

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 3 rd March 2026
Application reference:	252331
Applicant:	St William Homes LLP
Location:	Lea Bridge Gas Works, 78 Perth Road, Leyton, London, E10 7PB
Proposed development:	A phased development comprising demolition of existing buildings and structures, and erection of buildings to provide a mixed use scheme residential units (Use Class C3), flexible residential facilities and commercial uses (Use Classes E and F2), together with public open space; public realm works and landscaping; car and cycle parking; servicing arrangements; energy measures; formation of new pedestrian and cycle access onto Clementina Road; formation of new pedestrian, cycle and vehicular access onto Orient Way; means of access and circulation. This application is accompanied by an addendum to the original Environmental Statement of application ref. 232678.
Ward	Lea Bridge
Appendices:	None

1. RECOMMENDATION

- 1.1 That Planning Permission be GRANTED subject to conditions, informatives, Stage 2 Referral to the Greater London Authority and completion of a Deed of Variation to Section 106 Agreement associated with planning permission 232678, with the following Heads of Terms to capture the changes:

Affordable Housing

- 20% Affordable Housing by habitable room, subject to a registered provider entering into contract with appropriate grant funding on all Affordable Homes and Borough CIL Relief being secured within 12 months of signing the s106/Deed of Variation with any Late-Stage Review requirement no longer applicable once the agreed level of build progress has been achieved.
- Applicant demonstrates Reasonable Endeavours to acquire grant funding to provide on site affordable housing provision.
- Applicant demonstrates Reasonable Endeavours to work with the GLA and Council to secure additional grant funding to achieve 35% affordable housing noting this would require a significant increase on the MHCLG prescribed grant funding rates, which may not be available and could be constrained by the scheme's physical limitations.
- If no grant funding is achieved and a Registered Provider is not secured within 12 months of signing the S106/Deed of Variation then the applicant will deliver the agreed maximum reasonable level of affordable housing, determined by both parties' assessors as 0%. A Late-Stage Review mechanism will be

applied in this scenario however, will fall away if the applicant subsequently secures grant funding and a Registered Provider to deliver 20% affordable housing.

Following Amendments to Schedule 1 – The Contributions

- A financial contribution of £30,000 is requested towards CLP monitoring.
- Strategic Access Management and Maintenance fee of £183,600 towards mitigating the impact of the development on Epping Forest SAC .
- Suitable Alternative Natural Greenspaces financial contribution of £489,329 towards the delivery of new footpaths in Leyton Jubilee Park as Suitable Alternative Natural Green Space improvements.
- A financial contribution of £568,602 towards a Carbon Offset Fund.
- Orient Way Contribution updated to £300,500 in line with uplift in homes.
- Travel Plan Monitoring Fee updated to £8,500 to reflect increase with inflation.
- The payment of the Carbon Offset Contribution amended to allow the payment to be split, and the second payment of the contribution can be re-calculated following practical completion. The purpose of this would be to capture any overperformance against the expected energy performance of the scheme.
- Monitoring Fee updated to reflect new uplift in contributions.

Following Amendments to Schedule 4 – Local Labour and Employment

- Updated Apprenticeship Posts to 75 set out in Paragraph 4.
- Updated Work Placements to 38 posts set out in Paragraph 8.

Following Amendments to Schedule 7 – Architect

- Applicant is seeking to re-visit the terms of the schedule to ensure compliance with the Building Safety Act and ensuring a single duty holder for the relevant functional requirements.

Following Amendments to Schedule 9 – Wheelchair User Units

- Wheelchair User Units plans updated to reflect amendments.

Following Amendments to Schedule 10 – Energy

- Paragraph 15 updated to state 2030.

Following Amendments to Schedule 13 – Healthcare Facility

- Healthcare Facility Area plan updated to reflect new location
- Healthcare Facility Contribution updated to reflect uplift in homes - £335,951 - to be paid by the developer if the healthcare facility is not provided.
- Paragraph 8 updated to state Block G.

Schedule 18 – Plans

- Relevant plans updated to reflect amendments.

Schedule 21 – Residential Drawings

- Relevant plans updated to reflect amendments.

Monitoring and Implementation

- Contribution towards monitoring, implementation and compliance of the Section 106 legal agreement

Legal Fees

- Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.
- 1.2 That authority to be given to the Assistant Director – Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the Section 106 Agreement/Deed or Variation and to agree any minor amendments to the conditions or the legal agreement on the terms set out above.
- 1.3 In the event the s106 Agreement is not completed within a reasonable timeframe following the date of Planning Committee, the Assistant Director – Development Management and Building Control is hereby authorised to refuse the application. In the absence of this s106 Agreement, the proposed development would not be able to deliver the development on the site. Financial contributions towards the following material planning considerations are affordable housing, air quality, carbon offset fund (COF), the Walthamstow Wetlands Project, Epping Forest SAC, sustainability, employment and training strategies and highways, which must be secured by the Section 106 Agreement.

REASONS REFERRED TO COMMITTEE

- 1.4 The case has been referred to Planning Committee due to the nature of the proposal, significant public interest and scale of the development.

2. SITE AND SURROUNDS

- 2.1 The application site comprises of a former utility site spanning 2.64 hectares. The site has undergone demolition works and formally contained three decommissioned gas holders, comprising of two spiral gasholders with above ground tanks and a smaller telescopic gasholder with a below ground tank. The main gas production facilities were located to the west and north-west and were demolished between 1970 and 1980. The footprint of the three gasholders remain along with a building containing a lobby, telemetry system and a diesel tank in the centre of the site alongside hardstanding and concrete

roadways. Leyton Jubilee Park is positioned to the south of the site and the Dagenham Brook runs along the Lammas School's eastern boundary. Further west of the site is Hackney Marshes and the River Lea. A Pressure Reduction System (PRS) lies in the middle of the site but does not fall within the red line boundary of the application site.

- 2.2 The eastern boundary of the site is formed by The Lammas School. Directly south-west of the site occupies Golden Business Park, accommodating wholesale and distribution businesses. Orient Way Industrial Estate is allocated as Strategic Industrial Land (SIL) which includes a range of warehouse units extends across Orient Way and a National Rail railway line. The areas east and south of the site forms part of the Marsh Lane Playing Fields and is also allocated as Metropolitan Open Land. A mobile phone mast is also present on the western boundary of the application site.
- 2.3 The site is designated as an allocated site as part of the draft Waltham Forest Local Plan (LP2) Site Allocations (R19046 – Lea Bridge Gasholders) for a comprehensive development to provide new homes, healthcare facility, nursery and commercial space. The site allocation identifies the importance for any development on site should ensure a robust decontamination strategy to be incorporated from the outset. The allocation further allows for potential height to be introduced to the southern portion of the site with enhanced pedestrian and cycle connectivity throughout the site. The site lies within the Lea Bridge Strategic Location and is identified as potentially suitable for tall buildings in the Local Plan.
- 2.4 The entire site falls within Flood Zone 2 whilst elements of the southern portions of the site are located in a Flood Zone 3. The land forms part of the historic utility site and has not been developed for any other industrial use. The Orient Way Industrial Estate is allocated as Strategic Industrial Land (SIL), which comprises of a range of warehouse units. The SIL allocation extends across Orient Way and a National Rail railway line. The site is not located within a Conservation Area and no statutory listed buildings are situated on site. The Parish Church of Emmanuel (Grade II listed) is located approximately 340m north-east of the site boundary, and Ice House at St Josephs Roman Catholic School (Grade II listed) is also located approximately 380m south-east of the site boundary. The Lea Bridge Conservation Area (LB Hackney) is approximately 730m to the west. The site is designated as an Archaeological Priority Area.
- 2.5 The existing site contains a PTAL rating of 2. The PTAL of the surrounding area ranges from 1b to 3. Lea Bridge railway station is located approximately 0.5 miles north-west of the site. Leyton Midland Road Overground station is located approximately 1 mile east of the site and Leyton Underground station, served by the Central Line, is located 1.5 miles south of the site. High frequency bus services run along Lea Bridge Road.

3. APPLICATION PROPOSAL

3.1 The proposal is seeking to include numerous amendments and modifications to the recent consent on site Ref: 232678 via a S73/Variation of Conditions application. The proposal would comprise of the following changes to the original consent:

- 770 homes (an increase of 127 homes).
- Amendments to the approved plans and layouts.
- Floorspace changes to the non-residential spaces.
- Modification to the building footprints associated with Blocks C, D, E, F, G and J.
- Removal of Block H and introduction of additional open space.
- Height and massing changes to Blocks C, D, E, F, G, I and J.
- Design amendments to meet current Fire Safety Regulations (BS9991:2024).
- Relocation of proposed nurse from Block G to Block J.
- Relocation of healthcare use from Block C to Block G.
- Relocation of Energy Centre from Block B to Block I.
- Additional residential concierge are included on the ground floor of Block C.
- Energy Strategy amendments including the removal of gas from the site heat network serving Blocks C-J.
- 35 resident blue badge car parking spaces
- 2 car club spaces, and 2 commercial (NHS unit) car parking spaces.
- Condition 2 and Condition 5 linked to the extant permission would be modified to reflect the proposed changes.
- Minor internal road layout changes.

3.2 The proposal would incorporate the redevelopment of the site with a mixed use development comprising of residential homes and commercial uses. The proposal would comprise of 9 buildings, ranging in height up to 26 storeys. The development is seeking to provide a total 770 homes and 1,648 sqm of commercial uses, comprising of residential concierge space, gym, nursery and health care facility. The application would provide a total of 64 wheelchair accessible homes.

Proposed Tenure Mix:

Proposed Unit Mix	Market	Percentage
Studio	99	13%
1-bed	230	30%
2-bed	375	49%
3-bed	66	8%
Total	770	100%

Proposed Commercial Space Breakdown:

Total Floorspace	Non-Residential Proposed Floorspace
Concierge	454sqm
Gym	206sqm
Nursery	275sqm
Healthcare Space	710sqm

- 3.3 Similar layout principles would be maintained with no significant changes when compared to the extant planning permission. The proposal would introduce some minor re-alignments of certain blocks throughout the development. The footprint linked to Block C would extend southwards. Blocks D and E would see reduced footprints, whilst Blocks G and F would both extend further southwards. Blocks I and J would extend slightly further north and south.
- 3.4 A concierge and post room are located in Building A and Building B contains a resident's gym. The nursery space is located at the north of Block J, fronting both the Clementina Square and the Lower Valley route. Secure playspace would be situated to the west. The nursery space has been designed to ensure that it is flexible and able to respond to any future needs. Block G would facilitate the proposed healthcare facility.
- 3.5 As per the consented scheme, the proposal provides access from Orient Way which will form the main vehicular access to the proposed development. The Orient Way access would provide a route to the site, as well as access for refuse collection and servicing/delivery vehicles. The existing access points from the north will be designated for use by pedestrian and cyclists only and no vehicular access is permitted from the north. There will be pedestrian and cyclist routes running across the site, connecting the northern accesses to the Jubilee Park and Marsh Lane to the site. The proposal is also seeking to direct access for cyclists to access the segregated cycle lane along Orient Way via the development site. The landscape masterplan seeks to create a series of new public spaces with links to the Leyton Jubilee Park.
- 3.6 The site is home to an Arqiva telecommunications mast which lies adjacent to its boundary with the Golden Business Park. This will be removed and the Mobile Phone Operator equipment will be relocated to a new roof top installation within the proposed development located at Block J.
- 3.7 The development is proposed to be car free apart from a number of spaces for disabled residents and two standard parking spaces for short term lease. The proposal would accommodate 35 parking spaces throughout the development., 2 car club parking spaces and 2 NHS parking spaces.

3.8 The site's utility function will be retained in part because it will continue to distribute gas via the on-site Pressure Reduction Station (PRS). The perimeter of the PRS will be screened with a 2.5m high feature brick wall which will be softened with vegetation where possible. The design of the wall references the framed gasholders of past and local historic garden walls. This would incorporate a clean contemporary framing with traditional brick detailing.

Comparison to Original Permission Ref: 232678

3.9 As set out in section 4 below planning permission has been granted for the comprehensive mixed-use redevelopment of this site in May 2025. This application has been submitted seeking to address the latest Fire Safety Regulations and respond to current challenges facing the development industry.

3.10 The proposal is seeking to incorporate additional height and massing to the buildings throughout the site. Block A would remain unchanged adjacent to the neighbouring residential properties along Clementina Estate. The maximum heights linked to Blocks B and G would also remain unaffected. Blocks C, D, E, F, I and J would result in height and massing changes. Block H would be removed and additional open space would be included in this location. The proposal would now see an uplift of 127 homes throughout the scheme.

3.11 The proposal would see further architectural changes to the previous design approach linked to the extent planning permission. The more abstract, lighter forms to the upper storeys and southern terminal buildings of the Lower Valley have been animated with abstracted decorative motifs from Clementina, and its characteristic red brick has been used for Blocks D & E. In addition to this Blocks I and J would see the introduction of light brown material and material changes would be incorporated to Blocks situated in the Mid-Valley. Numerous Blocks would result in alterations to the design approach for balconies. Entrances are detailed differently according to their location, with dark brick used at the Lower Valley with individual detailing approached for Blocks I and J.

Building Height Comparison:

Building	Storey Height (Consented Scheme)	Storey Height (Proposed Scheme)
A	2-4	2-4
B	5-7	5-7
C	8-12	8-14
D	10-20	23
E	10-21	26
F	8-14	8-16
G	5-11	5-11
H	3-4	Removed

I	5-11	5-12
J	5-12	7-13

3.12 The proposal would see internal layout changes in response to massing changes and footprint updates to certain blocks. With the uplift in homes numerous ground floors require additional refuse and cycle storage to accommodate the uplift in residents. The healthcare facility would now occupy the northern portion of Block G at ground floor and first floor levels. Further to this, the nursery would now be positioned at the ground floor of Block J. The concierge space introduced on the ground floor of Block C (classified as ancillary C3 floorspace) is required to provide additional on-site management and resident services to support the scale of the development. Given the size of the scheme, comprising 770 residential units, an expanded concierge provision is necessary to ensure effective day-to-day operations, resident support, security, and visitor and deliveries management. Plant equipment previously located on Block B would now be re-located to Blocks I and J.

Amendments

3.13 During the course of the application, amendments were provided with the following changes:

- Additional flood modelling details were provided during the course of the application seeking to overcome the Environment Agency's original objection. Amendment plans were provided to re-locate the sub-station to the south of the site to overcome the EA's objection.
- Additional bay studies and updated elevation drawings were shared seeking to overcome Officers design comments.
- Further landscape drawings were provided to align with the LPA's Tree Officer comments.
- Updated drawings were provided in response to the Council's Waste Team requirements.
- Updated Sunlight Amenity Study removing roof terraces on Blocks I and J. The overview plan included in App 6.3 of the ES Addendum was also updated to remove Block H.
- Amended ES Addendum document provided to update table 6.12 to refer transient overshadowing as "minor adverse" rather than "negligible".

Given the nature of the proposed amendments no re-consultation was required.

Relevant Site History

4.1 Planning History Table:

Reference	Description of Development	Decision Date
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Item 4.1

193976	Request to remove a Hazardous Substance Consent	Approved 18/05/2020
193222	EIA Scoping opinion	Agreed 6/11/2019
180131	Prior Approval Demolition	Prior Approval not Required 09/02/2016
201329	A comprehensive phased development comprising demolition of existing buildings and structures, and erection of buildings to provide a mixed-use scheme including 573 residential units (Use Class C3) in 10 buildings ranging from 2 to 18 storeys, 582m2 flexible residential facilities and commercial uses (Use Classes A1, A2, A3, A4, B1, C3, D1 and D2), together with public open space; public realm works and landscaping; car and cycle parking; servicing arrangements; sustainable energy measures; formation of new pedestrian and cycle access onto Clementina Road; formation of new pedestrian, cycle and vehicular access onto Orient Way; means of access and circulation.	Approved 09/07/2021
213448	Non-material amendment to planning permission number 201329 dated 19/7/2021 involving changes to the approved location of the substations and the removal of an existing Glass Fibre Reinforced (GRP) substation in Clementina Square, reducing the plant enclosure and increasing the public realm.	Approved 24/11/2021
213445	Non-material amendment to planning permission number 201329 dated 19/7/2021 involving changes to Block A for the relocation of parking spaces to the south side of the block, alterations to cycle parking and refuse stores, changes to the internal layout of the building block to relocate two private wheelchair accessible units (3B5P) to Blocks E and F and changes to the roof line by lowering the ridge line of the approved pitched roof form.	Approved 05/05/2022
213449	Non-material amendment to planning permission number 201329 dated 19/7/2021 involving a reduction to the height of the parapet of the building blocks (between 100mm and 1,070 mm) and changes to the internal layout of Blocks B, C, D, E, F, I, J and G. The amendments would increase the size of the entrance lobbies of Blocks D and E, by 6.5 sqm. And include alterations to the position of external doors that would access the plant rooms on Blocks A, B and E, by reason of maintenance and alterations to the positioning of the refuse stores. The proposed amendments also seek to add a cycle store between Blocks F and G and change the internal layout of the approved cycle store on Block J to include a mezzanine, due to the height of the cycle	Approved 05/05/2022

	store and would also regularize a new parking arrangement around Blocks D, F, J and G. The changes would not involve a reduction to cycle spaces.	
213450	Non-material amendment to planning permission number 201329 dated 19/7/2021 involving changes to Block H for the re-location of the building so this is closer to Block I by 1.1 metres. The changes include a reduction in massing and footprint of the building block and amendments to the internal layout including the repositioning of the refuse store and one one-bedroom residential flat at ground floor. In addition, the alterations would include changes to the pitched roof form to reduce the ridge height facing Clementina Road and remove the under croft, to relocate the car club bays alongside four car parking spaces towards the east of the site.	Approved 18/05/2022
232678	A phased development comprising demolition of existing buildings and structures, and erection of buildings to provide a mixed use scheme residential units (Use Class C3), flexible residential facilities and commercial uses (Use Classes E and F2), together with public open space; public realm works and landscaping; car and cycle parking; servicing arrangements; energy measures; formation of new pedestrian and cycle access onto Clementina Road; formation of new pedestrian, cycle and vehicular access onto Orient Way; means of access and circulation This application is accompanied with an Environmental Statement.	Approved 27/05/2025
251616	<i>Non-Material Amendment to planning permission reference 232678 granted 27/05/25 for provision of the following changes:</i> <ul style="list-style-type: none"> - <i>Updates to the Energy Strategy associated with Blocks A and B to replace the communal Air Source Heat Pumps and hot water system with Exhaust Air Heat Pumps.</i> - <i>Relocation of the Energy Centre from Block B to Block I.</i> - <i>Amendments to internal layouts of Blocks A and B, including minor shared ownership unit mix amendment.</i> - <i>Modifications to the architectural façade treatment associated with Blocks A and B</i> 	Pending Consideration

Pre-Application

4.2 Prior to the submission of this planning application, the applicant has been involved in an extensive programme of pre-application discussions with officers. This has included engagement through a Development Performance

Agreement (DPA). This has included meetings with a number of specialist officers at the Council, including highways, drainage, energy, planning, secure by design, urban design and waste. In addition to the above, officers and the applicant's organised a Design Review by Design Council.

Officers identified the following as part of the pre-application discussions:

- Officers raised concerns with the overall design approach of the Blocks originally presented by the applicant and team.
- Officers requested further clarification with regards to the updated fire strategy.
- Officers raised significant concerns regarding no affordable housing offer.
- Design justification is required as to why the blue badge bay and drop off bay for the relocated Health Centre cannot be swapped for the adjacent loading bay.

5. Consultation

5.1 Public Consultation

5.2 Sites notices were displayed on 21st October 2025 within the vicinity of the application site. In addition to this 1,134 letters of consultation were sent out on 20th October 2025 to residents surrounding the site. On 24th October 2025 a press notice was issued.

5.3 Prior to the submission of the current planning application, the applicant carried out two public consultation events at Lea Bridge Library on 2nd and 3rd September 2025. The application is supported by a Statement of Community Involvement which provides a record of the pre-application engagement carried out on the proposal. The document highlights that a distribution of flyers to addresses nearby the site (i.e. a total of 3,225), informing residents of the proposed development with details of the public exhibitions. Updates were set out on the project website to reflect the proposed changes. Emails were sent to local community stakeholders, notifying them of the submission of the latest proposals.

5.4 The document identifies that a series of land remediation workshops are being arranged to take place in early 2026. The two public exhibitions were attended by 25 people in total. The online consultation for the scheme remains on the website and has received two responses to date.

