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### **1 Time limit for commencement:**

The development hereby permitted shall be commenced before the expiration of 2 years from the approval of the first Reserved Matters Application.

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

### **2 Submission of Reserved Matters Applications:**

Details of the layout, scale, access, appearance and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Greater London Authority, or the Local Planning Authority where this has been agreed in writing by the GLA, before any development begins and the development shall be carried out as approved.

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

### **3 Timing of the submission of Reserved Matters Application**

Details of the first reserved matters shall be submitted to the Greater London Authority (or the Local Planning Authority where this has been agreed in writing by the GLA) for approval within 2 years from the date of this permission. Details of the final reserved matters shall be submitted to the Greater London Authority (or the Local Planning Authority where this has been agreed in writing by the GLA) for approval within 5 years from the date of this permission.

**REASON:** The application is in outline only, and these details remain to be submitted and approved. To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### **4 Compliance with the approved plans (building heights parameter plan)**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Site location plan\_AA7042 – SK004 (PRP Architects, 12.07.2018)
- Building heights parameter plan\_AA7402-02071 (PRP Architects, 13.02.2020)

**REASON:** For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out in accordance with the plans assessed in accordance with local and strategic policies.

### **5 Minimum number of residential units to be constructed on completion**

Pursuant to this permission, a minimum of 840 residential units shall be constructed on the site.

**REASON:** To ensure the development capacity of the site is appropriately optimised, in accordance with the NPPF, London Plan Policy 3.4 and to ensure the delivery of the stated public benefits in relation to overall and affordable housing provision are secured.

### **6 Compliance with the design code**

The development hereby permitted shall be carried out in accordance with the Benedict Wharf Framework Design Code (PRP Architects, March 2020). Reserved Matters Applications for each phase of the development shall be accompanied by an Urban Design Report, setting out the approach to design and detailing how detailed phases of the scheme are in accordance with the Benedict Wharf Framework Design Code (PRP Architects, March 2020).

**REASON:** To ensure good design throughout the development in line with the principles set in the NPPF (2019), Policies 3.5 and 7.3 of the London Plan (2016), Merton Local Plan Policies CS2 CS2, CS14, DMD1, DMD2 and DMD4.

### **7 Phasing plan**

A phasing plan setting out the delivery of the phases across the whole site shall be submitted to and approved in writing by the Local Planning Authority prior to or alongside the first Reserved Matters Application. The phasing plan shall confirm the order and timing of delivery of each of the phases and shall include details of temporary pedestrian, cycle and vehicle access and servicing

arrangements, lighting, landscaping and means of enclosure including hoardings to be implemented/erected during the enabling/demolition and construction period and include measures to address changes in level across the site as phases of the scheme are built out. Updated phasing plans should be submitted with any subsequent Reserved Matters Applications. The phasing of the development shall be carried out in accordance with the approved phasing plan unless a further plan is subsequently submitted to and approved by the Local Planning Authority.

**REASON:** To ensure the appropriate delivery and phasing of the scheme in the interests of the proper planning of the area, residential amenity and safety, in accordance with London Plan Policies 3.3, 3.5, 3.6 and 7.3 and Merton Local Plan Policies CS14, DM01, DM02 and DMO1.

## **8 Site wide parameter plans**

The following site wide parameter plans shall be submitted to and approved in writing by the Local Planning Authority prior to or alongside the first Reserved Matters Application:

- site levels
- development parcels
- access and movement parameter plan showing vehicle, cycle and pedestrian access
- block layout
- ground floor land uses
- public open space zone at ground level, including width of streets and public spaces
- landscaping zones within the public realm
- landscape defensible space / privacy set-back zones adjacent to ground floor residential accommodation
- communal open space zones within development parcels, including the width and size

The site wide parameter plans shall be provided on scaled plans and include appropriate annotations and figures.

The development shall then be constructed in accordance with the approved plans.

**REASON:** The application is in outline only and the only parameter plan submitted for approval at outline stage relates to maximum building heights, with all other plans submitted in illustrative format. It is necessary for these site wide issues to be set out in more detail when considering the first Reserved Matters Application for any phase of the development to ensure good design, in accordance with the NPPF (2019), Policies 3.5 and 7.3 of the London Plan (2016) and Merton Local Plan Policies CS2, CS14, DM01, DM02 and DM4

## **9 Housing Accommodation Schedule**

Upon the submission of the first Reserved Matters Application, a Housing Accommodation Schedule shall be submitted to the Local Planning Authority for approval. The Housing Accommodation Schedule shall cover the entire site and set out the following information:

- the type and unit size mix of residential units, consistent with the requirements of condition 5;
- whether the units are to be provided as affordable and what tenure;
- the Gross Internal Floor Space (GIA) areas for each residential unit and the number of habitable rooms;
- the above information on a phase by phase basis, matching the phases agreed within the phasing plan

Each Reserved Matters Application shall include the details set out above and include a cumulative position statement on the provision of housing.

