the revision to the phasing of the residential units. The revised trajectory had a deminimus effect on forecast population growth in the initial years of the development, forecasting c.100 fewer people by 2028. However, by the anticipated year of the development's completion (2031) the revised housing trajectory resulted in no change to the forecast population growth that was presented in Barton Willmore's Population Modelling Report (December 2018).

For this reason, and professional judgment, it was concluded again that the assessments presented in the above named reports remained unchanged from the original submission.

LBN resolved to refuse the planning permission on 12th November 2019 for 15 reasons, subject to referral to the Mayor of London. On 2nd December 2019 the Mayor 'directed' that the planning application is determined by the Greater London Authority (GLA) as the new determining planning authority for the planning application. The GLA's planning and design teams have undertaken further discussions with the Applicant, with LBN observing, resulting in further amendments to the proposals.

A third set of amendments to the planning application is now being submitted to the GLA in March 2020 which comprise:

- Significant reduction in the massing of Building A;
- Decreasing the overall height of Building B;
- Internal and external amendments to the Buildings A and B;
- Amendments to the landscape proposals and reduction in amount of car and cycle parking proposed for Buildings A & B;
- Decreasing the overall height of Building C;
- Reducing the massing of Building D (focusing on the wings adjacent to the Allnex site) to form a stepping down in massing and the massing redistributed to Buildings N, M and J;
- Adjusting the heights of Buildings E & F and the position of the lower podium to improve proximity between the buildings and to improve the outlook of residential units;
- Increased separation distances in Buildings H, K, L and P (Thameside Crescent) to ensure separation distances between habitable rooms for single aspect units achieve a minimum of 18m;
- Buildings S and T have increased in height;
- Increased separation distances between Buildings Q and U to improve views and access from the Station Square to the riverside walkway; and
- Reduction in height of lower parts of Buildings Q & U to increase separation distances

The revised planning application material (March 2020) has again been reviewed. Despite a further change to the phasing of the residential units, the revised trajectory is considered to have a deminimus effect on forecast population growth given the proposed overall quantum of residential units remains the same (5,000 units). However, the revised trajectory and housing mix will affect child yields for the purpose of education provision planning. This effect is being reviewed within the Environmental Statement (ES) Addendum, namely within the Population and Human Health chapter.

Whilst the phasing of the commercial floorspace has been revised for the March 2020 submission, the overall quantum of commercial floorspace remains the same as in the May 2019 submission. Barton Willmore's Economic Development Statement (November 2018) assessed the overall quantum of commercial floorspace only and did not provide an assessment by individual phase.

On this basis, the findings and conclusions of the Population Modelling Report (December 2018), Economic Development Statement (November 2018) and Community Facilities Statement (November 2018) remain valid and will continue to supply sufficient and proportionate information on potential effects to enable determination of the revised proposal.

In the meantime, should you require any additional information or clarification please do not hesitate to contact the writer.

Yours sincerely

DEBBIE MAYES
Associate (Development Economics)

Martin Jones
Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

10 March 2020

Dear Martin Jones

**RE: LAND AT THAMESIDE WEST, DOCK ROAD, LONDON E16
HYBRID PLANNING APPLICATION FOR MIXED USE DEVELOPMENT (REF:
18/03557/OUT)**

***Thameside West: Independent Tall Buildings Statement by Professor Robert
Tavernor of the Tavernor Consultancy***

I write with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham on 13th December 2018 and validated 9th January 2019 under reference number 18/03557/OUT.

I prepared the ***Thameside West: Independent Tall Buildings Statement*** (December 2018) in support of the planning application submission. Having reviewed the revised planning application material (March 2020), it is my professional opinion that the range of effects on townscape and heritage remain unchanged from the original submission.

Therefore, the findings and conclusions presented within my initial report remains valid and will continue to supply sufficient and proportionate information on potential effects to the townscape and relevant heritage assets to enable determination of the revised proposal.

In the meantime, should you require any additional information or clarification please do not hesitate to contact the writer.