5.5 The Council received 41 representations from the public consultation objecting to the development. The planning issues contained within the letters of objection are summarised within the table below:

Objections	Officer Responses
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<p><u>Design, Height, Scale + Massing</u></p>	
<p>The sheer height and massing of this development is completely out of character. It will be unsympathetic to the Clementina Estate and dominate the skyline around Jubilee Park, causing a significant, permanent, and negative visual impact.</p>	<p>The principle of tall buildings at this site has been established by previous consents. The site is identified as suitable for tall buildings in the Local Plan. The overall height and massing is considered acceptable at this site. The proposal is considered to be of exemplar design quality due to the contextual response, high quality materials, positive environmental and sustainability credentials.</p> <p>The approach to height on the site is to locate the lowest building heights to the north of site with the ambition to respect the setting and context of the Clementina Estate whilst the taller buildings would be situated to the southern portions.</p> <p>The site is therefore considered on balance, to be considered acceptable for a tall building of exemplar design quality.</p> <p>Refer to Part C of the report for a full assessment.</p>
<p>The development contradicts the Mayoral Plan for London Policy on Tall Buildings D9 C(iii).</p>	<p>The Townscape and Visual Impact Assessment supporting the application considers mid-range views within the direct vicinity of the site. The site is identified as a Strategic Location suitable for tall buildings in the Local Plan. The Draft Local Plan Part – Site Allocations (LP2) identifies the intensification approach of the site as “Transformation” which allows for the introduction of tall buildings to the site. The indicative home number set out within the allocation favours higher density development. The approach to height on the site is to locate the lowest building heights to the north of site. The principle of stepped height across the site was established in the previous consents, and the incremental addition to height across the blocks, in this iteration, is considered to be appropriate in design and townscape terms.</p>

	<p>Refer to Part C of the report for a full assessment.</p>
<p>Such tall towers so close to our vital green spaces will seriously detract from their enjoyment and health benefits. The construction of such tall towers so close to important green open spaces will seriously detract from the enjoyment of those spaces and their usefulness as places of relaxation.</p>	<p>The proposed articulation is accepted, by virtue that the taller elements would have limited visual and amenity impact on residential properties at the north side and would achieve an acceptable relationship with the streetscape and the green areas at Leyton Jubilee Park. Buildings visible from parks and open spaces is part of London's pattern of development and not considered to be intrinsically harmful.</p> <p>The TVIA has assessed the impacts on the additional height in townscape terms. It is considered that the proposal is appropriate in townscape terms.</p> <p>The tower elements would serve as a defining landmark that serve as a focal point and gateway to the northern edge of the Leyton Jubilee Park and be well articulated with the other building blocks at the north side of the site.</p> <p>The Daylight and Sunlight analysis considers the relationship with Leyton Jubilee Park. No considerable impacts were identified.</p> <p>Refer to Parts C and O of the report for a full assessment.</p>
<p>Waltham Forest LP1 Policy 16 (Tall Buildings) requires proposals for tall buildings to be of outstanding design, be contextually appropriate, and avoid adverse visual impacts. The current massing and height are unsympathetic to the adjacent Clementina Estate and surrounding street scene, failing this test.</p>	<p>It is considered that the site can support additional height in design and townscape terms, due to the site being identified as a site for transformation and given the robust contextual and place making analysis that supports this application.</p> <p>The proposed scheme is considered to have an acceptable relationship in terms of height and massing with neighbouring properties to the north. The proposed buildings along the northern segments of the site would remain unchanged when compared to the existing consent on site and these buildings would contain pitched roof forms around Clementina Square</p>

	<p>The site is identified as suitable for tall buildings in the Local Plan. The Draft Local Plan Part – Site Allocations (LP2) identifies the intensification approach of the site as “Transformation” which allows for the introduction of tall buildings to the site.</p> <p>Refer to Part C of the report for a full assessment.</p>
<p>London Plan Policy D9 (Tall Buildings) requires tall buildings to be appropriately located and to respect the local context, including the amenity of surrounding public realm and open spaces.</p>	<p>The proposed scheme is considered to have an acceptable relationship in terms of height and massing with neighbouring properties to the north. The proposed buildings along the northern segments of the site would remain unchanged when compared to the existing consent on site and these buildings would contain pitched roof forms around Clementina Square.</p> <p>The tower elements would serve as a defining landmark that serve as focal point and gateway to the northern edge of the Leyton Jubilee Park and be well articulated with the other building blocks at the north side of the site.</p> <p>Refer to Part C of the report for a full assessment.</p>
<p>The neighbourhood’s distinctive Victorian architecture creates a cohesive and historically rich environment, and the introduction of a large high-rise multi-tower development would significantly disrupt this established character.</p>	<p>The scheme seeks to utilise materials and brickworks that would reference the nearby Clementina Estate. The more abstract, lighter forms to the upper storeys and southern terminal buildings of the Lower Valley have been animated with abstracted decorative motifs from Clementina, and its characteristic red brick has been used for Blocks D & E. The design approach is therefore seeking to consider the architecture of Edwardian Walthamstow. These blocks have adopted a warm red brick that combines with bold parapet detailing to signal the Clementina references at longer distances.</p> <p>Refer to Part C of the report for a full assessment.</p>
<p><u>Land Contamination</u></p>	

<p>Construction Logistics, Remediation, and Environmental reports confirm substantial contamination on the gasworks land – including carcinogenic compounds, asbestos, and heavy metals. The proposed remediation strategy doesn't offer sufficient protection, putting human health and lives at risk from:</p> <ul style="list-style-type: none"> • Airborne pollutants during construction. • Transport of contaminated soil through residential areas. • Groundwater contamination. St William and Berkeley group haven't sufficiently evidenced their ability to provide safe, sustainable remediation works here. 	<p>With regards to the proposed remediation techniques, there will be no treatment of contaminated soils on site and at ground level. Hotspots of contaminated soil requiring remediation will be exported from the site and not treated on-site. Any excavated soil will all be removed from the site via a new site entrance on Orient Way, avoiding the local residential streets and staying well away from existing residential properties and local schools. The rationale for the soil removal is primarily precautionary to remove potential risks to groundwater in the longer term.</p> <p>The remediation strategy submitted as part of the previous planning permission Ref: 232678 states that prior to commencing remediation works, the contractor will need to prepare a method statement/implementation plan detailing how the remediation works will be undertaken.</p> <p>The analysis supporting application Ref:232678 did not identify significant risk to controlled waters other than in an area adjacent to the eastern site boundary. Two areas requiring potential groundwater treatments have been identified east and west of the site. These areas may require proposed treatment via bio-remediation by in situ chemical oxidation to accelerate the breakdown of contaminants.</p> <p>Condition 17 requests a finalised remediation strategy to be agreed with the Environment Agency. Condition 21 seeks to ensure details associated with the infiltration of surface water to be agreed in consultation with the Environment Agency.</p> <p>Airborne pollutants, management plans for air quality, odour and dust have been developed.</p>
<p>The proposed remediation strategy does not sufficiently protect residents and park users from pollutants before, during and after construction. The application provides insufficient</p>	<p>The Outline Remediation Strategy submitted as part of the planning application Ref: 232678 sets out the environmental controls expected of the remediation and groundworks contractors. If the planning application is approved, the remediation contractors will provide specific</p>

<p>evidence of safe and effective remediation methods and there has not been transparent communication about how residents especially vulnerable infants, will be protected from exposure to disturbed toxins, airborne pollutants, and contaminated soil during construction.</p>	<p>working method statements that include environmental controls such as dust, noise, odours and pollution prevention to be captured within a Construction Environmental Management Plan.</p> <p>Condition 6 would secure a finalised Construction Environmental Management Plan prior to commencement of the development with details setting out specific measures during the construction of the development.</p> <p>The applicant's public consultation website set out an overview of the health and safety matters associated with the site and construction works.</p>
<p>The application fails to convincingly demonstrate that the remediation strategy will mitigate the risk of airborne pollutants being raised during construction, the safe transport of contaminated soil through residential areas, and contaminant transfer via groundwater.</p> <p>The plan to transport thousands of lorry-loads of contaminated soil directly through our residential streets and past the park is an unacceptable risk, creating a pipeline of poison through our community.</p>	<p>Hotspots of contaminated soil requiring remediation will be exported from the site and not treated on-site. Any excavated soil will all be removed from the site via a new site entrance on Orient Way, avoiding the local residential streets.</p>
<p>The risk of groundwater contamination and the potential for incomplete remediation pose a permanent threat to the local environment.</p>	<p>The applicant's consultant suggests that groundwater remediation would comprise of the removal of the soil hotspots which may be considered a source of groundwater contamination. The proposed mitigation is to be undertaken on a precautionary basis. The groundwater within these areas will be treated with in-situ remediation techniques. Following the redevelopment, the majority of the site would be covered with hardstanding which is expected to reduce infiltration into the underlying soils and therefore reduce leaching of contamination to groundwater. This is an improvement with the potential of rainwater</p>

	infiltration and leaching from current site conditions which are largely open.
<u>Impact on Residential Amenities</u>	
The development would overshadow neighbouring homes.	<p>Sunlight Daylight and Overshadowing analysis of the nearby residential properties has been undertaken, and where there would be small reductions in some daylight, sunlight and overshadowing these are within the BRE guidelines and are considered to be acceptable and would not differ significantly when considering the recent planning permission. On a compliance basis, the proposed levels of daylight and sunlight are reasonable and will provide a large number of well daylit and sunlit homes.</p> <p>The overall separation distances achieved with the neighbouring properties would not dramatically change to that of the current consent on site.</p> <p>Refer to Part E of the report for a full assessment.</p>
<u>Local Infrastructure</u>	
There is an inherent and justifiable lack of confidence that the health centre and nursery places proposed here will be delivered or be sufficient for the existing community plus the new population. The scheme therefore fails to demonstrate that the massive population increase can be sustainably supported, contrary to the vision of good growth set out in LP1 Policy 1.	<p>The expected increase in demand for infrastructure facilities, which would result from the development, would be catered for via CIL contributions. The proposal would result in numerous financial contributions that would benefit the area and the uplift in units is considered in the updated financial contributions listed in Section 1 of the report. The Council's Infrastructure Delivery Plan seeks to improve numerous healthy streets initiatives in the area.</p> <p>The proposed development is also seeking to maintain the healthcare and nursery use on site as per the previous planning consent. This would benefit the existing and new communities.</p>

	<p>The proposed landscape strategy would ensure that the future occupiers would mainly benefit from suitable on site recreational space and any spill over to the nearby park is not considered harmful. Furthermore the application has agreed to a SANGs contribution work towards improvements to Leyton Jubilee Park.</p>
<p><u>Air Quality and Health Impacts</u></p>	
<p>The proposed density and population increase will significantly worsen Lea Bridge's air quality. Thousands of new residents using a pick-up/drop-off point at Clementina and Perth roads risks constant idling vehicles and pollution next to homes.</p>	<p>The air quality analysis supporting the application predicts that emissions from the complemented development would not be detrimental to the area to the area. The findings set out in the analysis was agreed by the GLA and the Council's Environmental Health Team.</p> <p>Refer to Part L of the report for a full assessment.</p>
<p>Our area already exceeds EU and WHO Air Quality standards, and this development will push NO2 and PM10 levels substantially higher, risking lives and health. There is no reference to pollution levels near the gasworks, Clementina Estate, or Jubilee Park, which feels like a big gap in the data.</p>	<p>The Environmental Health Team clarified that the pollution in the area exceeding the legal targets is not correct. There are diffusion tubes in the vicinity: one at the junction Lea Bridge Rd and Perth Road and the junction with Radix Road/Church Road. The NO2 levels at both sites are well below the annual legal limit of 40 µg/m3.</p>
<p>The application's assertion that "No further quantitative assessment is necessary" based on readings 1.3 to 3.2 miles away is fundamentally flawed.</p>	<p>The information submitted was reviewed by the Council's Environmental Health Team raising no concerns with the information supporting the application.</p>
<p><u>Density</u></p>	
<p>Lea Bridge is already a densely populated area facing significant challenges. High-rise, high-density building on dangerously contaminated land isn't supportive of local people or our economy.</p>	<p>Chapter 5 of the ES Addendum reviews the socio-economic effects of the development with regards to employment, demand for community infrastructure, the impact on the local economy.</p>

	<p>The proposal would provide a much-needed healthcare facility and nursery to the area for local residents. The development also provides green open space areas along the northern portions of the site for residents.</p> <p>Refer to Part O of the report for a full assessment</p>
<p>The proposed high density is completely out of character for our residential area. Lea Bridge is already over the Healthy Urban Development threshold, and this will compound overcrowding, permanently impacting residents' quality of life. This is unhealthy, unsustainable, and damaging, posing a substantial threat to health and quality of life with very limited infrastructure improvements.</p> <p>This staggering increase in population is accompanied by limited improvements of infrastructure, resource or public service and poses a substantial threat to health and quality of life in the area. The development is not designed with local people, communities or economies in mind.</p>	<p>The site has been identified in the LBWF Draft Local Plan Part 2, Site Allocations Document for a mixed use development. It is identified that the site is suitable to accommodate new homes while seeking to optimise site capacity.</p> <p>The proposal would provide a much needed healthcare facility and nursery to the area for local residents. The proposal would result in numerous financial contributions that would benefit the area and the uplift in units is considered in the modified financial contributions listed in Section 1 of the report.</p>
<p>Such overcrowding, without commensurate investment in infrastructure, services or transport, which is clearly lacking.</p>	<p>The expected increase in demand for infrastructure facilities, which would result from the development, would be catered for via CIL contributions. The proposal would result in numerous financial contributions that would benefit the area and the uplift in units is considered in the updated financial contributions listed in Section 1 of the report.</p> <p>The proposal would provide an on-site nursery and healthcare facility.</p>
<p><u>Other Matters</u></p>	

<p>This development isn't happening in isolation; it's one of several high-rise, high-density projects within a 1km radius. Each will bring its own significant, permanent, and negative effects. Yet, there's no evidence of consultation to understand the combined impact of these colossal schemes.</p>	<p>The Environmental Statement Addendum considers the cumulative effects of the scheme with other developments in the area.</p> <p>An independent third party reviewed the Environmental Statement Addendum and concluded that no further environmental information needs to be requested in line with Regulation 25 of the EIA Regulations.</p> <p>Refer Part O of the report for a full assessment.</p>
<p>The application lacks full consideration of the wider Lea Bridge area and protected open spaces.</p>	<p>The Environmental Statement Addendum and Habitat Regulations (HRA) considers the wider Lea Bridge area followed by protected open spaces.</p> <p>The HRA concludes that amended development proposal would not change the conclusion of the previously approved HRA that the proposals would not be likely lead to a significant effect (from disturbance) either when the proposals are considered alone or in combination with other plans or projects.</p> <p>The proposed development would provide landscaped areas, private/communal amenity space and playspace provision. The open space has been designed to create three distinct character areas, all of which have amenity uses such as informal seating and play space, doorstep play features, paths, and lawns or terraces. Most of this space will be accessible available to the general public, and there is intended to create a link created between the development and Leyton Jubilee Park. The development would also secure funds towards improving Leyton Jubilee Park that would be secured via the s106 and Deed of Variation.</p> <p>Refer to Parts I and O of the report for a full assessment.</p>
<p>The towers dominate the skyline around Jubilee Park, and the significant, negative, and permanent impact on the prospect, view, and enjoyment of this key green space constitutes</p>	<p>The Daylight and Sunlight analysis considers the relationship with Leyton Jubilee Park. No considerable impacts were identified.</p> <p>The Townscape and Visual Impact Assessment supporting the application</p>

<p>a clear breach of this policy, as well as LP1 Policy 57 (Green Infrastructure, Open Space, and Biodiversity) which protects the enjoyment and use of open land.</p>	<p>considers the relationship between the development and Leyton Jubilee Park. It was concluded that the development would not have major affects.</p> <p>Buildings visible from parks and open spaces is part of London's pattern of development and not considered to be intrinsically harmful.</p> <p>Refer to Parts C and O of the report for a full assessment.</p>
<p>Utilizing an S73 application to effect such a fundamental change, especially given the history of incremental increases (from 18 storeys in 2019 to 26 storeys now), effectively bypasses the detailed scrutiny, required level of public consultation, and full Environmental Impact Assessment that a fresh, full planning application would mandate. This constitutes a procedural impropriety, resulting in an inadequate assessment of the environmental and social impacts of the significantly larger proposal.</p>	<p>Section 73 of the Town and Country Planning Act (1990) allows applicants to submit schemes which include alterations to the approved plans. Although often referred to as minor material amendments, Courts have ruled that this is not a statutory definition, a s73 can allow changes, provided the resulting permission remains consistent with the original description of development. A s73 application can vary conditions even if the resulting development is substantially different in appearance or detail but must not conflict with description of the original planning permission.</p>
<p>A review of Berkely/St William's multiple applications shows that the key feature of their multiple failures to deliver.</p>	<p>The applicant has identified that the proposed changes set out in this application are required to deliver the scheme.</p>
<p>The development is now reducing the number of affordable homes.</p>	<p>Refer to Part B of the report for a full assessment.</p>
<p>Development further north in the Lea Valley has reduced the capacity of land to absorb flood water and has added further flows of waste water into the already overloaded sewage system.</p>	<p>Thames Water were consulted during the course of the application and raised no objections in relation to foul water and surface water capacities. Condition 55 would secure specifications of the surface water drainage system based on sustainable drainage principles. Condition 57 would secure an infrastructure phasing plan as requested by Thames Water.</p>

<p>The development would increase the risks of flooding and flash flooding would increase. Increasing built mass and hard surfaces here risks intensifying both river and surface-water flooding.</p>	<p>The proposed development would be acceptable in terms of flood risk and drainage. The Environment Agency were consulted on the application and in light of additional information are satisfied with the development. The Local Lead Flood Authority raised no concerns with the development.</p> <p>Finalised surface water drainage details would be secured via planning Condition 55.</p> <p>Refer to Part K of the report for a full assessment.</p>
<p>Concerns raised with regards to impacts on human heat mortality with the increase in summer temperatures.</p>	<p>An overheating assessment supported the application demonstrating a passive design measures would be incorporated within the scheme to reduce the risk of overheating. The LPA's Sustainability Team reviewed and all the assumptions underlying the modelling is considered reasonable, this includes windows that have been modelled as openable based upon the findings of the acoustic report. A Part O Compliance checklist is provided demonstrating that all rooms achieve the overheating standards required.</p>

5.6 Other Consultation

Consultees	Comments
<p><u>Internal</u></p>	
<p>Urban Design & Conservation</p>	<p><u>Summary of comments:</u></p> <p>The proposed site layout is in keeping with the approved approach outlined in the previously consented application on site (201329 & 232678).</p> <p>The principle of stepped height across the site was established in the previous consent, and the incremental addition to height across the blocks, in this iteration, is considered to be appropriate in design and townscape terms. The principle of a tall building to the south of the site has also been established in the previous consents. It is considered that the site can support additional height in design and townscape terms, due to the site being identified as a site for transformation and given the robust</p>

contextual and place making analysis that supports this application. The TVIA has been updated to assess the impacts on the additional height in townscape terms. It is considered that the proposal is appropriate in townscape terms.

It is therefore considered that, since there is no identified harm, the policy tests relating to substantial and less than substantial harm to designated heritage assets in NPPF paragraph 207 and 208 are not engaged. It is also considered that, since there is no identified harm, the balancing act required in relation to non-designated heritage assets in NPPF paragraph 209 is not engaged.

The landscape-led approach, and the new public realm created as part of the application demonstrates exemplar design. The overall building footprint across the site has been reduced due to the removal of Block H, which brings additional high quality public space, due to the reconfigured blocks. This is welcome and can help contribute to wider amenity benefits beyond the site.

The simplification of this architectural language alongside the simplification of building forms is considered to be appropriate in design terms. This has been developed and refined in line with feedback from the Design Review Panel in July 2025.

It remains the case that the architectural character of the blocks shifts and changes through the site, which provides visual interest and a sense of identity to each block, helping with the transition across the site from residential uses to the north of the site, to the park setting at the south. It is considered that this is successful. High quality banding and brick detailing enriches the base and tops of the blocks in the lower valley which is considered to be crucial in achieving a high quality design. In keeping with the consented scheme, the proposed materiality and brickwork would acknowledge the industrial heritage of the site and would not be at odds with the surrounding building forms, particularly with reference to the neighbouring Clementina Estate at the north side.

Some revisions are requested to the roof parapet of Buildings D & E. Detailed bay study drawings are required prior to determination, in order to ensure high quality design for the façades of each block. Further clarification on proposed materials requested. Stallrisers should be incorporated to ground floor commercial or non-residential spaces to ensure high design quality and ground the proposals appropriately.