The development shall then be constructed in accordance with the approved housing accommodation schedule.

**REASON:** To ensure the development provides an appropriate mix and quality of housing as well as providing an appropriate amount and mix of affordable housing having regard to the relevant viability assessment in accordance with the NPPF (2019), Policies 3.3, 3.4, 3.7, 3.8, 3.9, 3.11 and 3.12 of the London Plan (2016), Policies DM H2, DM H3 of the SPP Local Plan 2014, Policy CS8 of the Core Planning Strategy 2011.

## **10 Demolition and groundworks phase environmental management and logistics plan**

No demolition or groundworks associated the development hereby permitted shall be commenced (with the exception of ground investigations) until a demolition and groundworks phase environmental management and logistics plan has been submitted to and approved in writing by the local planning authority. This shall include:

### Site and description of works

- a) Site management information, including a site plan showing the location of temporary security hoarding and fencing, site access arrangements and a site office.
- b) Description and programme of works, including equipment, storage of plant and materials and details of any intrusive remediation, groundworks and excavation works and site clearance.

### Demolition and waste management

- c) Demolition audit
- d) Site clearance and waste management plan – including a scheme for recycling and/or disposing of waste resulting from demolition, ground works or site preparation, including any hazardous waste

### Environmental management and mitigation

- e) Hours of operation
- f) Measures to minimise noise and vibration
- g) an Air Quality & Dust Management Plan (AQDMP) to identify the steps and procedures that will be implemented to minimise the creation and impact of dust and other air emissions resulting from the site preparation, demolition, groundwork and construction phases of the development.
- a) Lighting strategy, including measures to minimise light spillage;
- b) Measures to reduce energy and water usage
- c) Measures to minimise impacts on ecology, trees and habitats
- d) Measures to reduce and remove risks to the water environment and reduce flood risk
- e) Ongoing maintenance of the site and security hoarding during the proposed works

### Traffic management and logistics

- f) Traffic movements - proposed numbers and timings of truck movements throughout the day and the proposed routes
- g) Ingress and egress to and from the site for construction vehicles, workers and visitors
- h) Site security and access control arrangements
- i) parking of vehicles for site operatives and visitors
- j) deliveries, loading and unloading of plant and materials and their storage on site
- k) pedestrian and cycle safety
- l) wheel washing facilities and other measures to prevent mud and debris being carried on to the public highway by vehicles leaving the site

### Construction management and procedures

- m) Site management contact details
- n) Complaints procedure
- o) Public notice board and considerate construction

The demolition and ground works shall be carried out in accordance with the approved details.

**Reason:** To safeguard the amenity of adjacent residents; to ensure efficient, safe and sustainable operation of the highway system; to safeguard pedestrian and highway safety; and to manage and mitigate environmental impacts such as noise and air pollution, biodiversity and trees during demolition and groundworks, in accordance with London Plan (2016) Policies 5.3, 5.18, 6.3, 7.14, 7.15 and 7.21 of the London Plan (2016) and Merton Local Plan Policies DMEP2, DMEP4 and DMEP2, DMO2.

## **11 Construction phase environmental management and logistics plan**

No development associated with the planning permission hereby permitted shall commence (with the exception of demolition, groundworks, ground investigations and remediation and site clearance works) until a construction phase environmental and logistics plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

### Site and description of works

- a) Site management information, including a site plan showing the location of temporary security hoarding and fencing, site access and site office.
- b) Description and programme of works, including equipment, storage of plant and materials and their phasing.

### Environmental management and mitigation

- c) Hours of operation
- d) Measures to minimise noise and vibration
- e) an Air Quality & Dust Management Plan (AQDMP) to identify the steps and procedures that will be implemented to minimise the creation and impact of dust and other air emissions resulting from the site preparation, demolition, groundwork and construction phases of the development.
- f) Lighting strategy, including measures to minimise light spillage;
- g) Measures to reduce energy and water usage
- h) Measures to minimise impacts on ecology, trees and habitats
- i) Measures to reduce and remove risks to the water environment and reduce flood risk
- j) Ongoing maintenance of the site and security hoarding during the proposed works
- k) Construction waste management and recycling arrangements

### Construction traffic management and logistics

- l) Traffic movements - proposed numbers and timings of truck movements throughout the day and the proposed routes
- m) Ingress and egress to and from the site for construction vehicles, workers and visitors
- n) Site security and access control arrangements
- o) parking of vehicles for site operatives and visitors
- p) deliveries, loading and unloading of plant and materials and their storage on site
- q) pedestrian and cycle safety
- r) wheel washing facilities and other measures to prevent mud and debris being carried on to the public highway by vehicles leaving the site
- s) Measures to ensure that pedestrian and cycle access past the site on the adjacent public footpaths is safe and not obstructed during construction works, with details of any temporary re-routing.

