

Thameside West

Updated Planning Application Forms

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.

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

Site

Address	
Easting	539825
Northing	180615
Description of the location of the site	Land at Thameside West, Dock Road, Newham E16

Applicant Details

Name * Please provide the Applicant's Name and/or the applying Company Name

Title

First name

Surname

Company name

Silvertown Homes Ltd and GLA Land & Property Ltd (GLAP)

Street address *

C/O Agent

Town/City *

London

County

Country *

United Kingdom

Postcode *

W1D 3QB

Telephone number *

0207 4466 888

Mobile number (optional)

Fax number (optional)

Email (optional)

Are you an agent acting on behalf of the applicant? *

Yes

Agent Details

Name * Please provide the Agent's name and/or Agency name

Title	Mr
First name	Justin
Surname	Kenworthy
Agency name	Barton Willmore
Street address *	7 Soho Square
Town/City *	London
County	
Country *	United Kingdom
Postcode *	W1D 3QB
Telephone number *	0207 4466 888
Mobile number (optional)	
Fax number (optional)	
Email *	justin.kenworthy@bartonwillmore.co.uk

Description of the Proposal

Please describe the proposal *

Hybrid planning application comprising:

1. Detailed planning application for Phase 1 with works to include: The proposed demolition of existing buildings and structures, the erection of buildings, including tall buildings, comprising: 401 residential Units (Use Class C3), 3,608 sqm (GEA) of flexible employment floorspace (Use Classes B1b, B1c, B2 (restricted) and B8); 230 sqm (GEA) of flexible retail floorspace (Use Classes A1-A4); a new/altered access road from Dock Road/ North Woolwich Road; new streets, open spaces, landscaping and public realm; car, motorcycle and bicycle parking spaces and servicing spaces; and other works incidental to the proposed development.

2. Outline planning application (all matters reserved) for the phased delivery of the balance of the site for the proposed demolition of existing buildings and structures; the erection of buildings, including tall buildings, comprising: a new local centre; a primary school (Use Class D1); residential and older person units (Use Class C3); flexible employment floorspace (Use Classes B1b, B1c, B2 (restricted) and B8); flexible employment floorspace (Use Classes B1c, B2 and B8); flexible retail floorspace (Use Classes A1-A4); community and leisure floorspace (Use Classes D1 and D2); the construction of a new flood defense wall and delivery of ecological habitat adjacent to the River Thames and associated infrastructure; streets, open spaces, landscaping and public realm (including new park and SINC improvements); car, motorcycle and bicycle parking spaces and servicing spaces; utilities including energy centre and electricity substations; and other works incidental to the proposed development.

This application is accompanied by an Environmental Statement for the purposes of Environmental Impact Assessment.

Has the building or works already been carried out? *

No

Site Area

What is the site area? *

18.79

Units

hectares

Existing Use

Please describe the current use of the site *

Industrial

Is the site currently vacant? *

No

Existing Use

Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated *

Yes

Land where contamination is suspected for all or part of the site *

Yes

A proposed use that would be particularly vulnerable to the presence of contamination *

Yes

Residential/Dwelling Units

Does your proposal include the gain, loss or change or use of residential units? *

Yes

Proposed Housing

Does your proposal include Proposed housing for the*

Market housing category

Social rented housing category

Intermediate housing category

Key worker housing category

The affordable housing tenure has yet to be agreed, therefore for the purpose of this form we have included all affordable as 'intermediate'.

Proposed - Market Housing

Is the Proposed residential unit for

- Houses
- Flats/Maisonettes
- Live-work units
- Cluster flats
- Sheltered housing
- Bedsit/Studios
- Unknown

Proposed Market Housing - Flats/Maisonettes

Number of 1 Bedroom units	858
Number of 2 Bedroom units	1,594
Number of 3 Bedroom units	482
Number of 4+ Bedroom units	4
Number of unknown units	