	<p>The rationalisation of the buildings has resulted in a more standardised floor plans, which are considered to be acceptable in design terms.</p> <p>The primary communal amenity space is at ground level. It is positive that Blocks B and G have some rooftop amenity. It is positive that the nursery terrace is protected but not overbearing</p> <p><u>Officer Comments:</u></p> <p>The applicant's design team provided additional bay studies during the course of the application for Officers to review. Amendments were provided to remove crenelation details from Blocks C, F and G. The amendments also reconfigured the parapet detailing of D & E. All variations in materials and detailing are captured and revised elevations have been produced for Blocks B-J. Warnham Red has been replaced as the mid-red reference brick by Freshfield Lane Multi Stock.</p>
Tree Officer	<p>The findings and recommendations of the Ecological Technical Note are acceptable, and it is recommended that it forms part of the approved documents if the proposal is granted approval. An updated HRA has been submitted.</p> <p>The general approach to biodiverse urban greening is welcomed. The proposal would likely achieve a net gain in biodiversity alongside other ecological and environmental improvements to the site.</p> <p>The revised arboricultural impact assessment (AIA) repeats the conclusions of the previously submitted arb reports for this development site. The proposed revisions to the building layouts do not change the problematic relationship identified by officers from this team in respect of the proximity of Blocks E, I, and J to the linear group of poplars growing on the boundary of the adjacent park.</p> <p>The Urban Greening Factor(UGF) for the scheme is projected to be 0.424 which exceeds the London Plan target score.</p> <p>Whilst this remains a positive scheme that is generally supported, the submitted UGF plan does illustrate the large amount of space given over to permeable surfaces.</p> <p>It is recommended that a condition requiring a fully detailed Arboricultural Method Statement for approval by the Local Planning Authority should be attached to the permission. It is recommended that a condition requiring soft landscaping</p>

	<p>details to be submitted for approval by the Local Planning Authority should be attached to the permission. It is recommended that a condition requiring detailed planting, management and maintenance plans to be submitted for approval by the Local Planning Authority. It is recommended that a condition requiring habitat enhancement details to be submitted for approval by the Local Planning Authority. Such details should include the number and type of habitat bricks and boxes proposed for birds, bats and invertebrates and details of the permeability of site boundaries for ground based wildlife.</p> <p><u>Officer Comments:</u></p> <p>Pruning details will be captured via the landscaping condition to ensure a satisfactory relationship is achieved between Block E and the existing trees located to the south of this block. Details will also be provided on how the health of the trees would be maintained in this location. Condition 46 associated with the original consent Ref: 232678 captures these details.</p> <p>An Arboricultural Method Statement, landscaping details, management and maintenance plans were previously secured as planning conditions associated with planning permission Ref: 232678. Furthermore Condition 45 would secure a Habitat Creation Management Plan.</p> <p>An updated UGF plan was provided during the course of the application for Officers.</p> <p>The applicant's Ecologist highlighted that the baseline baseline habitat assessment for BNG differs to that of the Ecological Technical Note, with a greater amount of developed land. Taking the baseline of the technical note, with a greater area found to have been colonised by mixed scrub, it is likely that the projected BNG would be less. It is acknowledged that should the metric utilise the baseline habitat data gathered during the 2025 survey that the net gain may be reduced due to the expansion of scrub and associated reduction in hard surface. It is, however, considered that the net gain would still exceed the 10% target set in Policy 79 of the Local Plan.</p>
Early Years	Supportive of the creation of a new early years childcare nursery in this ward.
Education	No concerns raised with regards to the increase of homes to the development. There is a large surplus in primary and secondary school places in the Leyton area.

Environmental Health	No objections raised. All previous recommended conditions, in relation to air quality, land contamination and noise remain valid.
Housing	<p>Concerns raised with regards to no affordable housing offer.</p> <p><u>Officer Comments:</u></p> <p>Refer to Part B of the report for a full assessment.</p>
Transport Policy	No comments received.
Highways	<p>The removal of block H is supported by Highways as it enhances the amount of green, amenity and play space available to residents.</p> <p>The healthcare centre has been relocated from block C to block G. The two car parking spaces (one NHS blue badge bay and drop off bay) previously located adjacent to block C have been relocated opposite block B.</p> <p>Applicant is required to confirm whether the usable road width outside of block C remains unchanged. The two parking spaces opposite block B should be relocated and swapped with the loading bay outside of Block G. This will ensure all spaces are located closer to their intended use which will help avoid misuse.</p> <p>Confirm whether the drop off bay will be formalised with appropriate signage. Highways advise this would be best practice to ensure the space is not misused for parking or loading purposes.</p> <p>It is noted a residents' concierge has now been included in block C, accessed via the central pedestrian route. Confirmation requested on where delivery and servicing vehicles are expected to stop and load to access this facility, and how this will be used alongside the concierge in Block A.</p> <p>The approved development includes 31 parking spaces, and the revised proposal provides a further 7 blue badge spaces to reflect the increase in residential units. The applicant has confirmed that an additional 3 blue badge spaces can be introduced in the future if required, increasing the parking to a 5% provision. This is supported by Highways.</p>

	<p>Confirmation is required to whether the number of accessible units is increasing. The applicant needs to confirm how many accessible units are proposed per block, along with the distance to the blue badge parking spaces within the new layout.</p> <p>It is noted a Car Park Management Plan (CPMP) has been provided. Full detailed comments on this document will be provided at the planning condition stage. Further details of management and enforcement will need to be included within the CPMP.</p> <p>It is noted the servicing arrangement is proposed to be retained, with the majority of deliveries taken to the concierge in Block A or in the other various loading bays around the site. If the concierge in Block A is the primary method of servicing, it is important that a loading bay is positioned as close to Block A as possible to help avoid drivers parking in the road, just after a blind corner. The loading bay opposite Block G must be swapped with the parking spaces opposite Block B.</p> <p>Can the applicant confirm whether the servicing/loading bays will be clearly marked on-street. The increase in units will create additional servicing trips and with the design of the road it is vital that deliveries are managed. The Transport Assessment does not explain how the concierge in block C will be utilised, this should be included.</p> <p>A prior to commencement Stage 2 Road Safety Audit was secured as a planning condition as part of the previous application for this site. This should be brought forward and submitted as part of any upcoming full planning application. This is primarily due to Highways new standard on the requirements for the design of private roads, but also due to the layout changes proposed. During the Stage 1 Road Safety Audit submitted as part of the previous planning application, Highways do not believe that all design recommendations and the concerns raised by Highways were addressed.</p> <p><u>Officer Response:</u></p> <p>The applicant provided response to the comments above.</p> <p>Swapping the NHS bay and loading bay does not bring the NHS bay any closer to the entrance, as the ramp is accessed from the west where the road crossing in the middle of the two locations. The loading bay will not be constantly occupied throughout the day, whereas the NHS and drop-off bays may be regularly used and occupied throughout the day. The drop-off bay will be sign posted. The sign and or road marking will state the following: bay for passenger drop-off and pick-up only.</p>
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	<p>Block A and C both have concierge offices and parcel lockers and both will serve separate blocks within the development. Delivery drivers will be informed of the two blocks with parcel lockers and which blocks they serve via signage located close to the site access where the delivery vehicles enter the site and at the delivery bays alongside Block A and C. The loading bays will be demarcated with road markings stating “LOADING BAY”.</p> <p>The disabled bays are spread around the site allowing for easy access to all of the blocks. In most cases the disabled bays are located in the same location as the consented scheme with convenient access to the various blocks.</p> <p>A finalised Delivery and Service Management Plan would be secured via planning Condition 26.</p> <p>The on-site road safety is considered to be good for all users including cyclists since the traffic flow will be low given the limited on-site parking. Vehicle speeds within the site will be signposted as being 15 mph and the speed hump and raised tables along the internal site road will ensure the speed restriction is followed.</p> <p>As per the consented scheme Stage 2 & 3 RSAs will be undertaken at the detailed design stage and following construction.</p>
Lead Local Flood Authority/ Drainage	<p>No concerns raised. A condition for a detailed drainage strategy and a verification report upon construction completion was requested.</p> <p><u>Officer Comments:</u></p> <p>Condition 55 would capture finalised details requested by the Officer.</p>
Waste + Recycling	<p><u>Summary of Comments:</u></p> <ul style="list-style-type: none"> - Swept path drawings requested demonstrating the entrance to the site adjacent to Orient Way. - If blocks are occupied before the road is complete to a point where the collection vehicle can safely turn around to drive out of the development in forward gear. - Further details requested in relation to bulky items store collection process and management of this. - Clarification on the width of the bin store doors to be clarified?

	<ul style="list-style-type: none"> - Confirm the drag distance from bin stores to point of collection. - Further understanding around the provisions for wheelchair accessible homes. - Clarification around the container capacities for the commercial units. - Would there be sufficient lighting along the roads and bin stores for collection? - Further clarifications and recommendations set out in relation to the refuse storage areas associated with the Blocks. <p><u>Officer Comments:</u></p> <p>The Orient Way access was implemented following the originally approved planning application on site. A key feature of this junction is its ability to allow for the movement of large construction vehicles accessing and exiting in both directions on Orient Way. Additional tracking drawing was shared to illustrate this movement for refuse vehicles.</p> <p><u>The turning head adjacent to Block I & J will be built out as part of the first phase of the development, allowing waste collection vehicles as well as delivery vehicles to turn around safely as soon as first occupations take place.</u></p> <p><u>As stated in the Waste Management Plan the residents will be advised of the waste storage arrangements which will also include the bulky waste and where the store is located.</u></p> <p><u>Additional drawings were provided during the course of the application to illustrate the appropriate refuse capacity measures. The nursery and gym uses would include food waste bin storage. It was confirmed that the drag distances for refuse pick ups would meet the 15m</u></p> <p>The residents' welcome pack information document issued to new residents when they move in will explain the waste storage arrangement and indicate that residents with difficulties transferring waste to the bin store should contact the site management team to seek assistance. Appropriate refuse carrying distances was demonstrated by the applicant.</p> <p>A finalised lighting strategy would be secured via planning Condition 40.</p>
<p>Sustainability and Energy</p>	<p><u>Summary of Comments:</u></p> <ul style="list-style-type: none"> - The space heating demand should also be reported (targeting 15 kWh/m²/year or less).

- Evidence should be provided that the developer is working with a network that is, or is working towards, registration with the Heat Trust Scheme, in accordance with GLA energy policy guidance.
- Condition recommended late in the design stage to provide evidence of PV panels.
- Condition should be included requesting a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 50% compared to the 2021 Building Regulations.
- Standard BREAAAM condition must be included.
- The overheating assessment is sufficient.
- Standard water condition should be included.
- The standard S106 sections must be included.

Officer Comments:

Condition 53 requests BREAAAM very good confirmation from the applicant.

Condition 54 details are requested demonstrating the scheme meets a target water use of 105 litres or less per person, per day.

The space heating demands were set out within the submitted application as follows: 9.5 & 1.1kWh/m²/yr for residential and non-residential areas, respectively. An Overheating Assessment supports the application and appendices includes result of DSY2 and DSY3 Weather Scenarios.

Appendix F of the Energy Statement supporting the application includes indicative locations for PV panels on the majority of Blocks. The roof plan considers in tandem with sunlight hours. The applicant also shared additional performance details of the proposed PV strategy.

In line with planning permission Ref: 232678 Condition 51 would remain unchanged requesting a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2021 Building Regulations.

The Energy Statement supporting the application highlights that the applicant is committed to aligning with the heat trust scheme, although it should be noted that incoming consumer protections for heat network customers and enhanced technical standards may supersede (and improve upon) the heat trust performance benchmarks and suggested consumer standards with objective to endeavour to align with whichever is stronger.

Parks and Open Spaces	<p>The development is in close proximity to Leyton Jubilee Park and therefore contributions to mitigate the impact on park including infrastructure, play, increasing biodiversity and access to the park would be expected.</p> <p>Any tree losses should be mitigated in the landscaping or include contributions to increase tree planting in the public realm.</p> <p><u>Officer Comments:</u></p> <p>The s106 would still maintain the Epping Forest SANGS Contribution towards improvements to Leyton Jubilee Park.</p>
Public Health	<p>Positive that the developer plans to include a healthcare facility to help meet local healthcare needs.</p>
Employment, Business and Skills	<p>The development is required to secure the relevant Employment and Skills contributions as set out in the Planning Obligations Supplementary Planning Document (2017).</p> <p><u>Officer Comments:</u></p> <p>Schedule 4 of the s106 linked to planning permission 232678 captures all relevant Employment and Training Obligations. A Deed of Variation would capture the required changes to consider the modifications proposed as part of the current application, as set out in Section 1 of the report.</p>
Infrastructure Planning	<p>No comments received.</p>
Planning Policy	<p>No comments received.</p>
Building Control	<p>A building regulations application will be required for the proposed development.</p> <p>The London Fire Brigade will need to be consulted regarding the revised proposal.</p> <p><u>Officer Comments:</u></p> <p>The LFB were consulted during the course of the application however no comments were provided.</p>

Parks Tree Team	No concerns raised.
<u>External</u>	
Sport England	<p>No concerns raised.</p> <p>If the proposal involves the provision of additional housing, then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.</p> <p><u>Officer Comments:</u></p> <p>All parts of the Borough are within 1.2km of either Epping Forest or Lee Valley Regional Park; both are Regional Parks which also have District Park and Metropolitan Park functions, satisfying accessibility targets for Regional, Metropolitan and District Parks for all LBWF residents. Within 400m of the Site there are two local parks and one small open space. One of these, Leyton Jubilee Park, is located adjacent to the development and offers a large area of public open space for active and passive recreation. The Leyton Jubilee Park is located adjacent to the Site, although the play facilities are located approximately 200m from the development. These are appropriate for all ages owing to the play and sports facilities available; for the 5-11 age group there is a wide range of play equipment. There are play facilities serving older age groups appropriate for 12+ year olds at Ive Farm Sports Ground (including sports pitches), and Hackney Marshes (cricket, football and rugby pitches) within 800m of the Site boundary.</p> <p>A new indoor sports facility has recently opened at Coronation Square, which includes indoor courts for basketball, badminton, pickleball, netball and indoor futsal, as well as a gym and fitness studio.</p> <p>The proposed development would provide landscaped areas, private/communal amenity space and playspace provision. The open space has been designed to create three distinct character areas, all of which have amenity uses such as informal seating and play space, doorstep play features, paths, and lawns or terraces.</p>

	<p>The Infrastructure Delivery Plan (2024) identifies infrastructure requirements across the borough, setting out what is needed, where, and when. It includes projects relevant to health, culture, sports and green infrastructure.</p>
<p>Health and Safety Executive - Fire</p>	<p><u>Summary of Comments:</u></p> <p>Blocks A and B are not relevant buildings, but are located within the curtilage of relevant buildings. HSE has considered these buildings as part of this assessment.</p> <p>Blocks C, D, E, F, G, I and J are relevant buildings, each building will be provided with a fire-fighting shaft containing a firefighting stair, firefighting lift and a dry/wet riser and a secondary protected staircase.</p> <p>The HSE is content with the fire safety design as set out in the project description.</p>
<p>Environment Agency</p>	<p>The new Environmental Statement Addendum and Flood Risk Statement of Conformity provide insufficient evidence to demonstrate that the conclusions of the approved Flood Risk Assessment remain valid for the amended scheme. The ES Addendum Non-Technical Summary also includes details based on now inaccurate modelling that is only relevant for the consented scheme. The applicant should submit a revised Flood Risk Addendum which clearly demonstrates the on- and off-site impacts from the development, with clearer mapping and larger scale figures. The flood maps provided focus closely on the proposed development site and do not clearly show the off-site impacts</p> <p>The proposed changes to the consented scheme impact the volume of space for water within the development site and are also likely to affect flood flow routes through the development. As such, the removal of Block H and changes to other block locations and size are likely to impact the flood risk to both the development and off-site.</p> <p>In addition, the Flood Risk Statement of Conformity does not explicitly commit to keeping the finished floor levels at least 300mm above the design flood level (1% AEP event + 17% CC), which is essential to ensure the safety of the development and its users. Objection raised in relation to proposed development having additional areas below the agreed 7.05mAOD level. The applicant should submit a revised Flood Risk Addendum that demonstrates compliance with the</p>

	<p>approved Flood Risk Assessment and condition 16 and shows all finished floor levels above 7.05mAOD.</p> <p>There is also no assessment of how the changes to building layout affect the culverted main river that runs through the site. The application involves a building within 8m of a culverted main river, with a substation proposed within the 8m buffer. The applicant must demonstrate compliance with the approved Flood Risk Assessment and how an 8m buffer zone will be maintained on both sides of the culverted main river.</p> <p>Details have not been submitted in relation to the remediation strategy and piling at the site.</p> <p><u>Officer Comments:</u></p> <p>Further hydraulic modelling was provided during the course of the application and the EA were satisfied with additional analysis provided during the course of the application.</p> <p>The EA removed the objection in relation to groundwater and land contamination given the previously agreed principles would not change and the relevant planning conditions would remain in place if planning permission is granted.</p> <p>The applicant relocated the proposed substation east of Block E alongside the proposed external cycle store.</p> <p>The EA removed their objection in light of the additional material and amendments provided during the course of the application.</p> <p>The overall conclusion of the FRA Addendum is that there is no change in effects; the design principles established in the consented scheme are maintained in the current application; and the hydraulic modelling of the S73 Scheme also demonstrates that changes in flood levels off-site as a result of the scheme are minimal/ negligible. No update is required to the replacement ES Addendum NTS as the text remains correct.</p>
Greater London Authority	<p><u>Summary of GLA Stage 1 Report:</u></p> <p>The proposal for residential-led mixed use redevelopment, at this Opportunity Area site close to a station, is established through the Local Plan and the extant planning consent and is supported in strategic planning terms.</p> <p>The extant permission secured affordable housing at 35% of all habitable rooms however, the proposed amendments would</p>