### Construction management and procedures

- t) Site management contact details
- u) Complaints procedure
- v) Public notice board and considerate construction

The construction works for each phase shall be carried out in accordance with the details approved for that phase.

**REASON:** To safeguard the amenity of adjacent residents; to ensure efficient, safe and sustainable operation of the highway system; to safeguard pedestrian and highway safety; and to manage and mitigate environmental impacts such as noise and air pollution, biodiversity and trees during construction, in accordance with London Plan (2016) Policies 5.3, 5.18, 6.3, 7.14, 7.15 and 7.21 of the London Plan (2016) and Merton Local Plan Policies DMEP2, DMEP4 and DMEP2, DMO2.

## **12 Below ground utilities infrastructure method statement**

No development shall commence in a phase until a method statement for that phase covering the protection of all below ground utilities infrastructure present on the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with relevant utilities infrastructure providers. The method statement shall include:

- a) details of all underground drainage, water supply and energy (electricity and gas) infrastructure;
- b) a piling method statement including details of the location, depth and type of piling to be undertaken and the methodology by which such piling will be carried out;
- c) measures to prevent and minimise the potential for damage to below ground utilities infrastructure; and
- d) details of other proposed groundworks, earthworks, contouring and levels, and construction works.

The phase of development shall then be undertaken and completed in accordance with the terms of the approved details.

**REASON:** To ensure appropriate arrangements are made for servicing, utilities and infrastructure and to avoid potential conflicts between any impacts upon the development as proposed and its servicing, utilities and infrastructure, in the interests of a sustainable development in accordance with the NPPF.

## **13 Contamination - detailed investigation and risk assessment**

Prior to the commencement of the development (other than site investigations), a detailed contaminated land site investigation and risk assessment scheme shall be undertaken and shall be submitted to and approved in writing by the local planning authority. This must be conducted in accordance with the Environment Agency's land contamination risk management guidance and shall take into account the initial generic quantitative risk assessment and detailed quantitative risk assessment undertaken in February 2020. The assessment shall provide sufficient information to allow for a detailed assessment of the risk to all receptors that may be affected, including those off site.

**REASON:** The site is located over a Secondary Aquifer and within SPZ2 and it is possible that the site may be affected by contamination from historic uses. For the protection of Controlled Waters, and in the interests of future health of occupiers of the development, and to protect pollution of groundwater, in accordance with Policy 5.21 of the London Plan (2016), Policy OM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011.

## **14 Contamination – remediation strategy and verification plan**

Prior to the commencement of the development (other than site investigations), a detailed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out full details of the remediation measures required to address the contamination risks identified, including an options appraisal and shall set out how these remediation works are to be undertaken. The remediation strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. It shall include a verification plan to identify how the impact of the proposed

remediation strategy will be assessed. The remediation scheme shall be carried out in accordance with the approved details prior to the commencement of any above ground construction work.

**REASON:** The site is located over a Secondary Aquifer and within SPZ2 and it is possible that the site may be affected by contamination from historic uses. For the protection of Controlled Waters, and in the interests of future health of occupiers of the development, and to protect pollution of groundwater, in accordance with Policy 5.21 of the London Plan (2016), Policy OM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011.

#### **15 Contamination – verification report**

Prior to the occupation of each relevant phase of development a verification report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate the completion and effectiveness of the remediation strategy.

**REASON:** The site is located over a Secondary Aquifer and within SPZ2 and it is possible that the site may be affected by contamination from historic uses. For the protection of Controlled Waters, and in the interests of future health of occupiers of the development, and to protect pollution of groundwater, in accordance with Policy 5.21 of the London Plan (2016), Policy OM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011.

#### **16 Unexpected contamination and remediation**

If, during development, contamination not previously identified is found to be present at the site then no further development for that phase shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority.

The remediation strategy for that phase shall be implemented in accordance with the approved details and a verification report detailing the works undertaken and their efficacy shall be submitted and approved in writing by the Local Planning Authority prior to occupation of the relevant phase of the development.

**REASON:** To ensure the development can be implemented and occupied with adequate regard for environmental and public safety, in accordance with Policy 5.21 of the London Plan (2016), Policy OM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011.