Proposed Market Housing - Bedsit/Studios

Number of 1 Bedroom units

362

Number of 2 Bedroom units

Number of 3 Bedroom units

Number of 4+ Bedroom units

Number of unknown units

Proposed - Intermediate

Is the Proposed residential unit for

Houses

Flats/Maisonettes

Live-work units

Cluster flats

Sheltered housing

Bedsit/Studios

Unknown

Proposed Intermediate - Flats/Maisonettes

Number of 1 Bedroom units	283
Number of 2 Bedroom units	701
Number of 3 Bedroom units	522
Number of 4+ Bedroom units	138
Number of unknown units	

Proposed Intermediate - Bedsit/Studios

Number of 1 Bedroom units	56
Number of 2 Bedroom units	
Number of 3 Bedroom units	
Number of 4+ Bedroom units	
Number of unknown units	

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? *	Yes
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A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres)	
Gross internal floorspace to be lost by change of use or demolition (square metres)	
Total gross new internal floorspace proposed (including changes of use) (square metres)	6,979.0 (flexible use classes A1-A4)

D1 - Non-residential institutions

Existing gross internal floorspace (square metres)

Gross internal floorspace to be lost by change of use or demolition (square metres)

Total gross new internal floorspace proposed (including changes of use) (square metres)

6,722.0 (flexible use classes D1 and D2)

OTHER - Please specify

Existing gross internal floorspace (square metres)

15,250.0 (ASD and Silver Building)

Gross internal floorspace to be lost by change of use or demolition (square metres)

15,250.0 (ASD and Silver Building)

Total gross new internal floorspace proposed (including changes of use) (square metres)

18,391.0 (comprising:

- 14,250 sqm (GIA) of flexible employment floorspace (Classes B1c, B2 and B8)
- 4,141 sqm (GIA) of flexible employment floorspace (Classes B1b, B1c, B2 (restricted) and B8))

Employment

If known, please complete the following information regarding employees

Existing employees

Full-time *

300

Part-time *

0

Equivalent number of full-time

300

Proposed employees

Full-time *

Part-time *

Equivalent number of full-time

Between 686 and 965

Hours of Opening

If you are proposing non-residential use A1 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use A2 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use A3 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use A4 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use A5 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use B1A are the proposed hours of opening known?	Unknown
If you are proposing non-residential use B1B are the proposed hours of opening known?	Refer to Planning Statement
If you are proposing non-residential use B1C are the proposed hours of opening known?	Refer to Planning Statement
If you are proposing non-residential use B2 are the proposed hours of opening known?	Refer to Planning Statement
If you are proposing non-residential use B8 are the proposed hours of opening known?	Refer to Planning Statement
If you are proposing non-residential use C1 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use C2 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use D1 are the proposed hours of opening known?	Unknown
If you are proposing non-residential use D2 are the proposed hours of opening known?	Unknown
If you are proposing other non-residential use are the proposed hours of opening known?	Unknown

Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site *	N/A
Is the proposal for a waste management development? *	No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) *

Yes

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? *

Yes

Will the proposal increase the flood risk elsewhere? *

No

How will surface water be disposed of?

Sustainable drainage system

Soakaway

Main sewer

Existing watercourse

Pond/lake

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? *

Yes

Pre-application Advice

Please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently)

Officer name

Title

Mr

First name

James

Surname

Bolt

Reference

18/00485/PPPA

Date (DD/MM/YYYY) *

02/11/2018 is the date of the first meeting

(Must be pre-application submission)

Details of the pre-application advice received:

Various meetings with Claire Newitt and James Burton (previous case officers) since November 2018, plus two DCMFs and numerous DRPs. Continued discussions with James Bolt, Ben Hull and Sean Scott. Please see Planning Statement and Statement of Community Involvement for further details.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? *

Yes

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) *

The agent

Authority Employee/Member

With respect to the Authority, I am (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member Do any of these statements apply to you? *

No

Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

* Indicates required field

Certificates

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land and have you been the sole owner for more than 21 days? *

No

Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

Can you give appropriate notice to ALL the other owners/ agricultural tenants? *

No

Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

Can you give the appropriate notice to one or more owner/ agricultural tenant? *

Yes

Certificate of Ownership - Certificate C Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenants ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of the land, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were *