	<p>result in a 100% market tenure housing with NIL affordable housing offer, therefore, the application is subject to the viability tested route.</p> <p>The applicant indicates there have been significant impacts on the viability of the scheme. Notwithstanding this, a scheme of this scale would be expected to provide a proportion of affordable housing and proposed NIL offer raises very significant concerns, particularly considering that the previous consent with 35% affordable housing was granted so recently.</p> <p>The removal of Block H increases the amount of open, green amenity space in the northern portion of the site, which is welcomed. Elsewhere, block footprints have been rationalised, resulting in minor increases to Blocks C, F and G and minor decreases to the size of the two taller blocks D and E. These changes maintain minimum separation distances between blocks and proposed amendments are acceptable.</p> <p>The proposal includes buildings up to 26-storeys in height, which is an increase from the consented scheme to accommodate additional residential units. This constitutes a tall building according to the borough's local definition. The site is identified in the local plan as a site which is suitable for tall buildings.</p> <p>The proposed change in materials, form and articulation of the blocks D and E means that the simple and refined appearance of the consented scheme is lost to a certain degree. The consented scheme demonstrated a much clearer articulation to the top portion of each tower, with the recessed balconies forming a simple and clean-lined appearance overall. In contrast, and while the use of brick is supported, the towers as proposed, lack sufficient definition to their tops. The projecting balconies at upper levels are likely to feel exposed with limited protection/shelter from wind effects.</p> <p>The quality of accommodation and amenity space is acceptable when viewed across the development as a whole.</p> <p>The fire safety statement complies with London Plan Policies D12 and D5 and all proposed measures should be secured by appropriate conditions. The submitted drawings confirm a second staircase is included within all buildings over 18 metres.</p> <p>10% of new homes are designed to comply with Category 3 (Wheelchair User Dwellings) in accordance with London Plan Policy D7. The Council should secure M4(2) and M4(3) requirements by condition as part of any permission.</p>
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	<p>The amended proposal would continue to result in a very low level of less than substantial harm to Lea Bridge Conservation Area. As harm has been identified, the proposals do not comply with London Plan Policy HC1. In accordance with the NPPF, the harm must be demonstrably outweighed by public benefits. For the extant permission, GLA officers concluded that the proposals would deliver public benefits in the form of homes, affordable housing, a health/NHS facility, and improvements to the public realm. Noting that affordable housing comprised a major part of the public benefits outweighing harm arising from the consented scheme, a final balancing of public benefits against harm will be made at the Mayor's decision-making stage, once the level of affordable housing is confirmed and secured.</p> <p>The amendments sought in this s73 application would not raise concerns from a strategic transport perspective. Uplifts in cycle parking are proposed, and details should be conditioned.</p> <p>An energy statement has been submitted with the application. The energy statement does not yet comply with the London Plan. The applicant is should further refine the energy strategy and submit further information to comply with London Plan policy.</p> <p>Managing heat risk – further details to demonstrate the cooling hierarchy has been followed.</p> <p>The Whole Life Carbon assessment does not yet comply with London Plan Policy SI2.</p> <p>The Circular Economy Statement broadly complies with London Plan Policy SI7 but additional information is required to fully comply with Policy SI7.</p> <p>The applicant has calculated that the scheme would achieve an Urban Greening Factor score of 0.42 (an increase of 0.024) which exceeds the target score of 0.4.</p> <p>GLA officers have reviewed the Flood Risk Assessment (FRA) Letter of Conformity. The letter of conformity is limited to fluvial / tidal sources of flood risk. Additional information is required regarding sewer, groundwater and surface water flood risk to demonstrate conformity with London Plan policies SI 12 and SI13.</p> <p>The proposed development could meet the requirements of London Plan Policy SI5 relating to water efficiency and consumption, subject to suitable mitigation conditions continuing to be secured relating to water reduction.</p>
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	<p>The current application is supported by an Air Quality Letter of Conformity that concludes the scheme will represent an improvement on approved application Ref: 232678. The proposed development would not require mitigation measures other than during the construction phase of the development. The Council should identify all appropriate mitigations and appropriately secure these as part of any future planning permission.</p> <p><u>Officer Comments:</u></p> <p>Refer to Part B of the report for a full assessment of affordable housing matters.</p> <p>Officers are satisfied with the overall design of the development. Amendments were provided during the course of the application to overcome Officers design concerns.</p> <p>The wind microclimate supporting the application was reviewed by an independent third party consultant on behalf of the LPA. The analysis reveals mitigation measures for Blocks D and E by providing 1.1m 50% solid, railings. The third party consultant raised no concerns with this approach and the finalised details would be captured via a planning condition.</p> <p>Condition 38 would capture a Fire Statement setting out the how the development is in line with objectives set out in Policy D12 of the London Plan (2021).</p> <p>Based on TVIA provided with the application, Officers are satisfied that there would be no harm on the setting of the Conservation Area given that the proposal would contribute to part of the distant skyline visible in distant views. As such it is considered that the proposal would preserve the setting of the Lea Bridge Conservation Area.</p> <p>Condition 25 would secure details of final cycle parking details prior to first occupation of the development.</p> <p>The applicant provided additional cooling hierarchy details</p> <p>The applicant provided additional details in relation to Whole Life Carbon and Circular Economy details to the GLA to review.</p> <p>The EA removed their objection in light of the additional flood modelling analysis and updates to flood mitigation measures.</p>
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	LBWF's Drainage Team have also agreed that the application is acceptable in relation to flood and drainage matters.
Historic England (Greater London Archaeological Advisory Service)	<p>Recommended no archaeological requirement.</p> <p>The proposal is unlikely to have a significant effect on heritage assets of archaeological interest.</p> <p>The archaeological evaluation undertaken by condition has demonstrated that there remains no on-going archaeological interest with this site.</p> <p>No further assessment or conditions are therefore necessary.</p>
Historic England	No objections raised.
Metropolitan Police – Design Out Crime Prevention Officer & Counter Terrorism Advisory Officer	<p>Recommend the re-wording of Condition 41. The amended wording would allow for better ongoing dialogue with DOCOs and help to ensure the project remains on course for SBD Certification and the eventual discharge of the condition.</p> <p><u>Officer Comment:</u></p> <p>The applicant would not agree to the updated wording and therefore Condition 41 would remain unchanged.</p>
London Fire Brigade	No comments received.
Natural England	<p>The information provided regarding conditions has highlighted that the number of residential units has changed. It is anticipated that new residential development within this zone of influence is 'likely to have a significant effect', when considered either alone or in combination, upon the qualifying features of the European Site due to the risk of increased recreational pressure that could be caused by that development and therefore such development will require an appropriate assessment.</p> <p>Providing that the appropriate assessment concludes that the measures can be secured as planning conditions or obligations by your authority and provided that there are no other likely significant effects identified which require consideration by way of appropriate assessment, Natural England is likely to be satisfied that the appropriate assessments will be able to</p>

	<p>ascertain with sufficient certainty that there will be no adverse effect on the integrity of the European Site from recreational pressure in view of the site's conservation objectives. In this scenario, Natural England is unlikely to have further comment regarding the Appropriate Assessment, in relation to recreational disturbance.</p> <p><u>Officer Comments:</u></p> <p>The application is supported by a Habitat Regulations Assessment (HRA) was submitted with the application to consider the proposed changes set out in the application. The analysis concluded that the proposals would not result in any adverse effects on the integrity of Epping Forest SAC. The HRA submitted suggests promotion and enhancement of alternative areas of open space in the locality (including Leyton Jubilee Park) as mitigation measure. Furthermore, the HRA suggests enhancements to the northern section of the park by opening up the playing fields and encourage other user groups. The s106 would also capture a Suitable Alternative Natural Greenspaces financial contribution towards the delivery of new footpaths in Leyton Jubilee Park. The proposal would also incorporate an excellent landscape strategy within the red line boundary of the application site. Furthermore Condition 61 would secure an Open Space Information Pack. Natural England confirmed the approach is satisfactory. Natural England are satisfied with this approach.</p>
Thames Water	<p><u>Summary of Comments:</u></p> <p>Piling Method Statement condition requested.</p> <p>Public sewers are crossing or close to the development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures Thames Water have suitable and safe access to carry out maintenance and repairs.</p> <p>Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. An informative is requested to remind the applicant a Groundwater Risk Management Permit from Thames Water.</p>

	<p>Thames Water would advise that with regard to the FOUL WATER network capacity, we would not have any objection to the above planning application.</p> <p>Thames Water would advise that with regard to the SURFACE WATER network capacity, we would not have any objection to the above planning application.</p> <p>Condition requested regarding additional details associated with construction works within 5m of any water main on site.</p> <p>Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such, an infrastructure phasing plan is requested by Thames Water.</p> <p>Thames Water request a foundation/piling layout plan clearly indicating the locations of all foundation/piles to be installed on the development site.</p> <p><u>Officer Comments</u></p> <p>Condition 56 of the original consent Ref: 232678 requests a Piling Method Statement.</p> <p>Condition 57 of the original consent Ref: 232678 requests an infrastructure phasing plan.</p> <p>As part of any future submission of these conditions a foundation/piling layout plan will be required.</p> <p>Thames Water confirmed the wording of Condition 57 (Infrastructure Phasing Plan) is satisfactory for the amended proposal.</p>
Transport for London	<p>Comments formed part of the GLA Stage 1 response:</p> <p>The amendments sought in this s73 application would not raise concerns from a strategic transport perspective.</p> <p>Previous conditions and obligations would apply, and suitable uplifts in s106 contributions should be secured.</p>
Network Rail	<p><u>Summary of Comments:</u></p> <p>The proposed development sits adjacent to critical Network Rail infrastructure. Given the sensitive nature of the nearby</p>

	<p>infrastructure, including Network Rail's, it is imperative that the demolishing /facade detailing phase be overseen. Engagement with ASPRO, alongside a BAPA agreement, is essential to proactively mitigate risks posed by proposed works on the site. All enabling works and construction related activities shall be discussed with Network Rail ASPRO team. Medium level risks posed by the development we set out.</p> <p><u>Officer Comments:</u></p> <p>The proposed development would not be situated next to the Network Rail boundary and therefore the majority of concerns are not relevant in this instance.</p> <p>The Sunlight and Daylight analysis supporting the Environmental Statement Addendum document considers solar glare.</p> <p>The applicant is advised to contact Network Rails ASPRO team.</p>
London Borough of Hackney	No comments received.
Lee Valley Regional Park Authority	No comments received.
Active Travel England	No concerns raised.
National Highways	No objections raised in relation to impacts on the M11.
NHS North East London	<p><u>Summary of Comments:</u></p> <p>No concerns raised with the proposal.</p> <p>The Healthcare Contribution should be updated to reflect the uplift in homes.</p> <p><u>Officer Comments:</u></p> <p>As set out in Section 1 of the report an updated Healthcare Facility Contribution would be secured via a Deed of Variation to original s106 agreed as part of the current consent on site.</p>

UK Power Network	<p><u>Summary of Comments:</u></p> <p>If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act.</p> <p>Engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building.</p> <p>Scheme should consider potential noise attenuation methods. UK Power Networks require 24 hour vehicular access to their substations and rights of access should be maintained. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from UK Power Networks. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services.</p> <p><u>Officer Comments</u></p> <p>Party Wall matters are not considered a planning consideration and therefore would be a separate matter dealt with outside the planning process.</p> <p>The proposal would not be within 10m of the substation. The substation would be served by vehicle access from Clementina Road and as such this relationship would not be impacted by the development. Access would also be maintained to the rear/south of the substation area.</p> <p>The applicant was informed on communicating with UK Power Network team regarding underground cables.</p>

6. Development Plan

- 6.1 The NPPF Section 70(2) of the Town and Country Planning Act (1990) (as amended) sets out that in considering and determining applications for planning permission, the Local Planning Authority (LPA) must have regard to considerations including the provisions of the development plan and any local finance considerations, so far as material to the application, and any other material considerations.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that “if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 6.3 The Development Plan for the site, at the time of this report, comprises the London Plan (2021), and the Waltham Forest Local Plan 2024 (LP1). The NPPF does not change the legal status of the development plan.

The London Plan (2021)

- 6.4 The London Plan is the overall strategic plan for London and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital from 2019 to 2041. The relevant policies within the London Plan 2021 relevant to this application are considered to include but not limited to:
- GG1 – Building strong and inclusive communities
 - GG2 – Making the best use of land
 - GG4 – Delivering the homes Londoners need
 - GG5 – Growing a good economy
 - GG6 – Increasing efficiency and resilience
 - SD1 – Opportunity areas
 - SD10 – Strategic and local regeneration
 - D1 – London’s form, character, and capacity for growth
 - D2 – Infrastructure requirements for sustainable densities
 - D3 – Optimising site capacity through design-led approach
 - D4 – Delivering good design
 - D5 – Inclusive design
 - D6 – Housing quality and standards
 - D7 – Accessible housing
 - D8 – Public realm
 - D9 – Tall buildings

- D11 – Safety, security, and resilience to emergency
- D12 – Fire safety
- D13 – Agent of Change
- D14 – Noise
- H1 – Increasing housing supply
- H2 – Small sites
- H4 – Delivering affordable housing
- H5 – Threshold approach to applications
- H6 – Affordable housing tenure
- H7 – Monitoring of affordable housing
- H10 – Housing size mix
- S1 – Delivering London’s social infrastructure
- S2 - Health and social care facilities
- S3 - Education and Childcare facilities
- S4 - Play and informal recreation
- S5 - Sports and recreation facilities
- E4 - Land for industry, logistics and services to support London’s economic function
- E5 – Strategic Industrial Locations (SIL)
- E9 – Retail, markets, and hot food takeaway
- HC1 – Heritage, conservation, and growth
- HC3 Strategic and local views
- HC5 – Supporting London’s cultural and creative industries
- HC6 – Supporting the nighttime economy
- G1 Green Infrastructure
- G4 Open Space
- G5 – Urban greening
- G6 – Biodiversity and access to nature
- G7 – Trees and woodlands
- G9 Geodiversity
- S11 – Improving air quality

- SI2 – Minimising greenhouse gas emissions
- SI3 – Energy infrastructure
- SI4 – Managing heat risk
- SI5 – Water infrastructure
- SI6 Digital connectivity infrastructure
- SI7 – Reducing waste and supporting the circular economy
- SI8 – Waste capacity and net waste self-sufficiency
- SI12 – Flood risk management
- SI13 – Sustainable drainage
- T1 – Strategic approach to transport
- T2 – Healthy streets
- T3 – Transport capacity, connectivity and safeguarding
- T4 – Assessing and mitigating transport impact
- T5 – Cycling
- T6 – Car parking
- T6.1 - Residential parking
- T6.2 Office parking
- T6.3 Retail parking
- T6.4 Hotel and leisure uses parking
- T6.5 Non-residential disabled persons parking
- T7 – Deliveries, servicing, and construction
- T9 - Funding transport infrastructure through planning
- DF1 – Delivery of the plan and planning obligations
- M1 – Monitoring
- Footnote 59

Waltham Forest Local Plan LP1 (2024)

- 6.5 The draft version of the Local Plan underwent Regulation 18 public consultation between July 2019 and September 2019 and consultation on the proposed submission version between 26 October 2020 and 14 December 2020. It underwent examination and consultation on proposed modifications concluded on 21 September 2023. The Waltham Forest Local Plan (LP1) was subsequently adopted 29 February 2024 and therefore now forms a key part of the development plan in determining all planning applications. The previous

Core Strategy (2012) and Development Management Policies (2013) are superseded by LP1.

6.6 The relevant policies are

- Policy 1 Sustainable Development and Mixed-Use Development
- Policy 2 Scale of Growth
- Policy 3 Infrastructure for Growth
- Policy 4 Location of Growth
- Policy 5 Management of Growth
- Policy 6 Ensuring Good Growth
- Policy 7 Encouraging Mixed Use Development
- Policy 8 Character-Led Intensification
- Policy 9 South Waltham Forest
- Policy 12 Increasing Housing Supply
- Policy 13 Delivering Genuinely Affordable Housing
- Policy 14 Affordable Housing Tenure
- Policy 15 Housing Size and Mix
- Policy 16 Accessible and Adaptable Housing
- Policy 18 Other Forms of Housing
- Policy 24 Supporting Economic Growth
- Policy 25 Safeguarding and Managing Change in Strategic Industrial Locations
- Policy 31 Workspaces
- Policy 33 Local Jobs, Skills, Training and Procurement
- Policy 39 New Retail, Office and Leisure Developments
- Policy 46 Social and Community Infrastructure
- Policy 47 Education and Childcare Facilities
- Policy 48 Promoting Healthy Communities
- Policy 49 Health Impact Assessments
- Policy 50 Noise, Vibration and Light Pollution
- Policy 53 Delivering High Quality Design
- Policy 54 Tall Buildings

- Policy 55 Building Heights
- Policy 56 Residential Space Standards
- Policy 57 Amenity
- Policy 58 Making Places Safer and Designing Out Crime
- Policy 60 Promoting Sustainable Transport
- Policy 61 Active Travel
- Policy 62 Public Transport
- Policy 63 Development and Transport Impacts
- Policy 64 Deliveries, Freight and Servicing
- Policy 65 Construction Logistics Plans
- Policy 66 Managing Vehicle Traffic
- Policy 67 Electric Vehicles
- Policy 68 Utilities Infrastructure
- Policy 70 Designated Heritage Assets
- Policy 71 Listed Buildings
- Policy 72 Conservation Area
- Policy 73 Archaeological Assets and Archaeological Priority Areas
- Policy 74 Non-Designated Heritage Assets
- Policy 75 Locally Listed Heritage Assets
- Policy 77 Green Infrastructure and the Natural Environment
- Policy 78 Parks, Open Spaces and Recreation
- Policy 79 Biodiversity and Geodiversity
- Policy 80 Trees
- Policy 81 Epping Forest and the Epping Forest Special Area of Conservation
- Policy 82 The Lee Valley Regional Park
- Policy 83 Protecting and Enhancing Waterways and River Corridors
- Policy 85 A Zero Carbon Borough
- Policy 86 Decentralised Energy
- Policy 87 Sustainable Design and Construction
- Policy 88 Air Pollution

- Policy 89 Water Quality and Water Resources
- Policy 90 Contamination Land
- Policy 91 Managing Flood Risk
- Policy 92 Overheating
- Policy 93 Waste Management
- Policy 94 Infrastructure and Developer Contributions

7. MATERIAL PLANNING CONSIDERATIONS

Section 73 of the Town and Country Planning Act (1990)

7.1 Section 73 of the Town and Country Planning Act (1990) allows applicants to submit schemes which include alterations to the approved plans. Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and un-amended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

7.2 Permission granted under section 73 should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect. The approval of any S73 application would maintain the same time limit as set out within the original consent.

Although often referred to as 'minor material amendments' this is not part of the statutory definition. A s73 can allow changes, provided the resulting permission remains consistent with the original description of development. The Courts have found that a s73 application can vary conditions even if the resulting development is substantially different in appearance or detail but must not conflict with description of the original planning permission.

National Planning Policy Framework (2024)

7.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in planning decisions. It contains a presumption in favour of sustainable development, described as at the heart of the framework. The framework set out objectives to boost the supply of homes.

7.4 For decision-taking the NPPF states that the presumption means "approving development proposals that accord with an up-to-date development plan without delay" and where there are no relevant development plan policies, or the policies which are most important for determining the application are out

of date, granting permission unless "...any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

- 7.5 The NPPF gives a centrality to design policies; homes should be locally led, well-designed, and of a consistent and high-quality standard. Local planning authorities (LPAs) are to make sure that the quality of approved developments does not materially diminish 'between permission and completion, as a result of changes being made to the permitted schemes.
- 7.6 The specific policy areas of the NPPF considered to be most relevant to the of this application are as follows:
- Promoting healthy and safe communities.
 - Promoting sustainable transport.
 - Making effective use of land
 - Delivering a wide choice of high-quality homes.
 - Achieve well-designed places
 - Promoting Healthy Communities.
 - Meeting the challenge of climate change, flooding, and coastal change; and,
 - Conserving and enhancing the natural environment.

Waltham Forest Local Plan (LP2) – Site Allocations (Proposed Submission):

- 7.7 The Site Allocations Document (Draft Waltham Forest Local Plan Part 2: Site Allocations Document (2021 – Reg 19) seeks to ensure that the London Borough of Waltham Forest promotes the right development in the right places at the right scale, creating attractive sustainable neighbourhoods as well as economic opportunities. The Council are in the process of preparing Local Plan Part 2: Site Allocations (LP2). The document has been subject to 2 public consultations, and the Council held a further statutory consultation on the document between 6th August 2024 and 9th October 2024. Examination of the document was held in March 2025 and main modifications have been made. The consultation on these was held from 11 August 2024 to 13 October 2025. Waltham Forest Local Planning Authority are currently awaiting the publication of the Inspector's report.
- 7.8 When adopted, the Site Allocations Document will represent Part 2 of the Council's Local Plan. This would complement the Waltham Forest Local Plan LP1 (2024).

Mayor's Housing Design Standards London Plan Guidance – June 2023

- 7.9 The Housing Design Standards guidance brings together, and helps to interpret, the housing-related design guidance and policies in the London Plan.

London Plan Affordable Housing and Viability SPG - 2017

- 7.10 This supplementary planning guidance (SPG) focuses on affordable housing and viability. It includes four distinct parts: background and approach; the threshold approach to viability assessments and detailed guidance on viability assessments.

London Plan the Sustainable Design and Construction SPG – April 2014

- 7.11 The Mayor published supplementary planning guidance (SPG) on sustainable design and construction.

Mayor's Housing Supplementary Planning Guidance (SPG) – March 2016

- 7.12 This document provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals.

Mayor's 'Be Seen' energy monitoring guidance (2021)

- 7.13 This guidance explains the process that needs to be followed to comply with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan.

Mayor's Fire Safety London Plan Guidance – February 2022

- 7.14 The Fire Safety LPG reiterates that the fire safety of developments needs to be considered from the outset.

Mayor's Urban Greening Factor London Plan Guidance – February 2023

- 7.15 The guidance helps support boroughs and applicants in meeting the requirements of policy G5. It provides guidance to boroughs to inform the local application of the policy and information to help applicants to apply the UGF to proposed developments.

Mayor's Air Quality Positive London Plan Guidance – February 2023

- 7.16 The guidance provides support to the Air Quality Positive approach by identifying and implementing ways to push development beyond compliance with both the Air Quality Neutral benchmarks and the minimum requirements of an air quality assessment.

Mayor's Circular Economy Statements London Plan Guidance – March 2022

- 7.17 The London Plan Guidance Circular Economy Statements puts circular economy principles at the heart of designing new buildings, requiring buildings that can more easily be dismantled and adapted over their lifetime.

Mayor's Whole Life-Cycle Carbon Assessments London Plan Guidance – March 2022

- 7.18 This guidance explains how to prepare a Whole Life-Cycle Carbon (WLC) assessment in line with Policy SI 2 F of the London Plan 2021 using the WLC assessment template.

Mayor's Air Quality Neutral London Plan Guidance – February 2023

- 7.19 This guidance sets out the benchmarks for an Air Quality Neutral development.

Mayor's Optimising Site Capacity: A Design-led Approach – June 2023

- 7.20 This guidance sets out how the design-led approach, set out in Policy D3 of the London Plan, should be applied. This approach is the process of setting site-specific design parameters and codes for development sites to provide clarity over the future design.

Mayor's Digital Connectivity Infrastructure – LPG – October 2023

- 7.21 The Digital Connectivity Infrastructure guidance seeks to improve digital connectivity infrastructure delivery through the planning system across London for both new and existing development proposals and one that is better supported through plan-making functions in boroughs.