#### **17 Site wide movement and access strategy**

A site wide access and movement strategy shall be submitted alongside or prior to the submission of the first Reserved Matters Application. This strategy shall include:

- details of the pedestrian, cycle, vehicle access arrangements within the whole site, including connections to the surrounding pedestrian, cycle and vehicle network and associated enhancements being delivered as part of the Section 106 agreement;
- details of any on-street parking bays, including car club bays;
- details of on-street loading/delivery bays;
- details of the proposed access arrangements for refuse and emergency vehicle access and turning spaces; and
- details of any temporary / interim pedestrian and cycle arrangements during the construction and phasing of the development

The development shall then be constructed in accordance with the approved strategy

**REASON:** To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with London Plan (2016) Policies 6.9, 6.13, 6.14, 7.3 and 7.5 and Merton Local Plan Policies CS2, CS14, CS18, CS19, DM01, DM02, DMO1, DMT1, DMT3, DMT4.

## **18 Site wide delivery and servicing plan**

A site wide delivery and servicing plan (DSP) shall be submitted alongside or prior to the submission of the first Reserved Matters Application. This DSP shall cover the whole application site and both residential and non-residential uses and shall be prepared in line with Transport for London's (TfL) guidance on Delivery and Servicing Plans.

The DSP shall set out how the deliveries, refuse collection and other maintenance activities will be managed and accommodated within the site in order to minimise risk of adverse impacts on the highway and ensure pedestrian and cycle safety, taking into account the expected delivery and servicing activities and trips generated by the application, as detailed in the applicant's Transport Assessment (Feb 2020).

The DSP shall be implemented in accordance with the approved details and shall remain in place unless otherwise agreed in writing.

**Reason:** To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with London Plan Policy 6.3, 6.14 and Merton Local Plan Policies CS20, DMT2, DMT3

## **19 Site wide landscape strategy**

A site wide landscape strategy shall be submitted to and approved in writing by the Local Planning Authority alongside or prior to the submission of the first Reserved Matters Application. This shall include:

- a) details of the layout, dimension and size of the proposed internal streets and public spaces;
- b) details of the urban greening / sustainable urban drainage features and tree planting to be accommodated at ground level, including any trees within or immediately adjacent to the site which are to be retained;
- c) details of defensible space / landscaping zones and boundaries serving ground floor residential units adjacent to the public realm;
- d) details of any communal rooftop open space;
- e) details of the play space provision by age and category, ensuring a minimum of 10 sq.m. of play space per child which shall be estimated using the GLA's 2019 play space / population yield calculator;
- f) an Urban Greening Factor Assessment of the urban greening proposals, based on the factors set out in the Intend to Publish London Plan;
- g) details of landscaping and any boundary features proposed along the application site boundaries to the south and west.
- h) a programme for the implementation of the site wide landscape strategy by phase

The site wide landscape strategy shall be implemented in accordance with the approved details and shall thereafter be permanently retained

**REASON:** To ensure good design and the provision of open space, play space, landscaping and urban greening in the interests of visual amenity, biodiversity, climate change, in accordance with London Plan (2016) Policies 3.5, 3.6, 7.3, 7.4, 5.10, 5.11, 5.12, 5.13, 7.19, 7.21 and Merton Local Plan Policies CS2, CS14, DM1, DM2, DM4, DMO1, DMO2, DMF1 and DMF2.

## **20 Fencing alongside the site's southern boundary with the tram line**

Details of the proposed fencing to restrict pedestrian movement onto the tram line to the south shall be submitted to and approved in writing by the Local Planning Authority prior to or alongside the first Reserved Matters Application, in consultation with Transport for London. The fencing shall be implemented in accordance with the approved details prior to first occupation of the development and shall thereafter be permanently retained.



**REASON:** To ensure adequate safety and security alongside the tram line in the interests of community safety and the provision of a safe and efficient public transport network, in accordance with London Plan (2016) Policies 6.3, 7.13 and Merton Local Plan Policies CS14, CS19, DM01, DM02, DMO1, DMT2 and DMT4.

### **21 Site wide energy strategy**

A site wide energy strategy shall be submitted to and approved in writing by the Local Planning Authority prior to or alongside the first Reserved Matters Application. The energy strategy shall be prepared in accordance with the GLA's energy assessment guidance (October 2018) and shall take into account the applicant's Energy and Sustainability Statement (February 2020). The final energy strategy shall set out a detailed energy strategy for the site. This shall be prepared in accordance with GLA guidance (October 2018) and set out details of the final proposed measures in relation to energy efficiency (Be lean), decentralised energy supply (Be clean) and renewable energy technologies (Be green), in line with the London Plan hierarchy and shall demonstrate the scheme's overall compliance with the London Plan CO2 reduction and energy efficiency targets. The energy strategy shall confirm the location and details of the energy centre and set out its timescale for delivery to ensure it is operational to serve the first phase of development, unless otherwise agreed in writing with the Local Planning Authority. Each phase of the development shall then be carried out in accordance with the approved site wide Energy Strategy and retained permanently thereafter.