Land registry search, Silvertown Tunnel DCO details and Press Notice

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Certificate of Ownership - Certificate C Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

Owner/Agricultural Tenant

Name *	Please see attached list
Number	
Suffix	
House name	
Street *	N/A
Locality	
Town	
Post Code	
Date notice served (DD/MM/YYYY) *	15/05/2020

Certificate of Ownership - Certificate C Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)	Newham Recorder
On the following date (which must not be earlier than 21 days before the date of the application)(DD/MM/YYYY) *	Revised notice: 20/05/2020. Previous Notices: 03/07/2019, 22/05/2019 & 19/12/2018

Certificate of Ownership - Certificate C Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

Person role

Title *

First name *

Surname *

Declaration date (DD/MM/YYYY) *



Declaration Made *

Declaration



I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. *

Date (DD/MM/YYYY - cannot be pre-application) *

Owner/Agricultural Tenant List

Name:	Address:
The Mayor and Burgesses of the London Borough of Newham	The Mayor and Burgesses of the London Borough of Newham, Town Hall, Barking Road, East Ham, London, E6 2RP
European Metal Recycling Limited	European Metal Recycling Limited, Sirius House, Delta Crescent, Westbrook, Warrington, WA5 7NS
ASD Limited	ASD Limited, Valley Farm Road, Stourton, Leeds, LS10 1SD
London Underground Limited	London Underground Limited, C/O Property Asset Register Manager, Transport for London, 42-50 Victoria Street, London, SW1H 0TL
The Old Basket Supply Limited	The Old Basket Supply Limited, 3 East Point, High Street, Seal, Sevenoaks, TN15 0EG
London Power Network Plc	London Power Network Plc, Newington House, 237 Southwark Bridge Road, London SE1 6NP
Skanska Construction UK Limited	Skanska Construction UK Limited, Maple Cross House, Denham Way, Maple Cross, Rickmansworth, WD3 9SW
BPK Joint Venture c/o BAM Nuttall	BPK Joint Venture c/o BAM Nuttall, St. James House, Knoll Road, Camberley, GU15 3XW
Docklands Light Railway Limited	Docklands Light Railway Limited, 42-50 Victoria Street, London, SW1H 0TL
Stanmore Quality Surfacing Limited	Stanmore Quality Surfacing Limited, 12 Priestly Way, London, NW2 7AP
General Marine (Tugs & Barges) Limited	General Marine (Tugs & Barges) Limited, Bobtail Barn, South Street, Broughton-under-Blean, Faversham, ME13 9NB
Tarmac Trading Limited	Tarmac Trading Limited, Portland House, Bickenhill Lane, Birmingham, B37 7BQ
T Clarke Plc	T Clarke Plc, 45 Moorfields, London, EC2Y 9AE
Keltbray Limited	Keltbray Limited, St Andrew's House, Portsmouth Road, Esher, KT10 9TA
Regional Waste Recycling (Commercial) Limited	Regional Waste Recycling (Commercial) Limited, 12 Barners Road, London, E15 2PH
GLE Property Developments Limited	GLE Property Developments Limited, 5th Floor, Vallant Building, 14 South Parade, Leeds, LS1 5QS
O'Connell Plant and Groundworks Limited	O'Connell Plant and Groundworks Limited, 2 Mountside, Stanmore, HA7 2DT
McGee Bedrock Limited	McGee Bedrock Limited, 340-342 Athlon Road, Wembley, HA0 1BX
Brewsters Waste Management Limited	Brewsters Waste Management Limited, New Burlington House, 1075 Finchley Road, London NW11 0PU
G&B Compressor Hire Limited	G&B Compressor Hire Limited, 38 Cowslip Road, London, E18 1JW
Hanson Quarry Products Europe Limited	Hanson Quarry Products Europe Limited, Hanson House, 14 Castle Hill, Maidenhead, SL6 4JJ
Clear Channel UK Limited	Clear Channel UK Limited, 33 Golden Square, London, W1F 9JT
Port of London Authority	Port of London Authority, London River House, Royal Pier House, Gravesend, DA12 2BG
Mill Co. Products Limited	Mill Co. Products Limited, Mandarin Wharf, 70 De Beauvoir Crescent, London, N1 5SB
All Health Matters Limited	All Health Matters Limited, Ground Floor Flat, Bank Chambers, Canterbury Road, Lyminge, Folkestone, CT18 8HU