Yours sincerely,



Professor Robert Tavernor
Tavernor Consultancy



Martin Jones
Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA
09 March 2020

2 Mere Close
Marlow
Buckinghamshire
SL7 1PP
UK

Dear Mr Jones,

RE: LAND AT THAMESIDE WEST, DOCK ROAD, LONDON E16
HYBRID PLANNING APPLICATION FOR MIXED USE DEVELOPMENT (REF: 18/03557/OUT)
THAMESIDE WEST - ELEVATED WILDLIFE HAZARD RISK ASSESSMENT (NOVEMBER 2018) AND WILDLIFE
HAZARD MANAGEMENT PLAN (MAY 2019)

I write with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham (LBN) on 13th December 2018 and validated 9th January 2019 under reference number 18/03557/OUT.

My company, Aviaire Ltd, prepared the Thameside West - Elevated Wildlife Hazard Risk Assessment (November 2018) in support of the planning application submission. Having reviewed the latest revised planning application material, it is our professional opinion that the range and scale of effects on aviation wildlife hazard safeguarding remains unchanged from the original submission. This is because there have been no amendments that require a change to the contents of our report.

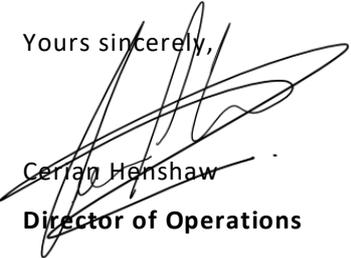
My company, Aviaire Ltd, also prepared the Thameside West - Wildlife Hazard Management Plan (May 2019) in support of the planning application submission. Having reviewed the revised planning application material, it is our professional opinion that our original document provides continuing adequacy in regard to wildlife hazard management.

Therefore, the findings and conclusions presented within our reports are valid and continue to supply sufficient and proportionate information on the potential range and scale of effects, and how to optimise aviation wildlife hazard safeguarding.

Should you require any additional information or clarification please do not hesitate to contact the writer.

Yours sincerely,

Yours sincerely,



Cerian Henshaw

Director of Operations

M: 0787 9999437

E: cerian.henshaw@aviaire.co.uk

15 May 2020

Martin Jones
Greater London Authority
City Hall
The Queen's Walk
London
SE1 2AA

RE LAND AT THAMESIDE WEST, DOCK ROAD, LONDON E16

HYBRID PLANNING APPLICATION FOR MIXTED USE DEVELOPMENT
(REF18/03557/OUT)

FIRE STRATEGY DEVELOPMENT

DL5312/nh/11gla

Dear Martin

Jeremy Gardner Associates write with respect to the above planning application at Thameside West, London E16, which was submitted to the London Borough of Newham (LBN) on 13th December 2018 and validated 9th January 2019 under reference number 18/03557/OUT.

Jeremy Gardner Associates prepared the Masterplan and Phase 1 Outline Fire Strategy (BL5312/R1 Issue 3) dated 21/11/18 in support of the planning application submission. Having reviewed the revised planning application material, it is our professional opinion that the range of effects on the fire strategy remain unchanged from the original submission. This is because the key fire strategy principles regarding the means of escape, firefighting, structural fire resistance, compartmentation and external elevations remain unchanged and still apply to current scheme.

A number of changes have been made to Building Regulations guidance and legislation since the report was produced, for example with regards to sprinklers in residential buildings, and the ban on the use of combustible materials in external wall construction in tall buildings. However, these requirements had already been taken into account and had been allowed for in the scheme even before the changes were announced.

Therefore, the findings and conclusions presented within our initial report remain valid and will continue to supply sufficient and proportionate information on potential effects to the fire strategy to enable determination of the revised proposal.

In the meantime, should you require any additional information or clarification please do not hesitate to contact the writer.

Yours Sincerely

Nick Harvey
Managing Director

FOR FURTHER INFORMATION ON THE PROPOSALS, PLEASE VISIT:
WWW.THAMESIDEWEST-PLANS.CO.UK