**REASON:** In the interests of sustainable development, minimising carbon dioxide emissions and to ensure that the proposed development is in accordance with the London Plan Policies 5.2, 5.3, 5.5, 5.6 and Merton Local Plan Policy CS15 and DMEP1 and to ensure that proposals set out in the applicant's Energy Statement (February 2020) report are subject to further assessment and carried through to completion in the development.

### **22 District Heat Network**

Prior to commencement, other than Enabling Works, of each of the relevant phases of development hereby approved, evidence demonstrating that the development has been designed to enable connection of the development to an existing or future district heating network, shall be submitted to and approved in writing by the Local Planning Authority.

**REASON:** To demonstrate that the site heat network has been designed to link all building uses on site (domestic and non-domestic) and to demonstrate that sufficient space has been allocated in the plant room for future connection to wider district heating in accordance with London Plan policies 5.5 and 5.6 and GLA energy assessment guidance 2018.

### **23 Site wide ecology and biodiversity strategy**

A site wide Ecology and Biodiversity Strategy shall be submitted and approved by the Local Planning Authority. The Ecology and Biodiversity Strategy shall provide details of:

- a) proposed ecological enhancements and mitigation measures;
- b) the management and arrangements for these features; and
- c) a programme for the implementation of the site wide ecology and biodiversity strategy by phase
- d) These measures should build on those set out in the Ecological Impact Assessment submitted with this application prepared by SLR, March 2020. Each phase of the development shall then be carried out in accordance with the approved site wide site wide ecology and biodiversity strategy and retained permanently thereafter.

**REASON:** To ensure the development contributes to improving the ecology and biodiversity of the area in accordance with London Plan Policy 7.19 and Merton Local Plan Policies CS13, CS15, CS16, DMO1 and DMO2.

## **24 Site wide drainage strategy**

A site wide drainage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to or alongside the first Reserved Matters Application, in consultation with Thames Water. The drainage strategy shall be generally in line with the applicant's Flood Risk Assessment and Drainage Strategy (February 2020) and shall:

- a) set the range of sustainable urban drainage (SuDs) methods to be employed and their performance levels, which shall cumulatively ensure that surface water run-off rates are attenuated in accordance with the levels anticipated in the applicant's Flood Risk Assessment and Drainage Strategy (February 2020) based on a 1 in 100 year storm event (plus a 40% climate change allowance), in accordance with the London Plan drainage hierarchy;
- b) set out the measures to prevent pollution of the receiving groundwater and/or surface waters;
- c) include a programme for the implementation of the drainage strategy by phase; and
- d) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for SuDs adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters.

Each phase of the development shall then be completed in accordance with the approved details and retained permanently thereafter.

**REASON:** To reduce the risk of surface and foul water flooding to the proposed development and future users and ensure surface water and foul flood risk does not increase offsite in accordance London Plan (2016) Policies 5.12 and 5.13 and Merton Local Plan Policies CS16, DMF1 and DMF2.

## **25 Arboricultural Method Statement and Tree Protection Plan**

No demolition or groundworks associated the development hereby permitted shall be commenced (with the exception of ground investigations) until an Arboricultural Method Statement and Tree Protection Plan has been submitted and approved in writing by the Local Planning Authority. This shall build on the Arboricultural Impact Assessment (February 2020) and shall:

- a) identify those trees which are to be retained;
- b) set out tree protection measures during the demolition, groundwork and construction phases of the development; and
- c) identify those trees which are to be removed and set out the reasons for their removal on a tree constraints plan.

The development shall then be undertaken in accordance with the approved details and the existing trees identified as being for retention and protection shall be retained and protected in accordance with the approved details.

During the course of the development, should any tree which has been identified to be retained become seriously damaged, diseased, dead or dying as a result of this development or within 5 years following the completion of this development, shall be replaced with a semi-mature London Plane tree of a minimum 30 - 35 ems girth in the same or similar position to be approved in writing by the Local Planning Authority

The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to monitor and report to the Local Planning Authority not less than quarterly the status of all tree works and tree protection measures throughout the course of

the demolition and site works. The works shall be carried out strictly in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

**REASON:** To ensure adequate protection for existing trees on the site and located in the adjacent tree belt in the interests of biodiversity, climate change and visual amenity, in accordance with London Plan Policy 7.21 and Merton Local Plan Policies CS13, CS15, CS16, DMO1 and DMO2.