Mayor's Control of Dust and Emissions During Construction and Demolition

- 7.22 This SPG provides guidance on a range of policies that deal with environmental sustainability, health and quality of life.

Mayor's Sustainable Transport, Walking and Cycling LPG – November 2022

- 7.23 The guidance helps support planning authorities and applicants in meeting the requirements of Policy T3, as well as also supporting delivery against other policies including T1 Strategic approach to transport, and T2 Healthy Streets.

Waltham Forest - Urban Design SPD – 2010

- 7.24 This document has the aim of raising the quality of design within the Borough. The core principles underlying the advice in the SPD are Inclusive Design and the social model of disability.

Waltham Forest - Affordable Housing & Viability SPD – 2018

- 7.25 This supplementary planning document (SPD) has been prepared to provide further detailed guidance on affordable housing and viability. The document provides further guidance on how the Council will take viability into account when considering planning applications and what supporting information applicants will be required to produce. The Council does not intend to apply

this guidance retrospectively to any planning applications being processed or determined.

Waltham Forest - Planning Obligations SPD – 2017

- 7.26 This document seeks to provide transparent, clear, and consistent information for the negotiation of planning contributions and Section 106 Agreements and how these work alongside the Community Infrastructure Levy (CIL) to help deliver necessary infrastructure in the Borough.

Waltham Forest - Waste & Recycling Guidance for Developers (2019)

- 7.27 The Waste & Recycling Guidance for Developers is to help those involved in designing new developments to ensure safe and secure refuse and recycling storage and collection.

Local Finance Considerations

- 7.28 Local Finance Considerations can include either a grant that has been or would be given to the Council from central government or money that the council has received or will or could receive in terms of CIL. It is noted that:

- It is not thought that there are any grants which have been or will or could be received from central government in relation to this development.
- The Council expects to receive income from LBWF CIL in relation to this development.
- The Council expects to receive income from Mayoral CIL in relation to this development.

Department for Communities and Local Government Technical Housing Standards – Nationally Described Space Standard (2015)

- 7.29 This document deals with internal space within new dwellings and is suitable for an application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

BRE Guidance – Site layout planning for daylight and sunlight – A guide to good practice – 2022

- 7.30 This guide gives advice on site layout planning to achieve good sunlighting and daylighting, both within buildings and in the open spaces between them. It is intended to be used in conjunction with the interior daylight recommendations for new buildings in the British Standard Daylight in buildings, BS EN 17037.

Written Ministerial Statement 23 October 2025 – A Package of Support for Housebuilding in the Capital

- 7.31 The draft emergency measures include Community Infrastructure Levy (CIL relief), and a time-limited fast-track option for schemes with at least 20% affordable housing. Schemes which are consented under the new planning route which do not build out in a timely way, will be subject to a gain-share review mechanism ensuring delivery of more affordable homes – above the 20 per cent set out – where market conditions improve. To support a rapid recovery in housing delivery, this new route is designed to encourage schemes to come forward, and existing schemes to progress in the near term. The measures set out further temporary CIL relief to support viability, removal of certain design restrictions, and greater flexibility on density and cycle parking standards. The Mayor will gain expanded powers to review and call-in major schemes, including developments of 50+ homes and some green belt proposals, alongside £322m initial funding for a new City Hall Developer Investment Fund. The package aims to unlock tens of thousands of homes—particularly affordable and social rent units—by speeding up decision-making, improving viability, and incentivising prompt build-out across London.
- 7.32 MHCLG and the GLA have consulted on the terms of the emergency measures, with the aim of having guidance in place at the earliest opportunity. The new time limited planning route will be open until 31 March 2028, or the publication of the new London Plan, whichever is soonest. In light of this, the GLA have consulted on Support for housebuilding London Plan Guidance draft document to consider these measures. This responds to the current challenging macro-economic circumstances and the changing national regulatory landscape which have led to a reduction in housebuilding in the capital.

Proposed reforms to the National Planning Policy Framework and other changes to the planning system (December 2025)

- 7.33 On 18 December 2025 the government published an amended NPPF for consultation. However, this is subject to change and has very little weight in this decision.

8. ASSESSMENT

- 8.1 The main issues relate to the following:
- A. Principle of Development and Density
 - B. Affordable Housing – Tenure and Mix
 - C. Tall Buildings, Design and Townscape
 - D. Impact on Heritage Assets
 - E. Impact on Residential Amenity
 - F. Standard of Accommodation
 - G. Secure by Design
 - H. Transport, Highways and Servicing

- I. Trees, Landscaping and Ecology
- J. Energy Efficiency and Sustainable Design and Construction
- K. Flood Risk and Drainage Considerations
- L. Environmental Impact Considerations
- M. Health Impact Assessment
- N. Fire Safety
- O. Environmental Statement
- Q. Planning Obligations/Contributions

A) PRINCIPLE OF DEVELOPMENT

- 8.2 The National Planning Policy Framework (NPPF) (2024) sets out the principles and objectives that are required to underpin approaches to plan-making and development management. Central to this is the “presumption in favour of sustainable development”, intended to ensure that sustainable development is pursued in a positive way. These principles are reflected adopted Waltham Forest Local Plan LP1 (2024), ensuring significant increase in the supply, choice and mix of high quality new homes, in particular delivering genuinely affordable homes to enable and encourage residents to stay in the borough and strengthen communities.
- 8.3 In accordance with the NPPF, the key strategic priorities that the Waltham Forest Local Plan must address include the following:
- The homes and jobs needed in the borough;
 - Retail, leisure and other commercial development;
 - Infrastructure provision for transport, telecommunications, waste management, water, flood risk and energy;
 - Provision of health facilities, community and cultural infrastructure and other local facilities;
 - Climate change mitigation and adaption; and
 - Conservation and enhancement of the natural, built and historic environment.
- 8.4 London Plan Policy D2 sets out that development densities should be proportionate to a site’s connectivity and accessibility by walking, cycling, and public transport to jobs and services. It also generally requires that suitable levels of infrastructure are or will be in place to support the proposed density of developments.
- 8.5 London Plan Policy D3 states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. It does not set out a prescriptive approach but rather seeks to ensure that all schemes achieve an appropriate density that responds to a site’s context and capacity for growth, setting out considerations relating to form and layout, user experience, and quality and character.

- 8.6 London Plan Policy H3 states that to ensure housing targets are achieved, boroughs should optimise the potential for housing delivery on brownfield sites, especially the sites with existing or planned PTALs 3-6, located within 800 metres distance of a station or a town centre boundary.
- 8.7 Policy 1 of the Waltham Forest Local Plan LP1 (2024) sets out a key desire to deliver sustainable growth whilst ensuring that development and growth are positive, work to the benefit of residents and businesses, and enhance the existing physical environment.
- 8.8 Policy 2 of the Waltham Forest Local Plan LP1 (2024) highlights that over the Plan period (2020-2035), the Council will maximise opportunities for economic growth by promoting significant levels of housing and employment development involving net increases of: 27,000 additional homes and 52,000 sqm employment floorspace.
- 8.9 Policy 7 of the Waltham Forest Local Plan LP1 (2024) reveals that in contributing towards the supply of homes and jobs, mixed use development proposals will be encouraged across the borough particularly in Strategic Locations. Policy 9 identifies that Lea Bridge Strategic Location, which includes this site, will accommodate 1,640 new homes.

Site Allocation

- 8.10 The site has been identified in the LBWF Draft Local Plan Part 2, Site Allocations Document – Submission version incorporating Main Modifications (August 2025). The application site forms part of a sited allocation (Lea Bridge Gasholders – R19046) for a mixed use development with an indicative capacity of 760 new homes and 1,340sqm commercial floorspace. The site allocation seeks to secure new homes, a healthcare facility, an early years facility, other commercial uses, new and enhanced public realm and accessible, biodiverse green open spaces. The character-led intensification approach for the site is classified as a transition site.

The allocation sets out the following objectives as part of any planning application:

- Optimise the capacity of the site to deliver high quality, accessible, sustainable homes, including affordable housing.
- Explore whether Build to Rent homes (meeting the London Plan and Local Plan Part 1 definitions), including affordable housing preferably for London Living Rent, are appropriate for this site or parts of this site.
- Provide a healthcare facility and an early years facility on site.
- Provide commercial uses of a size and scale that would support the new and local residential population.
- Avoid harmful impacts from overlooking, enclosure and/or the loss of privacy, outlook and daylight/sunlight on the sensitive edges associated with the residential uses.
- Provide safe, well defined and well managed servicing and delivery access to the west of the site from Orient Way.

- Create new high quality pedestrian-focused public realm throughout the site.
- Deliver new pedestrian and cycle connectivity through the site.
- Deliver new and enhanced greening and biodiversity throughout and around the site.
- Retain and enhance significant and/or mature trees by incorporating them into the layout and landscape design, and suitably protecting them during construction and operation.
- Protect and enhance the integrity of the Marsh Lane Playing Field Metropolitan Open Land (MOL) to the south and east of the site.
- Demonstrate no adverse impacts on the culverted river that runs through the site. An 8 metre buffer zone must be implemented between any hardstanding development and the main river culvert.
- Assess whether a decontamination strategy is required and, if necessary, develop and implement it.
- Mitigate existing pluvial flood risk in the eastern part of the site to aim to achieve greenfield run off rates through appropriate design, including Sustainable Drainage Systems (SuDS) where appropriate.
- This site has been identified as lying within a 'Zone of Interest' for future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough.
- Ensure that the overall integrity and efficacy of the adjacent Lea Bridge Gateway industrial area, and the existing or potential industrial activities located within it are not compromised by development on the site.

Principle of Development

8.11 The principle of the development on site was established via planning permission Ref: 232678 for a comprehensive mixed use development. The proposal is seeking to incorporate an additional 127 homes to the recent consent. The brownfield development would provide new homes to the Borough whilst still maintaining nursery and healthcare use within the development.

Nursery Use + Healthcare Facility – Re-Location

8.12 The proposed nursery use would now feature on the ground floor of Block J along the north western portion of the site. In addition to this, the healthcare facility would be located on the ground floor and first floor levels of Block G. The proposed new locations for the uses are considered acceptable and would increase activity around the new landscape area to the northern portions of the site. Furthermore, both uses would be situated closer to the existing community to the north of the site, which is considered a positive amendment to the scheme.

B) HOUSING – TENURE AND MIX

Affordable Housing

- 8.13 The London Plan supports the building of more homes through Policy GG4, which promotes the delivery of genuinely affordable homes and the creation of mixed and inclusive communities, with good quality homes that meet high standards. Policy GG2 requires development proposals to make the best use of land by enabling development on brownfield land well-connected by public transport and by applying a design-led approach to determine the optimum development capacity of sites.
- 8.14 Policy H4 of the London Plan sets a strategic target for 50% of all new homes delivered across London to be genuinely affordable. London Plan Policy H5 states that planning applications for proposals following the viability tested route should include detailed supporting viability evidence, which should be scrutinised to ensure the delivery of the maximum level affordable housing. It also sets out the requirement for early-stage, late-stage, and mid-term stage (for larger phased developments) viability reviews post planning permission for viability tested schemes. The Affordable Housing and Viability SPG sets out additional guidance on the implementation of these policies.
- 8.15 London Plan (2021) Policy H6 sets out the requirements for affordable housing tenure. It states that when affordable housing is more than 35% then the tenure would be flexible provided that homes are genuinely affordable, taking in account the need to maximise affordable housing provision along with any preference of applicants to propose a particular tenure. The GLA's Affordable Housing and Viability Supplementary Planning Guidance (2017) sets the threshold at 35% of habitable rooms as affordable provision. In addition to this, this approach is also set out in the draft London Plan Guidance – Affordable Housing document. Schemes that do not meet this threshold, or require public subsidy to do so, will be required to submit detailed viability information which will be scrutinised. Policy H5 of the London Plan (2021) highlights that the Viability Tested Route will assess the maximum level of affordable housing that a scheme can deliver in cases where the threshold level of affordable housing cannot be met and where fixed or minimum affordable housing requirements are not in place. This requires detailed supporting viability evidence to be submitted in a standardised and accessible format as part of any application.
- 8.16 Policy H7 of the London Plan (2021) Boroughs are required to have clear monitoring processes to ensure that the affordable housing secured on or off site is delivered and recorded in line with the Section 106 agreement.
- 8.17 Policy 13 of the Waltham Forest Local Plan LP1 (2024) seeks to deliver 50% of all new homes to be genuinely affordable housing. Further to this, Policy 13 outlines that developments will be required to adopt threshold approach to viability. Where proposals meet the criteria outlined, they will not be required to provide a viability assessment at application stage. The threshold requires a minimum of 35% and the percentage of affordable housing on a scheme is to be measured in both habitable rooms and homes, with the habitable room measurement to be used with reference to Part C of Policy 13 to determine whether the threshold has been met. Proposals that do not meet the 35% threshold are required to submit detailed supporting viability evidence to

ascertain the maximum viable level of affordable housing which can be delivered via the Viability Tested Route. A scheme is considered viable, in planning terms, if the value generated by the development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, planning obligations, land value, landowner premium, and developer return.

8.18 Policy 14 of the Waltham Forest Local Plan LP1 (2024) (Affordable Housing Tenure) states that development for schemes of 10 or more homes should seek to provide the following tenure mix: 70% low-cost affordable rent and 30% intermediate housing products.

8.19 The recent planning consent (Ref:232678) secured 166 (26%) affordable homes with 63% London Affordable Rent and 37% Shared Ownership by unit.

A Financial Viability Assessment (FVA) supported the current application submission in accordance with Policy 13 of Waltham Forest Local Plan LP1 (2024). The applicant's viability assessment concludes that the proposed 770-unit scheme is not financially viable in current market conditions. Both the policy-compliant scenario of 35% affordable housing and the 100% private housing scenario generate significant deficits. The applicant has stated that this position is primarily attributed to substantial construction cost inflation, coupled with limited growth in sales values. On this basis, the applicant declares that affordable housing cannot be delivered.

8.20 In summary, the applicant illustrated that the costs plan is estimated at approximately £309 million. The total costs of the scheme before finance would amount to approximately £371 million while considering a 35% affordable housing development, In addition to this, the costs of the scheme before finance would amount to approximately £379 million for a 100% private housing scheme. While considering predicted sale revenue for both residential and commercial elements, it was concluded that a proposed development that includes 35% affordable housing would generate a negative return of - £99.85 million. If the affordable housing is converted to private housing, a negative return of -£30.37 million would occur.

8.21 An independent third-party consultant (Rapeys) reviewed the applicant's FVA on behalf of the LPA. The consultant noted that the submitted FVA included assumption of Benchmark Land Value (BLV) within the development appraisal as a fixed land value to provide a resultant profit amount rather than compare the residual land value of the proposed scheme with the appropriate BLV. It was confirmed that this is a common approach to viability taken by applicants. Rapeys compared the residual land values against the adopted Benchmark Land Value. It was concluded in the appraisal that a 100% open market housing provision and a policy compliant housing scheme both produce a deficit and therefore neither scheme can provide any affordable housing.

- 100% Open Market Scheme = -£23 million
- 35% Affordable Housing Scheme = -£43.9 million

- 8.22 The acceptable margin for a developer's return is between 15% - 20% return on GDV as defined by the NPPF and neither scheme is close to meeting this return based on the applicant's adopted assumptions. Rapleys concluded that the above profit margins would not be achieved.
- 8.23 The GLA's Viability Team reviewed the applicant's FVA and noted that there is broad agreement between the LPA's independent assessor and applicant's consultant. However, GLA was unable to confirm the financial viability position as no live argus appraisal was provided for review. Key questions around the applicant's approach to the Benchmark Land Value was raised. The GLA assessment identified several inputs/assumptions adopted in the applicant's FVA that are not agreed. These included:
- Off Plan Sales
 - Non-residential value
 - Finance
 - Marketing & Sales Agent Fees
 - Sales Legal Fees
 - Benchmark Land Value
- 8.24 In light of this, the applicant's consultant shared an appraisal to reflect the GLA's preferred position and inputs which demonstrates a deficit of £47.77m while considering a 100% private housing scheme. The GLA's Viability Team therefore noted that the scheme in its current configuration, comprising of 100% private units, generates a return of approximately 8% on GDV which is 17% of GDV that the applicant states is required.
- 8.25 During the course of the application the Secretary of State for Housing, Communities and Local Government and Mayor of London have jointly announced a package of targeted and temporary emergency support to drive up housebuilding in London and tackle the housing emergency. The paper sets out the core components of this new package. One key objective set out includes the possibility for a time-limited planning route, enabling developers to secure planning permission without a viability assessment on private land where they commit to 20 per cent affordable housing, of which half will be eligible to receive grant funding. A gain-share review mechanism will be applicable where construction on the scheme, has not reached a fixed milestone by the end of March 2030 – meaning that if additional returns result from improved market conditions, these benefit fairly both the developer and the community. Grant will be allocated to homes by unit above the first 10 per cent. Confirmation of an initial allocation of £322 million of grant funding from 2026-27 is set out to establish a new City Hall Developer Investment Fund. This fund will enable the Mayor of London to take a more direct and interventionist role to unlock thousands of new homes, including through targeted investment to accelerate delivery on sites. Where the eligibility criteria are met and the first floor of the buildings within the scheme have been built by 31 March 2030, that scheme will not be subject to further reviews. A gain-share review mechanism will be applicable where construction on the scheme has not reached a fixed milestone by 31 March 2030. If this is triggered, it

would allow for a review of scheme viability to determine whether any additional affordable housing can be provided if viability improves.

- 8.26 Paragraph 4.5.11 of the London Plan (2021) states that all schemes are expected to maximise the delivery of genuinely affordable housing and make the most efficient use of available resources to achieve this objective. Where grant or other public subsidy is available and would increase the proportion of affordable housing, this should be utilised. The higher proportion of affordable housing should be set out in the Section 106 agreement as being subject to grant availability, alongside the proportion viable without grant. The London Plan requires that developments maximise the delivery of affordable housing through grant and other forms of subsidy where available, particularly for referable schemes. Applicants are expected to engage in early discussions with RPs and the GLA to explore grant availability and improve the design and integration of different tenures.
- 8.27 The applicant notes the Ministry of Housing, Communities and Local Government and the GLA consulting on the proposed London Emergency Housing Package with an ambition to support affordable housing delivery in the context of prevailing market challenges. On this basis, the applicant suggested to deliver 123 affordable homes on site by habitable room amounting to 20% (55% Social Rent/45% Shared Ownership) subject to grant and a suitable package price from a Registered Provider. These homes would occupy Blocks I and G if the grant funding terms are agreed. If this is not achieved within 12 months, the applicant will revert to maximum reasonable level of affordable housing with a late-stage review mechanism.
- 8.28 The Heads of Terms (HoTs) set out in Section 1 of the report would ensure the applicant demonstrates reasonable endeavours to secure an interested Registered Provider for the potential affordable homes in Blocks I and G. Additionally, the applicant would be required to use reasonable endeavours to work with the Council and the GLA to secure additional grant to deliver up to 35% affordable housing.. The applicant has indicated a desire to work with the GLA to explore if grant funding post decision could be secured. If the applicant is unable to obtain the relevant grant funding and a contract with a registered provider to deliver the affordable housing then a late-stage review mechanism is set out in the HoTs and will ensure that a cash in lieu contribution is secured towards affordable housing if there is adequate viability improvements to the scheme in the future.
- 8.29 On 23 October 2025 the Secretary of State for Housing, Communities and Local Government released a Written Ministerial Statement (WMS)¹ stating that “Government intends to clarify the use of Section 73 of the Town and Country Planning Act 1990. The Government recognises it may be necessary in specific circumstances to modify existing planning obligations to improve the viability of housing developments in the near term, boosting the number of new homes – including affordable homes delivered. As a general rule, attempts to revisit fundamental issues of viability or planning obligations through Section 73 applications should be scrutinised carefully, and the applicant should provide a robust justification for any changes proposed for

planning obligations associated with the original permission beyond those linked to the specific variation of condition being sought. Where developers submit a Section 73 application that seeks to reduce affordable housing provision based on a new viability assessment, the decision maker should have regard to the harm that such a reduction may cause and give this appropriate weight in the overall planning balance, alongside the wider merits of the scheme.