Alternatum Retained Services	Alternatum Retained Services, Unit G19, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AG
Apex Engineering Services Limited	Apex Engineering Services Limited, Unit 7, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
Automated Document Services	Automated Document Services, Unit 14, Farm Castle Industrial Estate, Duchess Place, Rutherglen, Glasgow, G73 1DR
Clearstorm Limited	Clearstorm Limited, 4th Floor, 161 Marsh Wall, London, E14 9SQ
City Wide (London) Limited	City Wide (London) Limited, Unit F10, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
DISPEC Performance Limited	City Wide (London) Limited, Unit G25, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
Docklands Prestige Residential Limited	Docklands Prestige Residential Limited, Howes Farm, Doddinghurst Road, Pilgrims Hatch, Brentwood, CM15 0SG
Dockside Personnel Limited	Dockside Personnel Limited, Unit F19, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
Ground Transport Limited	Ground Transport Limited, Unit F11, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
Harbour Residential Limited	Harbour Residential Limited, Unit F26, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
IHB Accountants Limited	IHB Accountants Limited, Unit F25, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
JR Studio Limited	JR Studio Limited, Unit G17, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AG
Legion Supplies Limited	Legion Supplies Limited, Unit F30B, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
Logica Soft Limited	Logica Soft Limited, Unit G2, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AG
Metropolitan Accident Management Limited	Metropolitan Accident Management Limited, Unit F47, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
Nakhon Thai Restaurant Limited	Nakhon Thai Restaurant Limited, 1 Dock Road, London, E16 1AH
Nicholas Associates Group Limited	Nicholas Associates Group Limited, Reginald Arthur House, 2-8 Percy Street, Rotherham, S65 1ED
Robert Stevens & Sons Fabrication Limited	Robert Stevens & Sons Fabrication Limited, Charter House, 103-105 Leigh Road, Leigh-on-Sea, SS9 1JL
S.E.S. Holdings (UK) Limited	S.E.S. Holdings (UK) Limited, Harworth Park, Blyth Road, Harworth, Doncaster, DN11 8 DB
SIV Fire Protection Limited	SIV Fire Protection Limited, Hopkins, Lavenham Road, Great Waldingfield, Sudbury, CO10 0SA
Tec Fast Limited	Tec Fast Limited, 177 London Road, Southend-on-Sea, SS1 1PW
Tec Training (GB) Limited	Tec Training (GB) Limited, Unit F2, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
The Dressup Limited	The Dressup Limited, 4 Scholars Way, Dagenham, RM8 2FL
Transam Trucking Limited	Transam Trucking Limited, 7 Trinity Street, Bungay, NR35 1EH
Waterfront Studios Limited	Waterfront Studios Limited, 5th Floor, Vallant Building, 14 South Parade, Leeds, LS1 5QS
Waterfronts Limited	Waterfronts Limited, Waterfront Studios Business Centre, 1 Dock Road, London, E16 1AH
Richard Francis Hemsley	Richard Francis Hemsley, Waterfront Studios, 1 Dock Road, London, E16 1AH
Mandeep K Kang	Mandeep K Kang, Unit F5, Waterfront Studios, 1 Dock Road, London, E16 1AH
Transport for London	Transport for London, C/O Property Asset Register Manager, Windsor House, 42-50 Victoria House, London SW1H 0TL
London City Airport Limited	London City Airport Limited, London City Airport, City Aviation House, Royal Docks, London, E16 2PB
HSBC Corporate Trustee Company (UK) Limited	HSBC Corporate Trustee Company (UK) Limited, 8 Canada Square, London, E14 5HQ
Thames Water Utilities Limited	Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, RG1 8DB
Euro mix Concrete Limited	Euro mix Concrete Limited, C/O Tarmac Trading Limited, Portland House, Bickenhill Lane, Birmingham, B37 7BQ

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