## **26 Car parking management plan**

A car parking management plan shall be submitted to and approved in writing by the Local Planning Authority prior to or alongside the first Reserved Matters Application. The car parking management plan shall be prepared in line with the applicant's Transport Assessment (TA) (February 2020) and shall include the following details:

- a) the overall quantum of residential car parking across the site which shall be no more than the 0.3 car parking ratio set out in the TA;
- b) the location of standard and disabled car parking spaces within the site, of which, the disabled parking provision shall be in line with the provision in the TA which states that there would be disabled car parking for 3% of the total residential units;
- c) a scheme demonstrating that the quantum of disabled car parking provision within the development could ensure disabled car parking to serve 10% of the residential units (through the conversion of standard car parking bays) should demand arise in the future;
- d) arrangements for the allocation and management of parking spaces including disabled parking bays serving the residential development.
- e) the provision of Electric Vehicle Charging Points (EVCP) including both active and passive provision, which shall be in line with the applicant's TA;
- f) details of the phasing of the of car parking provision as the scheme is constructed, including details of any interim arrangements proposed during the construction and building out of the scheme.

Thereafter, the development shall be constructed in accordance with the approved Car Parking Management Plan and shall be permanently retained

**REASON:** To ensure inclusive, safe and adequate parking is provided and retained in conjunction with the development in the interests of the general amenities of the locality, the flow of traffic and conditions of pedestrian and general highway safety within the site and on neighbouring highways, a sustainable development and where appropriate constrain local highway impact in accordance with policies 6.3, 6.9 and 6.13 of the London Plan and Merton Local Plan Policies CS18, CS20 and DMT1 and DMT3.

## **27 Daylight and sunlight assessment**

Applications for approval of Reserved Matters for each relevant phase of development relating to layout and scale shall be accompanied by a detailed Daylight and Sunlight Assessment. This document shall explain how the proposed development has been designed to provide appropriate levels of daylight and sunlight to the new homes within the development itself.

**REASON:** To ensure the development provides future occupiers with acceptable levels of daylight and sunlight in accordance with Policy 7.7 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011.

## **28 Accessibility strategy**

Applications for approval of Reserved Matters for each relevant phase of the development including if built out as a single phase (other than those relating to Enabling Works) submitted pursuant to this permission relating to layout and landscaping shall be accompanied by a detailed Accessibility Strategy for the relevant phase. This document shall explain:

- a) How the proposed public realm areas, within each relevant phase, would be accessible to all, including details of finished site levels, surface gradients and lighting;
- b) How each building would be accessible to all, including details of level access and internal accommodation arrangements and access to car parking; and
- c) That 10% of dwellings hereby permitted would be 'wheelchair user dwellings' and all other dwellings are 'accessible and adaptable dwellings'.

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

**REASON:** To ensure the development is accessible and inclusive to all in accordance with Policy 3.8 and 7.2 of the London Plan (2016) and Policy D5 of the Draft London Plan (2018), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011.

## **29 Lighting Strategy**

The first application for approval of Reserved Matters submitted pursuant to this permission relating to layout, access, appearance and landscaping (other than those relating to Enabling Works) shall be accompanied by an overarching Lighting Strategy in line with the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers for all phases. Any external lighting, associated with new development, shall be positioned and angled to prevent any light spillage or glare that will affect any existing or new residential premises. For each relevant phase of development, an updated detailed Lighting Strategy shall be submitted to and approved in writing by the local planning authority prior to commencement of Below Ground works in that relevant phase. These documents shall explain:

- a) The lighting proposed for amenity spaces and external communal areas, including relevant justification; and
- b) The proposed external building lighting.

Each relevant phase of the development shall be constructed in accordance with the approved strategy and thereafter retained

**REASON:** To ensure the development is adequately lit in order to minimise the risk and fear of crime, whilst ensuring that the proposed lighting would not unduly impact on local character, amenity or biodiversity in accordance with Policies 7.3 and 7.19 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011.

## **30 Water conservation**

Prior to the commencement of Above Ground works in each relevant phase of the development, a scheme detailing measures to reduce water use within that phase of the development, to meet a target water use of 105 litres or less per person, per day for residential dwellings only shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall be constructed in accordance with the approved scheme and thereafter retained.

**REASON:** To minimise the water use of the development, in accordance with Policy 5.15 of the London Plan (2016), Policy DM D2 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011.

## **31 Noise and vibration mitigation strategy**

Prior to commencement of Above Ground works of each building, a detailed Noise and Vibration Mitigation Strategy shall be submitted to, and approved by, the Local Planning Authority. The strategy shall explain noise attenuation measures for the proposed uses, including noise barriers, specified glazing and ventilation and orientation / layout of buildings and amenity areas. The development shall then be carried out in accordance with the approved details. Post completion

Noise Assessments are to be submitted to and approved in writing by the Local Planning Authority prior to occupation of each building.