- 8.30 The GLA has raised the appropriateness of varying the affordable housing contribution via a Section 73 application in light of this.
- 8.31 While the previous consent, that delivered 35% affordable housing, was issued relatively recently (May 2025), the application was submitted in October 2023 and was in development prior to that, including at pre-application, in 2022. In that time period there have been a number of significant impacts on the delivery of housing in London (as acknowledged by the Government and Mayor leading to the emergency planning measures), In particular are significant increases in build costs, weak consumer demand and increased regulatory requirements relating to building safety. These have been set out by the applicant and are widely acknowledged in the development sector. As such amending the affordable offer, alongside other changes to the scheme, via a Section 73 application can be justified.
- 8.32 It has been established via the Viability Tested Route that the development is unable to provide affordable housing on site. The scheme seeks to provide 770 homes on this allocated brownfield site, a healthcare use and nursery use. The s106 would secure essential contributions that would benefit the wider area. The proposal also offers accessible green space areas located along the northern portions of the site for existing and future residents. As a result, careful consideration is given to current viability position of the development whilst respecting the balance of the wider planning benefits of the scheme. As such the objectives set out in paragraph 125(c) of the NPPF have been considered.
- 8.33 Overall, the applicant has demonstrated via the Viability Tested Route that the development is unable to support an affordable housing offer in line with relevant London Plan (2021) and Waltham Forest Local Plan LP1 (2024) policies. The Council's independent viability consultants have scrutinised the applicant's submission closely, and whilst there have been some areas of disagreement, it is agreed that the scheme is in a deficit. The applicant has set out an affordable housing strategy to potentially secure 20% affordable housing on site subject to grant funding. The Heads of Terms sets out an approach to ensure the applicant identifies reasonable endeavours to secure a Register Provider and appropriate grant funding. A late stage review mechanism would be required if grant funding is not secured by the applicant. The approach enables the delivery of the development and other planning benefits of the scheme. The applicant's intention is to deliver the scheme and provide housing on this allocated site. The development would also maintain the nursery and healthcare uses that would benefit the existing and future residents in the area.

Housing Tenure

- 8.34 Paragraph 63 of the NPPF states within the context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. The NPPF recognises that in order to create sustainable, inclusive and diverse communities, a mix of housing types, which is based on demographic trends, market trends and the needs of different groups, should be provided.
- 8.35 Policy H10 of the London Plan advises on the range of considerations that need to be considered in determining the appropriate mix of unit size, this includes the nature and location of the site and the aim to optimise housing potential on sites. Supporting text to Policy H10 confirms that flexibility should be applied in determining unit size mix for a scheme.
- 8.36 Policy 15 of the Waltham Forest Local Plan LP1 (2024) seeks to capture a diverse range of housing and suggests the following mix of dwelling sizes across all tenures. The priorities for dwelling size and tenures are based on the Strategic Housing Market Assessment (SHMA) and the borough's housing waiting list.

Bedroom Size	1 bed	2 bed	3 bed plus
Preferred dwelling mix – Social Rent / London affordable rent	20%	30%	50%
Preferred dwelling mix – Intermediate Rent	20%	40%	40%
Preferred dwelling mix - Intermediate Ownership	30%	50%	20%
Preferred dwelling mix - Market	20%	50%	30%

The proposed development would provide the following home size mix:

	1 bedrooms	2 bedrooms	3 bedrooms	Total
Market	230 (30%)	375 (49%)	66 (8%)	770
	99 studio (13%)			

Projected home size mix for potential 20% Affordable Housing:

	Manhattan	1 Bed	2 Bed	3 Bed	Total
Market	99	196	293	59	647
Shared Ownership	0	15	38	3	56

Affordable Rent	0	19	44	4	67
Total	99	230	375	66	770

- 8.37 Policy 15 of the Waltham Forest Local Plan LP1 (2024) allows for variations to the dwelling size mix where it can be fully justified based on the tenures and type of housing proposed, site location, area characteristics, design constraints, scheme viability; and where shared ownership is proposed, the ability of potential occupiers to afford the homes proposed.
- 8.38 The site's close proximity to Lea Bridge station means it is accessible and an entirely appropriate location for smaller sized units (studios, 1 and 2 bed units). The proposed unit mix must be considered in the context of the site-specific characteristics and constraints, including viability as demonstrated the decontamination, enabling or remediation costs must be incurred to bring the site forward for development. Therefore on this occasion, given complexities associated with preparing the site to support a re-development the shortfall in family sized homes is considered acceptable.
- 8.39 Overall the unit mix of the proposed homes sizes would be acceptable on this occasion. Officers consider the proposed unit mix to provide a sustainable mix of accommodation in this location. The proposed development has sought to deliver a housing mix that yields a balanced provision of different sized homes appropriate for this location. The FVA review further reveals that the proposed housing mix is considered the best approach to make scheme viable and allow for the delivery of development.

C. TALL BUILDINGS, DESIGN AND TOWNSCAPE

- 8.40 London Plan (2019) Policies D1, D2 and D3 seek to ensure that new developments are well-designed and fit into the local character of an area. New buildings and spaces should respond to the form, style and appearance to successfully integrate into the local character of an area, with a positive relationship with the natural environment and respect and enhancement of the historic environment.
- 8.41 Local Plan Policy 53 of the Waltham Forest Local Plan LP1 (2024) highlights that it is a key priority of the Council to ensure that all new development delivers exemplar architectural and design quality. This Exemplar Design approach builds on the London Plan position in relation to high quality, sustainable and inclusive design, to ensure development also considers community safety, local character and health, encourages neighbourliness and achieves resource efficient buildings that create environmental value for the borough. Exemplar Design also requires development to respond positively to the existing character and context of the local area.

Tall Buildings

- 8.42 London Plan Policy D9 places several criteria for tall buildings, such as following an identified location in the development plan, scrutinising the impact on views in general and historic views in particular, their architecture and appearance, safety and internal design, their servicing, accessibility of the site and transport capacity, their environmental impact in terms of wind, daylight and sunlight, air movement and quality, noise. Policy D3 of the London Plan encourages the optimisation of site capacity through the design-led approach and sets policy guidance to shape the form and layout, experience, quality and character of the new development.
- 8.43 Local Plan Policy 54 of the Waltham Forest Local Plan LP1 (2024) has similar criteria to the London Plan in relation to tall building design considerations. It states that they would only be supported in identified strategic location and opportunity sites. This policy describes “Taller” buildings as those that are taller than their prevailing context and the typical shoulder heights proposed in a development. “Tall” buildings are substantially taller, making a significant impact on the skyline of the borough. Subject to their impact on local character and context, Taller and Tall buildings will generally only be supported in identified Strategic Locations and Opportunity Sites. Such buildings come forward as positive design intentions, such as marking a location of civic, cultural or landmark importance, rather than solely to increase density and provide new homes. Tall buildings should contribute positively to their context and be part of a successful composition of building heights. This site is located in the Lea Bridge Strategic Location and identified as suitable for tall buildings.
- 8.44 For the purposes of these policy tests, the definition of a tall building in the borough is any building of 10 storeys or more, or any building that measures 30m or more from ground level. Tall buildings will only be supported on certain sites identified for a Transition or Transformation approach to character intensification, in line with Policy 8 of the Waltham Forest Local Plan LP1 (2024). In general, the appropriate range of heights for new tall buildings is between 10 and 17 storeys in height. On some Transformation sites however, there may be the opportunity to exceed this and, subject to contextual analysis, a robust placemaking strategy, and assessment against all relevant policy tests, buildings of 18 storeys or more may be acceptable. Indicative ranges of potentially acceptable heights for these sites will be provided in Local Plan Part 2 - Site Allocations.
- 8.45 Policy 55 of the Waltham Forest Local Plan LP1 (2024) highlights that appropriate building heights for new development will vary in response to the prevailing character and building heights of that part of the borough, in line with the approach to character-led intensification set out in Policy 8 'Character-Led Intensification'. The Draft Local Plan Part 2 – Site Allocations (LP2) identifies the intensification approach of the site as “Transformation” which allows for the introduction of tall buildings to the site.
- 8.46 With the increase of new homes, numerous Blocks would facilitate additional height when compared to the current planning consent on site Ref: 232678.

Height Summary:

Block	Storey Height
A	2-4
B	5-7
C	8-14
D	23
E	26
F	8-16
G	5-11
H	Removed
I	5-12
J	7-13

- 8.47 The massing and architectural treatment of the buildings makes the transition from the dense, low rise Clementina Estate to the open spaces of Leyton Jubilee Park to the south and the Lea Valley to the west. The approach to height on the site is to locate the lowest building heights to the north of site with the ambition to respect the setting and context of the Clementina Estate whilst the taller buildings would be situated to the southern portions of the site. Block A will remain unchanged to the north of the site when compared to the original consent on the site. Whilst Block H would be removed from the development.
- 8.48 Framing the green connections through the scheme to Leyton Jubilee Park, the new buildings then step up to eleven to sixteen storeys high with lower shoulder elements of five to eight storeys; the simpler massing produces a larger gap between Blocks E & F seeking to improve sunlight to the landscape areas at ground floor level. The material articulation now follows the massing, clarifying the elements of the scheme in medium and longer views. Block E has been further differentiated from D, seeking to accentuate the landmark quality for the taller blocks.
- 8.49 The development would introduce 5 character areas.
- Clementina Square

- Lower Valley
 - Upper Valley
 - Mid Valley
 - Leyton Jubilee Park Gateway
- 8.50 Block C would include a footprint extending further south, likewise Blocks F and G would extend further to the south and Blocks I and J would be further rationalised. In addition to this, a more simplified massing approach has been incorporated allowing for larger gap between Block E and F seeking to improve sunlight to the landscape areas.
- 8.51 The scale and materials of the square reflect those of the Clementina Estate, stepping up from two storeys next to the southernmost house in Perth Road to five storeys in the parts of Building B and G fronting onto the square. Block A would incorporate pitch roofs to reflect the roof design of the traditional suburban properties to the north of the site.
- 8.52 The two blocks to the south of the site (i.e. Blocks D and E) would now be 23 and 26 storeys. The layered language of the Lower Valley seeks to alter the consented design approach and has been developed to accommodate more homes, articulating upper levels to improve light levels and reinforce the approach of stepping up from Clementina Estate. Blocks I and J are taller than in the consented scheme with further massing updates.
- 8.53 The proposed development proposes tall buildings within an area that has been identified as suitable for tall buildings, the impact of the proposed buildings has been fully assessed within this application including specifically within the Environmental Statement Addendum (ES Addendum) and a Townscape and Visual Impact Assessment Addendum (TVIA) which concludes that the proposals do not give rise to any visual, functional, environmental or cumulative impacts. It was concluded within the TVIA that proposal would not result in detrimental impacts from key views within the vicinity of the site and wider areas. Section O of the report provides a full assessment of the TVIA analysis. Based on the TVIA assessment it is considered that the proposal is appropriate in townscape terms.
- 8.54 The principle of stepped height across the site was established in the previous consent, and the incremental addition to height across the blocks, in this iteration, is considered to be appropriate in design and townscape terms. It is considered that the site can support additional height in design and townscape terms, due to the site being identified as a site for transformation and given the robust contextual and place making analysis that supports this application. In accordance with the previously consented scheme, positioning the tallest blocks on the park edge ensures the visual and amenity impacts are minimised to the existing residential properties to the north.
- 8.55 Given the proposed stepped roof line and transition in height from the lower residential buildings at Clementina Estate and the taller elements at the south

side, the proposed articulation is accepted, by virtue that the taller elements would have limited visual and amenity impact on residential properties at the north side and would achieve an acceptable relationship with the streetscape and the green areas at Leyton Jubilee Park. The proposed buildings along the northern segments of the site would not dramatically alter when compared to the recent consent on site and Blocks A would maintain the pitched roof forms around Clementina Square, in order to acknowledge the architectural language and building form of existing houses at the north side of the site. The taller buildings would have an angled element towards the south, which would provide a greater sense of spaciousness between each tall building.

- 8.56 The scheme presents a significant step away from the existing two-storey Warner properties which are characteristic of the Clementina estate. However, the preservation of traditional housing typologies needs to be carefully balanced against the Council's obligations to deliver new housing. The site is not located within or adjacent to a Conservation Area or designated heritage assets, or any identified townscape value. Blocks D and E would act as a defining landmarks that serve as a focal point and gateway to the northern edge of the Leyton Jubilee Park and be well articulated with the other building blocks at the north side of the site.
- 8.57 The GLA within the Stage 1 report notes that the proposed development would fall within remit of the recommended range heights set out in the relevant policies of the adopted Local Plan and concluded that the proposed heights are acceptable. Given the site's location and maximum height achieved by the blocks to the south of the site, the development is not considered to create interference to aviation, navigation or telecommunications.
- 8.58 In light of the above and taking into consideration the contextual appraisal which has been prepared in the submitted Townscape and Visual Impact Assessment and the Sunlight, Daylight and Overshadowing Assessment, it is considered that there is strong justification for the proposed changes to the height and massing strategy throughout the scheme. In accordance with the previously consented scheme, positioning the tallest blocks on the park edge ensures the visual and amenity impacts are minimised to the existing residential properties to the north. GLA Officer raised no concerns with appropriateness of this site to support tall buildings.
- 8.59 The application is supported with a Townscape and Visual Impact Assessment (TVIA) which is discussed further in Section O Environmental Statement. The TVIA has been updated to assess the impacts on the additional height in townscape terms. It is considered that the proposal is appropriate in townscape terms.

Relationship with Metropolitan Open Land

- 8.60 Policy G3 of the London Plan (2021) Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt. MOL should

be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt. Policy 77 of the Waltham Forest Local Plan LP1 (2024) stipulates that MOL will be preserved and enhanced throughout the Borough.

- 8.61 The application site does not fall within MOL however the areas to the south located within Leyton Jubilee Park fall within the MOL designation. The development is not considered to impede on the MOL designation. The townscape analysis supporting the application provides an assessment that demonstrates there would be no substantial harm to the overall setting of the MOL.

Architecture and Materiality

- 8.62 The development's material will be brick seeking to respond to the surrounding context while taking some inspiration from the adjacent Clementina Estate. The façade treatment will also use elements of complementary materials to add variation.
- 8.63 The Clementina Square area would contain an architectural treatment which would combine reference to the existing terraces in materials and roof pitches. Block A would predominantly use red facing brick to resemble the properties at Clementina Estate. It is noted that many of the roof slates in the Clementina houses have been replaced with concrete tile. As such, Block A would use clay tile as part of the pitched roof designs. The main volume of Block B continues the soft red brick theme of Block A, which masks it from the main Clementina approach.
- 8.64 The scheme seeks to utilise materials and brickworks that would reference the nearby Clementina Estate. The more abstract, lighter forms to the upper storeys and southern terminal buildings of the Lower Valley have been animated with abstracted decorative motifs from Clementina, and its characteristic red brick has been used for Blocks D & E. The design approach is therefore striving to act as a marker for the architecture of Edwardian Walthamstow. These blocks have adopted a warm red brick that combines with bold parapet detailing to signal the Clementina references at longer distances.
- 8.65 The darker, stackbonded Lower valley elevations would provide a backdrop to the rich landscape scheme, as well as a reference to fossil fuel past of the site. The lower storeys of I and J would be influenced by the brick detailing of the Clementina Estate, and the metalwork of the entrance doors throughout references its distinctive double arch.
- 8.66 The brick features of the properties to the north of the site have been abstracted for use in the upper storeys and parapets of the buildings in the Lower Valley would be visible from the streets to the north of the site. These additions use projections and insets of up to 20mm to animate the facades at different of sunlight and shade.

- 8.67 The layered language of the Lower Valley would bear resemblance of the architectural narrative of Lea Bridge Gasworks. Entrances are approached by bridges across a buffer planting and rain-garden species that separate the public pedestrian and cycle path from ground floor flats.
- 8.68 The Lower Valley would include main entrances with arched openings taking inspiration from the historical Clementina Estate double arched doors. All residential entrance points are clearly legible for residents by utilising varied materials and clear routeways. Entrances are detailed differently according to their location, with dark brick used in the lower valley, elaborated for Blocks D & E and two bricks used in the Upper Valley, with individual detailing approaches to Blocks I & J. Elements of Clementina detailing are introduced at the lower storeys of I and J, and the metalwork of the entrance doors throughout references its distinctive double arch. The scale of the entrances to Buildings D & E has been increased by reconfiguring the architecture of the lower floors, reframing the windows of the base section flats above to reinforce the entrance architecture.
- 8.69 The brick colonnade treatment of the health facility announces its public function, while the dark brick backdrop announces the plinth treatment of the Lower Valley. The northern elevation of Block G, like that of Block B, is played down to emphasise the public element on the square.
- 8.70 The CGIs submitted with the application demonstrate that the proposal will adequately reference the architectural vernacular of the Clementina Estate to the north, whilst transitioning to a more transformational architectural approach to the south, bordering the edge to Leyton Jubilee Park. The warmer brick colour of the proposed buildings is welcomed by Officers, ensuring that the development resemble established built character whilst the scheme also introduces its own unique style. It remains the case that the architectural character of the blocks shifts and changes through the site, which provides visual interest and a sense of identity to each block, helping with the transition across the site from residential uses to the north of the site, to the park setting at the south.
- 8.71 High quality banding and brick detailing enriches the base and tops of the blocks in the lower valley which is considered to be crucial in achieving a high quality design. In keeping with the consented scheme, the proposed materiality and brickwork would acknowledge the industrial heritage of the site. The two tower elements are considered to have a more detailed and high-quality base, which offers more quality at the human scale. Moreover, their refined form, which has been simplified and the refined material palette, helps to ensure they are elegant on the skyline. High quality entrance spaces to each block have been designed, which help to reference the architectural entrances found on the Clementina Estate. This is considered to be exemplar and helps tie the design to its place.
- 8.72 During the course of the application, Officers raised concerns with the design approach of the parapets on the top floors of Blocks D and E. As such, Officers

suggested that the parapet detailing along the southern portions of the blocks to be continued across the entirety of the blocks, as it was considered that the approach here was incongruous in many views. Whilst there is a positive focus on brick detailing to parapets within the development, the crenelation motif found on blocks C,D,E,F,G were not considered to be relevant to the immediate site context by Officers.

- 8.73 During the course of the application, the design team provided detailed bay studies considering Officers suggestions. The 'crenelation' details have been removed from Blocks C, F & G, and reconfigured the parapet detailing of D & E as suggested. Reflecting their different heights, Block D has one storey of crown detailing while Block E continues the highlighted three storey crown around all elevations, adjusting the rhythm of parapet openings to match the new approach. Bay studies have been produced for each block, with key façade depth dimensions shown. All variations in materials and detailing are captured and revised elevations have been produced for Blocks B-J. The Warnham Red Brick has been replaced as the mid-red reference brick by Freshfield Lane Multi Stock
- 8.74 The general principle of proposed bricks are largely acceptable in design terms, however Officers raised concerns with the proposed Warnham Red Stock Brick, the colour and tone appears very vivid and flat in practical terms, a softer alternative would be useful to review. The applicant replaced this brick type with a mid-red reference brick by Freshfield Lane Multi Stock.
- 8.75 As set out above, the scheme takes architectural cues from the surrounding residential streets and strong links to nature and the site's location within the lower lea valley. In many aspects, the additional design iteration can be considered an increase in design quality from the previously consented scheme. The CGI's provided help to demonstrate that the proposal will adequately reference the architectural vernacular of the Clementina Estate to the north, whilst transitioning to a more transformational architectural approach to the south, which borders the edge to Leyton Jubilee Park. The roof forms of Block A fronting Clementina Square are particularly high quality, and help to achieve a contextual transition.
- 8.76 The architectural character of the blocks shifts and changes through the site, which provides visual interest and a sense of identity to each block, helping with the transition across the site from residential uses to the north of the site, to the park setting at the south. It is considered that this is successful. High quality banding and brick detailing enriches the base and tops of the blocks in the lower valley which is considered to be crucial in achieving a high quality design.
- 8.77 The proposed relocation of the healthcare facility to the north of Block G is considered appropriate and would benefit the wider masterplan. There is a clear hierarchy between the more public entrance to the north. The proposed entrances are suitable and help to ensure a high quality threshold between homes and the public realm.

8.78 GLA Officers identified concerns with the proposed change in materials, form and articulation of the blocks D and E means that the simple and refined appearance of the consented scheme is lost to a certain degree. The consented scheme demonstrated a much clearer articulation to the top portion of each tower, with the recessed balconies forming a simple and clean-lined appearance overall. In contrast, and while the use of brick is supported, the towers as proposed, lack sufficient definition to their tops and the projecting balconies result in a lack of refinement in comparison to the consented scheme. The projecting balconies at upper levels are likely to feel exposed with limited protection/shelter from wind effects. As set out above, the architecture and design approach is considered acceptable by Officers based upon the amendments received during the course of the application. The development would continue to provide design measures such as façade material and architecture that responds to the surrounding context.

Layout and Public Realm

8.79 The masterplan creates a series of public spaces with a focus and identity for each area. Long views are carefully balanced with foreground landscape interest to make a sequence of spaces that are easy to navigate through and also encourage rest and interaction. The landscape offers a sequence of open spaces along a strong north south pedestrian and cycle focused route between Clementina Road and Leyton Jubilee Park. The Lea Valley context of the site has influenced the landscape character of the proposals with the evolution of an upper valley, mid valley and the lower valley concept.

- Clementina Square – a green gateway ‘scene setting’ piece off Clementina Road, a community focused public space with play, creating a welcoming front door to aid integration.
- Lower Valley – a public linear park with a green street feel providing front door access points, play on the way and a route to the park. An informal character reflecting the lower valley concept with flowing planting terraces rising up to meet buildings.
- Upper Valley – a private communal garden with an undulating landscape reflecting an upper valley concept. It accommodates sloped access to core entrances, doorstep play and a perceived open boundary with the park.

8.80 Extensive new public realm, and public square will also benefit the existing and new residents, creating new connections through the currently inaccessible site to Leyton Jubilee Park. The proposed building arrangement and landscape-led development would have well considered urban design principles, in that it would seek to respond to established views of the site towards the Leyton Jubilee Park, Hackney Marshes and Lea Valley while creating new forms of connectivity between the residential properties at the north side of the site and the Leyton Jubilee Park. All proposed buildings are appropriately spaced whilst also allowing for the creation of clear and legible routeways. The proposed layout would allow for the introduction of

comprehensive landscape scheme that provides playspace and general communal space for residents and members of the nearby community to enjoy.

- 8.81 The landscape-led approach, and the new public realm created as part of the application demonstrates exemplar design. The proposed positioning of buildings would create linear approach resulting in new clear pedestrian and cycle routes connecting the northern and southern portions of the site while also considering east west connections along the northern portion of the site. Two pedestrian access points will be introduced to the north of the site from Clementina Road. As part of the recent planning consent, the applicant identified the potential of introducing some local art work to the new access route from Clementina Road north west of the site (between No's 16 and 18 Clementina Road). The finalised details would be agreed with the applicant via Condition 4 requesting a Public Art Strategy.
- 8.82 The proposed nursery would include appropriate screening at ground floor level in particular external amenity space. It was demonstrated on the bay studies provided that the nursery would incorporate suitable screening adjacent to the external space.
- 8.83 To south of Blocks I and J access would be introduced to Leyton Jubilee Park benefiting the scheme. In addition to this, access would be included to the south of Blocks D and E. This connection would be a benefit to the wider area providing local residents further north of the site a safe route to the park, while also providing residents within the proposed development access to the park.
- 8.84 With removal of Block H, the scheme would provide additional open space along the north of the site adjacent to the new access created between No's 16 and 18 Clementina Road. The proposed healthcare facility would occupy Block J. The ground and first floors of Block G within the Lower Valley part of the scheme. The main entrance to the facility is on the north - Clementina Square - elevation and is accessible by steps and ramp from pedestrian routes and a vehicle drop-off. The Lower Valley would include entrances approached by bridges across the native buffer planting and rain garden species would separate the public pedestrian and cycle path from ground floor flats.
- 8.85 At the Lower Valley five bridges link the pedestrian/cycle route to the building entrances. Different variations of ramps connect the external levels to the raised ground floor in other buildings. The level changes respond to the flood strategy and assist the private and public interface. These bridges are lightweight using industrial materials in contrast to the heavier masonry constructions and the flowing planting. Open sided balustrades and metal decking refer to the industrial heritage. The perimeter of the PRS will be screened with a 2.5m high feature brick wall which will be softened with vegetation where possible. Where there is limited space for vegetation, habitat boxes will add biodiversity and visual interest. The design of the wall references the framed gasholders of past and local historic garden walls.

8.86 Each block contains a main entrance orientated towards the main pedestrian / cycle routes. This is designed to aid way finding for visitors and provides access to a central core providing access to homes on upper floors. All blocks apart from Blocks I and J include a secondary entrance that opens onto the vehicular route. This is designed to provide residents with an alternative exit from the building in accordance with fire regulations and a shorter route to bins and bikes located near by. All entrances are clearly identifiable on approach with glazed entrance doors to provide good visibility both externally and internally.

8.87 In summary, the proposed site layout is generally in keeping with the approved approach outlined in the previously consented application on site (Ref: 232678). The introduction of further open space to replace Block H is also considered a positive amendment. The proposed layout of the development would fit with the surrounding context and provides new active travel routes between the Clementina Estate and Leyton Jubilee Park to the south.

Conclusion

8.88 For the reasons set out above, the development would be acceptable under design, visual and massing terms, in that the linear building blocks and stepped building height would achieve an acceptable transition from the existing low rise residential properties at the north side and would also respond to the open and green setting of the south side of the site at the Leyton Jubilee Park. The tall buildings are considered acceptable on this occasion and serve as a gateway to the park when seen from the traditional suburban residential areas to the north of the site. The proposal also seeks to fulfil the aspirations of the site allocation of Waltham Forest's Draft Local Plan Site Allocations (LP2). As per the recent consent on site (Ref: 232678) the development would reinforce a sense of place and would serve as visual landmark when from the public vantage points at Leyton Jubilee Park and throughout the area. The proposal is therefore consistent with the objectives of Policies D3 and D4 of the London Plan (2021) and Policies 53, 54 and 55 of Waltham Forest's Local Plan LP1 (2024) in achieving high quality design.

D. IMPACT ON HERITAGE ASSESTS

8.89 The NPPF states when considering the impact of the proposal on the significance of a designated heritage asset, great weight should be given to the assets' conservation and the more important the asset, the greater the weight should be. Where a development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

8.90 Policy HC1 of the London Plan highlights that development should conserve heritage assets and avoid harm, which also applies to non-designated heritage assets. Any harm must be given considerable importance and weight.

8.91 Policy 70 of the Waltham Forest Local Plan LP1 (2024) identifies the importance to conserve and where possible enhance designated Heritage

Assets. Designated heritage assets include: World Heritage Sites, Scheduled Monuments, listed buildings, registered parks and gardens, registered battlefields, conservation areas designated under the relevant legislation, and non-designated assets of archaeological interest that hold, or potentially hold, evidence of past human activity worthy of expert investigation at some point whether inside or outside of Archaeological Priority Areas. Non-designated heritage assets include: Locally Listed Heritage Assets; Parks and Gardens of Local Historic Interest; and Areas of Special Character.

- 8.92 Policy 73 of the Waltham Forest Local Plan LP1 (2024) stipulates that where proposals affect Archaeological Assets and Archaeological Priority Areas, measures are required protect or where appropriate, better reveal remains of archaeological importance by ensuring acceptable methods are considered.

Built Heritage

- 8.93 There are no listed buildings, designated or undesignated heritage assets within the site or the immediate surrounding area. The site does not lie in a Conservation Area. There is 1 Grade II and 15 Grade II listed buildings within a 1km radius of the site. The closest being the Grade II Parish Church of Emmanuel and associated listed buildings approximately 350m north of the site. The Grade II listed Parish Church of St Mary the Virgin is located 950m east of the site.

- 8.94 Townscape and Visual Impact Assessment (TVIA) supporting the application included the following Conservation Areas;

- Thornhill Road Conservation Area, located approximately 800m to the south-east of the Site; and
- Lea Bridge Conservation Area, located approximately 730m to the south-west of the Site.

It is noted that there are some designated and non-designated heritage assets identified in the nearby vicinity, including; Church of the Emmanuel (Grade II), the associated parish hall (Grade II) and war memorial (Grade II). There is no impact to these assets as the proposals are not visible in views that affect these assets. Therefore, the proposals are not considered to cause any harm or impact to the setting of these assets.

- 8.95 View 11 (River Lea towpath - south) is taken from within the Lea Bridge Conservation Area within LB Hackney. View 11 is taken from within the Lea Bridge Conservation Area within LB Hackney, where the proposal is slightly visible in distant views across the distant skyline. However, there is no harm to the setting of the Conservation Area given the proposal contributes to part of the distant skyline and is limited in visibility from this view. The proposal is therefore considered to preserve the setting of the Lea Bridge Conservation Area. Officers consider that, as there is no identified harm, the policy tests relating to substantial and less than substantial harm to designated heritage assets in NPPF paragraph 207 and 208 are not engaged. Additionally, since

there is no identified harm, the balancing act required in relation to non-designated heritage assets in NPPF paragraph 209 is not engaged. The TVIA supporting the application highlights that in the winter, a limited view would be gained of the upper floors of Blocks D and E in the background of the view. The TVIA concludes that the proposal would have very low magnitude of impact on the view.

- 8.96 The GLA highlighted concerns with the amended proposal causing harm to the Lea Bridge Conservation Area, noting that affordable housing comprised a major part of the public benefits outweighing harm arising from the consented scheme, a final balancing of public benefits against harm will be made at the Mayor's decision-making stage. However, Officers conclude that there is no harm to the setting of the Conservation Area given the proposal contributes to part of the distant skyline and is limited in visibility from this view. The proposal is therefore considered to preserve the setting of the Lea Bridge Conservation Area. Nevertheless, it is noted that the proposed amended scheme seeks to provide housing, social infrastructure, environmental improvements, regeneration and public realm improvements.
- 8.97 The proposal is visible in some views where it backdrops the Locally Listed Leyton Borough Council electricity substation, however this is determined to cause no harm to the setting of this Non Designated Heritage Asset (NDHA). The proposals are therefore not considered to cause any harm or impact to the setting of this asset. It is considered that the proposal would not have a negative impact to these as the proposal would not be directly visible from these assets. Therefore, the proposals are not considered to cause any harm or impact to the setting of these assets.
- 8.98 It is therefore considered that, since there is no identified harm, the policy tests relating to substantial and less than substantial harm to designated heritage assets in NPPF paragraph 213 and 214 are not engaged. It is also considered that, since there is no identified harm, the balancing act required in relation to non-designated heritage assets in NPPF is not engaged.
- 8.99 Overall it is considered that the proposed development would not have any detrimental impact on heritage assets within the area and therefore is in accordance with Paragraphs – 202 – 221 of the NPPF, Policy HC1 of the London Plan (2019) and Policy 70 of Waltham Forest's Local Plan (2024).

Archaeological

- 8.100 The application site lies within an Archaeological Priority Zone and is crossed by a former exclave of the Parish of Walthamstow known as the "Walthamstow Slip". This route is approximately 4km long and 50-100m wide. The application has been accompanied by a statement from the applicant's archaeological consultant. The applicant's consultant identify that the modifications to Block footprints made as part of the application would have no material impact on the archaeology of the site.

- 8.101 In summary it is noted that the previous findings identified no assets of archaeological significance within the site boundary. This can be mostly attributed to the site's former use as a gasworks where wholesale ground disturbance and removal of the original soil profile has occurred, which would have removed in their entirety any archaeological deposits had they ever been present. As such, the existing body of data provides a clear understanding of the archaeological value of the site; which is negligible
- 8.102 The Greater London Archaeological Advisory Service (GLAAS) raised no objections to the information supporting the application which demonstrates there remain no on-going archaeological interest in the site. On this basis GLAAS recommended that no further assessment or conditions are necessary.
- 8.103 The application is considered to be in accordance with Section 16 of the NPPF (2023). Policy HC1 of the London Plan (2019) and Policy 73 Waltham Forest's Local Plan (2024).

E. IMPACT ON RESIDENTIAL AMENITY

- 8.104 Policy D6 of the London Plan states that the design of development proposals should respect daylight and sunlight to surrounding residential dwellings with an appropriate approach to the context of the site, while minimising overshadowing and maximising the usability of outside amenity space. In addition to this, Policy 57 of the Waltham Forest Local Plan LP1 (2024) highlights that development should respect the amenity of neighbours by avoiding loss of daylight and sunlight.
- 8.105 The BRE report 'Site layout planning for daylight and sunlight – A guide for good practice' has been updated and a new version was published in June 2022. The submitted 'Sunlight, Daylight and Overshadowing Report' dated July 2022 therefore reflects the new version and considers how the new 'Climate Based Daylight Modelling (CBDM) methodology, which is based on British Standard 'Daylight in Buildings' (BS EN17037), supersedes the previous 'Average Daylight Factor' (ADF) methodology. As noted, the new methodology is more complex and has targets that are generally more difficult to achieve in an urban context, as it uses more accurate sky models that simulate the movement of the sun throughout the day and takes into consideration weather conditions and the orientation of windows. With regards to recommendations for indoor lighting levels (Lux) under the UK National Annex, the recommendations of 100 Lux in bedrooms, 150 Lux in living rooms and 200 Lux in kitchens are considered appropriate as median illuminances to be achieved. The BRE guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted with some flexibility. The acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of a number of planning considerations.

- 8.106 The BRE guidance states that flexibility should be provided when reviewing the extent of compliance achieved by a proposed development. These parameters are predominantly designed for a low density sub-urban built environment and therefore achieving full compliance in an area with tall buildings will always be difficult.
- 8.107 The Mayor's Housing SPG (2016) paragraph 1.3.45 states "An appropriate degree of flexibility needs to be applied when using the BRE guidelines to assess daylight and sunlight impacts of new developments on surrounding properties as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible location. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."
- 8.108 Section 6 and accompanying appendices of the Environmental Statement Addendum document supporting the application includes the daylight and sunlight assessment. BRE Guidance provides two primary methods for assessing daylight for existing residential accommodation that are applicable for this assessment: Vertical Sky Component (VSC) and No Sky-Line Contour (NSC) methods.
- 8.109 VSC is a measure of the amount of light falling on a window and it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed vertical wall. The target value recommended is 27% but this is not to be strictly applied if the VSC for a window is less than 27% and is less than 0.8 times its former value. The NSC method measures the distribution of daylight within a room and maps out the region within a room where light can penetrate directly from the sky. After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development. The VSC quantifies the amount of the sky visible from the centre point of the window face, whereas the NSC assessment quantifies the room area from which the sky is visible from desk height.
- 8.110 In addition to this, the VSC targets between 15% and 18% remain an appropriate benchmark for the urban location. The guidance allows different target values in cases where there is densification and high-rise buildings form part of the surrounding context of a site. Where balconies or walkways are present, the report provides two sets of VSC figures (one with obstruction in place and one with the effect removed from the calculations).
- 8.111 Annual Probable Sunlight Hours (APSH) gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight Amenity is measured in terms of Annual Probable Sunlight Hours (APSH). Any windows that face within 90 degrees of due north

will be annotated as such within the analysis results. This method of assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

8.112 The method for assessing sun on the ground is the 'sun-on-ground indicator'. The BRE Guidance suggests that the Spring Equinox (March 21st) is a suitable date for the assessment. The BRE Guidance suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and year. This can be done by using the sun on the ground indicator in reverse. The BRE Report also recommends a review of the surrounding external amenity spaces such as gardens, parks or playgrounds. The analysis should confirm whether at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. Alternatively, if an existing garden or amenity space remains no less than 0.8 times its former value, then the loss of light to this space is unlikely to be noticeable. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least two hours of direct sunlight on 21st March.

8.113 The assessment for overshadowing was mapped for the following three key dates in the year:

- 21st March (Spring Equinox);
- 21st June (Summer Solstice); and
- 21st December (Winter Solstice).

A total of 29 sperate existing amenity spaces were considered in the overshadowing assessment which also include the Leyton Jubilee Park areas directly south of the application site and the Lammas Scholl playing fields.

8.114 The VSC and NSC assessments indicate that there would be no noticeable change in the levels of daylight to the following properties:

- 62-76 Perth Road
- 2-92 Clementina Road

8.115 The baseline VSC assessment, shows that in the existing situation over half (55%) of windows already do not meet the required target for absolute VSC. This is due to the majority of windows that were deemed relevant for this assessment, are found within the rear extensions of the properties. These windows are naturally constrained in their outlook, often facing directly and in close proximity to the neighbouring properties. This arrangement therefore results in lower VSC levels. The results of the NSC assessment, demonstrate

that the vast majority of rooms (i.e. 72%) meet the targets of 80% of the room enjoying a view of the sky at the working plane. The analysis highlights that there is no noticeable alteration in the VSC or NSC assessments.

- 8.116 The baseline APSH assessment results reveal that a large portion of rooms (i.e. 78%) do meet the required targets. A number of properties (i.e. 22%) do experience low levels of sunlight within the existing scenario. The analysis highlights that the orientation of the rear additions to these the properties to the north of the site create a scenario of constrained windows.
- 8.117 The results of the baseline sunlight amenity assessment for surrounding amenity areas remain unchanged with those set out in the ES approved as part of planning permission Ref: 232678. Of the 29 amenity areas assessed, 28 continue to meet the BRE Guidance target of at least 50% of the area receiving two hours of direct sunlight on March 21st. It is noted that 74 Perth Road would experience a shortfall by achieving 41.6% coverage. It has been identified that this is a result of a high wall along the southern boundary of the garden. In this case, the area does not see any loss in area achieving 2 hours of sun as such, No.74 Perth Road is regarded as fully compliant with BRE guidance.
- 8.118 No. 38 Clementina Road includes an overhanging awning to the rear of the property. This awning is a self-limiting feature which reduces the daylight potential of the windows and rooms below. There is no planning permission at the property for a permanent structure, so it has been assumed that this is temporary or retractable. As such, this awning has been included within the assessment as a worst-case assumption. This has resulted in low levels of VSC in the existing scenario, where the overhung windows (W7 and W8) achieve only 5.5% and 7.4% VSC respectively. The results in this instance do not demonstrate any substantial changes when considering the existing scenario versus the proposed relationship.

No. 2 Clementina Road

- 8.119 With the development in place, 3 (50%) windows out of the 6 within the property would not experience a notable change in VSC. The remaining 3 windows, would experience minor adverse effects as a result of the proposal. The windows in question serve two bedrooms on the ground floor.
- 8.220 The deviations within W7 and W8 are driven by the underdeveloped nature of the site in the baseline scenario. This has resulted in unusually high levels of daylight in the existing scenario. Therefore, this receptor is more susceptible to higher proportional reductions, whilst still retaining good levels of daylight for an urban context (26% VSC).
- 8.221 The remaining window, W1, also serves a bedroom, however this window is located between the rear projecting wing of the building, and its neighbour, effectively tunnelling the window and limiting the daylight potential.

8.222 However, the NSC assessment shows that all rooms within the property would comply with the BRE Guidance.

4 Clementina Road

8.223 It is noted that 3 windows out of the 4 within the property would not experience a notable change in VSC. The affected window would experience minor adverse effects as a result of the development and serves a bedroom on the first floor, tunnelled between the two rear projecting wings. The window still retains good levels of daylight for an urban context retaining 19.6% VSC. Furthermore, the NSC assessment reveals that all rooms within the property show full compliance with the BRE Guidance.

8 Clementina Road

8.224 This property would see 4 windows out 6 that would experience minor adverse effects as a result of the development (26% VSC). Both windows serve a bedroom on the ground floor and are located at the end of the rear projecting wing. These deviations are caused by the underdeveloped nature of the site. This has resulted in unusually high levels of daylight in the existing scenario, and this receptor is more susceptible to higher proportional reductions. Furthermore, the results of the NSC assessment show that all rooms within the property show full compliance with the BRE Guidance.

10 Clementina Road

8.225 The 3 windows that would see changes serve the same bedroom on the ground floor. This presents one less compliant window compared to the ES linked to planning permission Ref: 232678. The affected windows (W7 and W8) would retain 26.5% VSC respectively and the NSC levels would be compliant. This has resulted in unusually high levels of daylight in the baseline scenario. Therefore, this receptor is more susceptible to higher proportional reductions. W1, also serves a bedroom. However, this window is located between the rear projecting wing of the building, and its neighbour, effectively tunnelling the window and limiting the daylight potential. This is highlighted by the lower existing daylight levels. This makes the window more sensitive to change, resulting in larger proportional reductions.

16 Clementina Road

8.226 With the development in place 4 windows would see minor effects but the VSC and NSC levels would comply with the BRE Guidance.

20 Clementina Road

8.227 The 4 windows that would see change is as a result of the unusually high levels of daylight in the existing scenario. Therefore, this receptor is more susceptible to higher proportional reductions, whilst still retaining good levels of daylight for an urban context i.e. 26.5% VSC and NSC levels would be acceptable.

22 Clementina Road

8.228 The assessment supporting the application reveals that 4 windows would experience minor impacts but this is due to existing high levels of daylight in the existing scenario therefore there are higher proportional reductions. However, both affected windows (i.e. W7 + W8) would still retain 26% and 26.8% VSC and the NSC assessment demonstrates compliance.

28 Clementina Road

8.229 With the development in place 4 windows out of 6 would experience notable change in VSC. Windows W1 and W2 of this property would see changes when compared to the existing relationship however these subject windows would retain 26.7% VSC. The results of the NSC assessment show that all rooms within the property show full compliance with the BRE Guidance.