Noise levels (expressed as the equivalent continuous sound level) LAeq (10 minutes), from any new plant/machinery associated with each separate commercial unit shall not exceed LA90-10dB at the boundary with the closest residential or noise sensitive property

**REASON:** To ensure the new buildings in the development have adequate provision against noise and vibration from existing sources and within the development in accordance with Policy OM 02, OM E1 EP H2 and OM E3 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011 and Policy EP H1.

### **32 Odour**

Details of the measures to control odour from all mechanical systems serving an individual non-residential food premises shall be submitted to and approved in writing by the local planning authority. The measures must be implemented as approved prior to the associated use commencing and retained thereafter. The measures are subject to approval by the local authority. The system shall be designed so neighbouring premises are not affected by odour.

**REASON:** To protect the amenities of adjoining properties and the surrounding area, in order to comply with Policies DM D2, DM EP2, DM EP4, DM E1 & DM E3 of the SPP Local Plan 2014, Policies CS14 & CS15 of the Core Planning Strategy 2011.

### **33 Green, Blue and brown roofs**

Prior to the commencement of each relevant phase of the development (other than Enabling Works) the detailed design, specification and planting scheme for the green, blue and / or brown roofs shall be submitted to and approved in writing by the Local Planning Authority. The design and planting shall be carried out as approved and retained thereafter.

**REASON:** To protect the future occupiers and neighbouring residents in accordance with Policy 7.14 of the London Plan (2016) and Policies OM EP2, OM EP3 & OM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011.

### **34 Secured by Design**

Prior to the commencement of the Above Ground works in each relevant phase of development, details of measures to minimise the risk of crime to meet the specific security needs of the application site/development (as informed by the principles of Secured by Design), shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in accordance with the approved details and thereafter maintained.

**REASON:** In the interest of creating safer, sustainable communities, in compliance with Policy DM D2 of the SPP Local Plan 2014, Policy CS14 of the Core Planning Strategy 2011.

**35 Non-Road Mobile Machinery (NRMM):** An inventory of all NRMM must be kept on-site during the course of the demolition, site preparation and construction phases. All machinery should be regularly serviced, and service logs kept onsite for inspection. Records should be kept on-site, which details proof of emission limits for all equipment. This documentation should be made available to Local Authority officers as required until completion of development.

**REASON:** To protect local air quality in accordance with Policy 7.14 of the London Plan (2016) and Policies DM EP2, DM EP3 & DM EP4 of the SPP Local Plan 2014, Policy CS15 of the Core Planning Strategy 2011

### **36 Piling**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**REASON:** The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

### **37 Space standards**

All of the proposed dwellings shall be designed to accord with the Nationally Described Space Standards. To ensure a satisfactory standard of accommodation for future occupiers.

**REASON:** To ensure an acceptable quality of housing for future occupants, in accordance with Merton Local Plan Policy DMD1, London Plan Policy 3.5 and the Housing SPG (2016).

### **38 Private open space standards**

All of the proposed dwellings shall be provided with private open space in accordance with the following standards:

- a) A minimum of 5 sq.m. of private open space should be provided for all 1-2 person dwellings, and an extra 1 sq.m. should be provided for each additional occupant.
- b) Private open space must achieve a minimum depth and width of 1.5 metres.

**REASON:** To ensure an acceptable quality of housing for future occupants, in accordance with Merton Local Plan Policy DMD1, London Plan Policy 3.5 and the Housing SPG (2016).

### **39 Refuse Strategy:**

The first application for approval of Reserved Matters submitted pursuant to this permission relating to layout, access and landscaping (other than those relating to Enabling Works) shall be accompanied by an overarching Refuse Strategy for all phases including if built out as a single phase. For each relevant phase of development, an updated detailed Refuse Strategy shall be submitted to and approved in writing prior to commencement of Below Ground works of that relevant phase. These documents shall explain:

- a. The storage and disposal arrangements for refuse and waste associated with the residential and commercial elements of the proposed development, including vehicular access thereto;
- b. The storage and disposal arrangements for refuse and waste associated with proposed public realm areas, including vehicular access thereto;
- c. The hours of proposed waste collection; and
- d. A full waste management strategy with details of the location, size and the design of the residual waste and recycling container storage areas for each residential unit

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

**REASON:** To ensure that adequate refuse storage and disposal facilities are provided, in the interests of local character and amenity in accordance with Policy 5.16 of the London Plan (2016),

Policies OM 01, OM 02 of the SPP Local Plan 2014, Policy CS2 of the Core Planning Strategy 2011.

#### **40 Fire Strategy:**

Prior to commencement of development, the applicant must submit to the Local Planning Authority a fire statement, produced by a third party suitably qualified assessor. The development shall then be carried out in accordance with the approved statement.

**REASON:** In accordance with Policy D11 (Fire Safety) of the draft London Plan,

#### **41 Cycle Parking**

Prior to the commencement of the development, full details of the cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority for that phase. The cycle parking shall be in accordance with the minimum standards in the Intend to Publish London Plan and the type, design and layout of cycle parking shall comply with the design principles set out in Chapter 8 of the London Cycling Design Standards.

The submitted details shall include details of the layout of the spaces and specification for cycle stands together with details of cyclists' storage and shower provision for the non-residential uses

Thereafter, the development shall be constructed in accordance with the approved Car Parking Management Plan.

**REASON:** To promote sustainable travel and to ensure compliance with Policy 6.9 of the London Plan (2016) and London Cycling Design Standards and the Merton Local Plan.

#### **42 Circular Economy Statement**

No development shall take place until a final Circular Economy Statement (CES) is submitted to and approved in writing by the Local Planning Authority. The CES shall include a Bill of Materials including kg/m<sup>2</sup> and recycled content (target for a minimum 20%) for the proposed new buildings should be provided and completed for each 'building layer' where practicable. The development shall be implemented in accordance with the CES.

Each Reserved Matters application shall be accompanied by a detailed Circular Economy Statement (CES). All CESs shall include a Bill of Materials including kg/m<sup>2</sup> and recycled content (target for a minimum 20%) for the proposed new buildings should be provided and completed for each 'building layer' where practicable. The development shall be implemented in accordance with the CES.

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

#### **43 Circular Economy Statement (recycling and waste targets)**

No development shall take place in a relevant phase / building of the development until a completed Recycling and Waste Reporting table is submitted to and approved in writing by the Local Planning Authority. The table shall provide a commitments to achieving the policy targets of reusing/recycling/recovering 95 per cent of construction and demolition waste, and putting 95 per cent of excavation waste to beneficial use. The measures for meeting the targets should be confirmed and should be informed by a pre-demolition/refurbishment audit to determine opportunities for re-use and recycling. For any residual waste that is destined for landfill, written evidence should be provided to demonstrate that the destination landfill(s) have the capacity to receive waste, along with a notification of the likely destination of all waste streams (beyond the

Materials Recycling Facility) where known. The development shall be carried out in accordance with the details so approved.

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

#### **44 Circular Economy Statement (post completion report)**

Following occupation of any phase / building, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the draft Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials.

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

### **Informatives**

- 1. Trade Effluent Consent:** will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: Launderette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
- 2. CIL:** The application is subject to both the Mayoral and the Merton Council Community Infrastructure Levy unless an application for an exemption is made and approved.
- 3. Demolition of buildings and tree felling** should avoid the bird nesting and bat roosting seasons. Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use, or who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981. Buildings and trees should be inspected for bird nests and bat roosts prior to demolition or felling by an appropriately qualified person. If bats are found, Natural England should be contacted for advice.
- 4. Nesting birds:** If the intention is to complete tree work between the 1<sup>st</sup> March & the 31<sup>st</sup> July (inclusive) a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should record such checks in their site-specific Risk assessment. If active nests are found work should not take place until the young have fledged.
- 5. Bats and other habitat:** A due diligence check for bats and likely habitats must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should carry out and record such checks in line with BS8596: 2015 surveying for bats in trees and woodland in their site-specific risk assessment. If bats or potential roosting features are found work must not start until an appropriately licenced bat handler has been engaged.
- 6. Thames Water:** The developer should consult with Thames Water with regard to whether any offsite reinforcement of the foul water drainage network is required. Copies of the correspondence should be provided for the Council records. The contact number is 0800 009 3921.



**7. Piling and preventing contamination:** The Council recommends that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

**8. Asbestos:** In the event that asbestos containing materials (ACMs) are discovered, details of the contractors with their plan of work detailing the method of removal of ACMs in compliance with current legislation shall be submitted to the HSE (Health and Safety Executive).

**9 relevant definitions:**

- **Above Ground works:** Means any works above the ground floor slab of the proposed redevelopment (excluding Enabling Works).
- **Below Ground works:** Means any works below the ground floor slab of the proposed redevelopment (excluding Enabling Works).
- **Enabling Works:** Means any works comprising of demolition, site clearance, ground investigation, archaeological investigation, construction of boundary fencing or hoardings for the demolition / construction phase, demolition / construction noise attenuation works, construction of temporary highways accesses, construction/ demolition compound set up).