30 Clementina Road

8.330 The affected windows (i.e. W7 and W8) would maintain a VSC level 26.8% or above the 0.8 ratio and the NSC assessment highlights no notable change, as set out in paragraph 6.7.2 of the ES Addendum analysis.

36 Clementina Road

8.331 In this case, 5 windows out of the 6 within the property would not experience a notable change in VSC. Window (W2) serves a same ground floor bedroom which is situated at the rear of the property directly overlooking the Site. This deviation is caused by its underdeveloped nature resulting in unusually high levels of daylight in the baseline scenario. Therefore, this receptor is more susceptible to higher proportional reductions, whilst still retaining good levels of daylight for an urban context. The affected window will retain at least 26.8% VSC in absolute terms and serves a room benefitting from a window which retains 27% VSC.

38 Clementina Road

8.332 This property has an overhanging awning attached to the rear of the property, which is located over one of the primary windows. This awning has been included within the assessment as a worst-case assumption. With the development in place 4 of the 6 windows will see no noticeable change in VSC.

8.333 To demonstrate that the deviations seen within these windows are driven by the awning, an additional assessment with the awning removed has been undertaken. As such, with the awning removed, the results illustrate compliance with the BRE targets, with both windows (W7 and W8) showing retained levels of at least 27.7% VSC. This demonstrates that the self-limiting nature of the awning is the key driver of the deviations. The results of the NSC assessment show that all three of the rooms assessed would see no noticeable effect.

44 Clementina Road

8.334 With the development in place, 5 windows out of 6 within the property would not experience a notable change in VSC. The window serves a ground floor bedroom (R1). These deviations are caused by the underdeveloped nature of the site, resulting in unusually high levels of daylight in the baseline scenario. Therefore, this receptor is susceptible to higher proportional reductions, whilst still retaining good levels of daylight for an urban context. This is highlighted by the deviating window (W1) retaining 25.8% VSC. The results of the NSC assessment show that all rooms within the property show full compliance with the BRE Guidance.

Sunlight Assessment:

8.335 The APSH assessment indicates that all main living spaces facing within 90° degrees of due south with the properties considered within the assessment will see no noticeable change in sunlight levels with the development in place.

Overshadowing:

8.336 The results of the sunlight amenity assessment show that all 29 amenity areas surrounding the development will show full compliance with the targets set by the BRE Guidance. These amenity spaces will see at least two hours of direct sunlight over at 50% of the area or show less than a 20% reduction from the existing scenario. The development will cause additional levels of shadowing on March 21st and, where not confined to the site, the shadows will pass quickly across neighbouring amenity areas. Throughout the day the shadows cast generally last for no more than two hours before moving on. The properties to the north of the Site on Clementina Road will experience some additional overshadowing to the gardens intermittently, between 8:00am to 12:00pm. The gardens on Perth Road do not experience any overshadowing during March 21st.

Summary:

8.337 The Daylight and Sunlight Report supporting the application was further assessed by an independent third party consultant (i.e Rapleys) on behalf of Local Planning Authority. It was confirmed that the analysis follows the latest guidelines and calculation methodology from the BRE Guidance (the BRE Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2022), which is appropriate. The scope of receptors is considered sufficient and reasonable. The scheme is set back to the south of the neighbouring properties by enough distance to allow sufficient, retained amenity to permeate those receptors, whereby loss or lower levels of daylight and sunlight would have minimal perceived impact.

8.338 It was concluded by Rapleys that the development will not reduce neighbouring receptors light levels to a point for it to be detrimental. Whilst there will be some reductions, most are insubstantial and should not cause harm to future use and enjoyment for the neighbouring occupiers. The BRE guidance states that flexibility should be provided when reviewing the extent

of compliance achieved by a proposed development. These parameters are predominantly designed for a high density, sub-urban built environment.

- 8.339 It was concluded as part of the assessment that the daylight and sunlight results demonstrate a high level of compliance, given the scale of the development. Furthermore, the development preserves daylight and sunlight levels to the neighbouring properties for it to be considered acceptable. The site benefits from planning permission and the results for the proposed demonstrate a similar compliance level and effect on neighbouring receptors. It is noted that the proposal would see small reductions but these should not cause harm to the current use and enjoyment of the neighbouring occupiers.
- 8.340 Considering all the above, the proposal would not result in significant reductions to levels of daylight and sunlight received by neighbouring properties to a degree that would amount to reasons for refusal. Particularly, on the balance of justifications for each of the assumed shortfalls. Overall, on a compliance basis, the proposed levels of daylight and sunlight are reasonable and will provide a large number of well daylighted and sunlit homes. In addition to this, the site benefits from an existing planning consent where the precedent and acceptability of the reduction has already been set.

Privacy and Overlooking

- 8.341 Policy D9 of the London Plan states that where the edges of the site are adjacent to buildings of significantly lower height or parks and other open spaces there should be an appropriate transition in scale between the tall building and its surrounding context to protect amenity or privacy.
- 8.342 Policy 57 of the Waltham Forest Local Plan LP1 (2024) highlights that new developments should respect the amenity of existing and future occupiers and neighbours by avoiding any harmful impacts from overlooking or enclosure and loss of privacy.
- 8.343 The neighbouring property north of Block A 74-76 Perth Road contains no windows along the southern flank elevation. The north western portion of Block A would contain windows that would be approximately 20m from the rear boundary of this property. Officers consider this to be sufficient distance to ensure a suitable relationship is achieved with this neighbouring property. Furthermore this relationship would be similar to that of a previous consents on site.
- 8.344 Block G would be located approximately 28m from the rear elevation of No. 4 Clementina Road and would be approximately 20m from the rear boundary of this property. This relationship is considered suitable and given the overall separation distances achieved no harmful overlooking would occur. Block H would now be removed from the scheme. In addition to this, Blocks I and J would maintain a suitable relationship with the neighbouring residential properties to the north of the site.

8.345 It is considered that the separation distances between the proposed building and existing properties, as set out above, would preserve privacy levels to existing properties and achieve adequate privacy in accordance with Policy D9 of the London Plan and Policy 57 of the Waltham Forest Local Plan LP1 (2024).

F. STANDARD OF ACCOMODATION

8.346 Policy D6 of the London Plan sets out housing quality and standard design specifications for new developments. Including internal rooms sizes, dual aspect, built in storage. London Plan Policy D6 provides more extensive quantitative and qualitative internal space standards and specifically seeks design that maximises dual-aspect homes and provides sufficient daylight and sunlight. Policy D6 of London Plan sets out standards for housing quality. It requires new homes to be of high quality design and provide adequately sized rooms with comfortable and functional layouts.

8.347 Policy D6 requires new housing developments to maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Policy D6 of London Plan sets out minimum floorspace requirements . It also requires single bedrooms to have a floor area of at least 7.5sqm and be at least 2.15m wide. A double or twin bedroom must have a floor area of at least 11.5sqm, with at least one of the double bedrooms at 2.75m wide, and the remaining double bedrooms at 2.55m wide. Policy D6 further highlights that minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

8.348 Policy 56 of the Waltham Forest Local Plan LP1 (2024) requires developments to meet the prescribed minimum internal space standards as per the standards of Policy D6 of the London Plan. In addition to this, Policy 56 of the Local Plan further highlights that all housing design should maximise the provision of dual aspect dwellings and avoid the provision of single aspect dwellings wherever possible. It is also noted that the draft measures set out by the GLA within the draft Support for Housing London Plan Guidance is seeking to apply flexibilities towards the provision of single aspect dwellings and the number of units per core on each floor.

8.349 An accommodation schedule is provided with the application demonstrating that the proposed homes would meet the required internal space standards. The Design and Access Statement supporting the application includes further details of the proposed unit types that would occupy the development. The scheme will provide adequate sized rooms with comfortable and functional layouts in accordance with London Plan D6. Therefore the proposed development would be of high quality design and provides adequately-sized homes with comfortable and functional layouts, compliant with London Plan Policy D6 Table 3.1, London Plan Guidance ('LPG') 'Housing Design Standards' (June 2023). Each of the nine blocks has its own core and entrance lobby. The ground floor also contains residential ancillary functions such as refuse, recycling, and cycle storage.

- 8.350 A total of 60% of all homes (460 flats) have a dual or in some instances triple aspect. The development seeks to optimise dual aspect orientation design initiatives whilst considering suitable levels of outlook for occupiers. The rationalisation of the buildings has resulted in a more standardised floor plans, which are considered to be acceptable in design terms. The cores are well organised and the apartments are also efficiently laid out with balconies adjoining living/kitchen/dining Spaces.
- 8.351 The details submitted with the application demonstrate that the single aspect units will still be of high quality living space with adequate passive ventilation, daylight and privacy, that will avoid overheating and have a good outlook/aspect for any future residents. As such, these homes are considered to be appropriate exceptional circumstances upon which single aspect units would be considered as appropriate by the LPG Housing Design Standards (June 2023). The proposed development has sought to maximise the provision of dual aspect dwellings, avoiding the provision of single aspect dwellings where possible.
- 8.352 In summary, officers consider that the proposed homes would provide an acceptable level of internal amenity for future residents. The proposed development would meet the objectives of all relevant policies through the provision of generally high-quality internal environments. As a result, the proposal would satisfy the objectives set out in Policy D6 of the London Plan and Policy 56 of the Local Plan.

Amenity Space

- 8.352 London Plan Policy D6 requires the design of outside spaces to minimise overshadowing to maximise their usability. Table 3.2 sets out that communal outside amenity space should provide sufficient space to meet the requirements of the number of residents; be designed to be easily accessed from all related dwellings; be located to be appreciated from the inside; be positioned to allow overlooking; be designed to support an appropriate balance of informal social activity and play opportunities for various age groups; and meet the changing and diverse needs of different occupiers.
- 8.353 Policy 56 of the Waltham Forest Local Plan LP1 (2024) sets out better aligned quantitative space with the current expectations from developments. It seeks a minimum of 50 sqm of private external amenity space for all houses, and a minimum of 10 sqm of external amenity space for all flats, increasing by 1 sqm for each additional resident in homes containing three or more bedrooms. As with the adopted standards, external amenity space for flats can be private or communal, provided that an individual flat has an element of private external amenity space measuring at least 3 square metres in size.
- 8.354 The proposal ensures that all homes proposed have access to private amenity space via a balcony or terrace. In addition to this, the development offers communal amenity space via courtyard garden areas, shared outside space and roof gardens. The development is supported by an extensive array of

private amenity space provided by balconies, terraces, and communal garden / courtyard. This amounts to approximately 5,247 sqm. Blocks B and G would contain roof gardens for the residents of these Blocks. The roof terraces previously proposed on Block I and Block J within the extant permission have been removed as part of the current application. The revised scheme delivers a much greater benefit to amenity space across the site through the removal of Block H.

- 8.355 Additionally, the development proposes 10,314sqm of public open space and communal amenity space. A public square and open space would be created at the north western and northern portions of the site whilst leading from Clementina Road. The landscape strategy is designed to promote community engagement with the use of numerous areas of space that would provide residents with opportunities to socialise, relax and play. The shared space and landscape strategy would provide a new public route through the site leading to the south of the site and onto Leyton Jubilee Park.
- 8.356 The proposed private outside space is practical in terms of its shape and utility, and care has been taken to ensure the space offers good amenity for residents.

Play Space

- 8.357 London Plan Policy S4 seeks to ensure that development proposals should include suitable provision for play and recreation and incorporate good-quality accessible play provision for all ages, of at least 10sqm per child.
- 8.358 Policy 56 of the Waltham Forest Local Plan LP1 (2024) states a minimum of 10sqm of play space should be provided as per child (as per the London Plan and the Mayor's Providing for Children and Young People's Play and Informal Recreation SPD).
- 8.359 Provision has been made for dedicated play space across the scheme. These areas offer of a combination of formal and informal playable space. Using the 'SPG play space requirement calculator' which allocates a GLA benchmark of 10sqm of dedicated play space per child, a total of 3,129m² play space is required. If the development secures 20% Affordable Housing provision the required playspace provision would be 3,245sqm, Therefore, if the development secures affordable housing any uplift in playspace provision would be secured via planning Condition 44.
- 8.360 The scheme provides various areas of play throughout the landscape strategy for children aged between 0-4 years and 5-11 totalling to 3,129sqm. This would equate to 1,843sqm allocated to ages 0-4 years and 1,286sqm for ages 5-11, whilst comprising of 1,881sqm formal playspace and 1,248sqm informal playspace. The play space provision has been made across the scheme.
- 8.361 Clementina Square located next to Block A would provide multiple play spaces for both 0-4 and 5-11. The primary play hub is retained in the north of the

Square, surfaced with wet-pour safety surfacing is located to the north of the space. A secondary lawn area with a play mound, allows for a more versatile and natural play experience. The area of open space that would replace Block H would contain two major play spaces with natural timber play equipment for 5-11 year olds whilst around it, smaller informal play zones would be included. The southern portions of the site leading to Orient Way would incorporate a series of recreational areas tailored for older children and teenagers. The roof terraces located at Blocks B and G would include play space features.

8.362 As such, officers consider that the proposed development would provide suitable amenity and play space provision for future residents, subject to planning conditions and obligations.

Accessible Homes

8.363 London Plan Policy D5 requires an inclusive design that takes accessibility, diversity, and the need for social interaction into account. It requires inclusive design, including fire evacuation lifts for people requiring level access in all proposed developments with lifts. Policy D7 requires that at least 10% of relevant new homes meet Building Regulation requirement M4(3) for wheelchair-user dwellings, with the remainder meeting requirement M4(2) for accessible and adaptable dwellings. Policy 16 of Waltham Forest Local Plan LP1 (2024) include similar requirements as per Policy D7 of the London Plan.

8.364 The proposal would incorporate the following accessible home tenure mix:

	1 Bed	2 Bed	3 Bed	Total
Private	67	10	0	77 (10% of total homes)

All housing would be designed Building Regulations Approved Document M4 Category 2 standards 2016. In addition to this, 10% of homes would be designed in accordance with Part M4 Category 3 Standard 2016 and would be fully wheelchair accessible. The proposal would result in a total of 77 wheelchair homes distributed amongst Blocks C, D, G, I and J. These homes have been designed in accordance with Part M4 Category 3 Standard 2016 and will be fully wheelchair accessible. The Design and Access Statement supporting the application includes samples of typical unit layouts to demonstrate how these homes would meet the requirements under Approved Document Part M4 (2).

8.365 The proposal seeks to incorporate a strategy that is clearly structured public realm and shared surface environment designed to conform to the requirements of Part M3 of Building Regulations. Nursery, Gym, Concierge and NHS / Health Centre Level access is provided to the Nursery, Gym, Concierge and Health Centre spaces to ensure they are accessible to all.

- 8.366 All of the bin stores in the buildings with Category 3 wheelchair user units will be provided with 2 x 240 litre wheelie bins, one for general waste and the other for dry recyclable waste which will be labelled that they are the use of wheelchair users only. To cater for these wheelchair users accessing these bins stores to deposit waste, the bin stores will be provided with 2 x 240 litre wheelie bins, one for general waste and the other for dry recyclable waste which will be labelled that they are the use of wheelchair users only.
- 8.367 The proposed layouts of the wheelchair units have been independently assessed by a third party on behalf of the LPA. No considerable concerns were raised and the detailed elements could be confirmed via planning Condition 43.

Sunlight, Daylight and Overshadowing

- 8.368 An Internal Daylight and Sunlight Report supports the application using the BRE 2022 guidance to analysis the proposed development. The guidance provides two methodologies for assessing the internal daylight amenity to new residential properties. These assessment methods are known as 'Daylight Illuminance' or 'Daylight Factor'.
- 8.369 The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year.
- 8.370 The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.¹ The targets set out within the national annex are as follows:
- Bedrooms – 100 Lux
 - Living Rooms – 150 Lux
 - Kitchens – 200 Lux
- 8.371 The guidance notes that discretion should be used and, for example, a target of 150 Lux may be appropriate in a Living / Kitchen / Dining Room within a modern flatted development where the kitchens are not 'habitable' space and small separate kitchens are to be avoided.
- 8.372 The daylight factor is a ratio between internal and external illuminance expressed as a percentage. The calculation uses the CIE (International Commission on Illumination) overcast sky model and is independent of orientation and location. The daylight factor targets are to be achieved over at least 50% of the room assessment grid and are expressed as a median figure. For London these median daylight factor targets are:
- Bedrooms – 0.7%
 - Living Rooms – 1.1%
 - Kitchens – 1.4%

- 8.373 For multi-purpose living / kitchen / diner arrangements the higher 'kitchen' targets can be difficult to achieve due to the depth of internal space. In such cases, it is generally accepted that the 1.5% target for living rooms be used instead as this represents the predominant use of the space.
- 8.374 The assessment of sunlight within the proposed new dwellings has been undertaken using the Sunlight Exposure test set out within the guidance. In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN17037 recommendation that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE guide suggests that at least 50% should receive two hours of direct sunlight on 21st March.
- 8.375 The results of the daylight assessments show 1785 (86%) out of the 2064 habitable rooms will meet the daylight illuminance target. Where deviations occur, they are typically minor deviations, with 141 rooms achieving within 30% of the room use target. Of the rooms falling below the recommended targets, 149 are deeper spaces such as studios and combined living / kitchen / dining spaces. These are deep plan spaces with generous dining and kitchen areas. Whilst the depth of the spaces reduces the level of light achieved over 50% of the assessment grid the main living areas closest to the windows of these spaces will enjoy higher daylight levels. In addition to the main living spaces presenting typically larger and deeper units are also located beneath or behind balconies. These balconies provide important external amenity to the apartments, but also cause obstruction to daylight. The private amenity space provides further benefits to potential residents of the scheme.
- 8.376 In addition to these living spaces, 85 of the remaining rooms are bedrooms. As bedrooms these spaces are considered to be less sensitive such that the lower levels to these spaces are considered to be acceptable. The remaining 41 rooms are standalone kitchens, of which 21 achieve at least 150 lux, which is the recommended target for a living room. Where a standalone kitchen presents a deviation, the BRE notes that it should be directly linked to a well-lit living room. In this case, 37 of the 41 deviating kitchens is linked to a well-lit living room.
- 8.377 In respect of direct sunlight, the target is for units to achieve at least 1.5 hours of direct sunlight on March 21st. The analysis shows the sunlight target is achieved in 448 (58%) of the main living spaces. For the dwellings that do not have a living space that meets the target, 39 have another habitable room that does achieve this on March 21st. Therefore, 487 dwellings have at least one habitable room that meets the BRE criteria. This would result in reduction from the 75% achieved in the 2024 Consented Scheme, however these additional deviations are driven by the rationalisation of the shape and orientation of Blocks D and E. There are some units which do not meet the target, and typically these are located in rooms which have windows located beneath external balconies.

- 8.378 Overall, the results indicate that 86% of all habitable rooms show full compliance with the 2022 BRE Guidance. The Sunlight Exposure test highlights that 63% of units meet the BRE Guidance recommendations for sunlight.
- 8.379 The report was further reviewed by an independent third party consultant on behalf of the LPA (i.e. Rapleys). It was confirmed that the methodology and metrics used are deemed appropriate and acceptable. The room areas applied are correct, and specifically those deeper LKD's or main living spaces with kitchens at the rear, include the whole room, which is appropriate, whilst the application of a lower target of 150 lux over 50% of the area applied is fair and in line with BRE recommendations.
- 8.380 The layouts where possible, place core areas/stairwells centrally on north facing parts of the structure which helps minimise single aspect, north facing units/rooms. Where units are placed on north facing sides, which is necessary to make sensible use of a development, main living areas have been positioned at the corners to allow for dual aspect.
- 8.381 For Daylight Illuminance the scheme overall has improved by a single percent but bearing in mind this design has an increased 127 homes/units included. Daylight Illuminance overall shows a very good level of performance with a target compliance encompassing all rooms of 86%. Given the scale and massing of the proposed development, it is somewhat inevitable that deviations against BRE recommendations will occur.
- 8.382 Studio units are the worst performing rooms with the inclusion of deep rooms and balcony obstructions, this is reflected in the results for these units. Concerns were raised in relation to certain units situated within Block C on the lower levels, in particular first to third floors. It is noted that the subject studio units from first to third floor at Block C contain projecting balconies to offer private amenity space for future occupiers. As such, by providing solid overhanging balconies to serve as private amenity space for future occupiers, this will have a knock-on effect of reduced daylight potential to the units set beneath the overhangs. Private outdoor amenity spaces can be equally beneficial to occupants and the amenity benefits associated with the balconies can offset any reduced level of daylight. Therefore, on balance this is not a reason to refuse the application.
- 8.383 Sunlight has been assessed to 770 units using Sunlight Exposure where the minimum target is 1.5 hours of direct sunlight to at least one room per unit, preferably a main living space, nominally taken on 21st March. Given the scale and massing of the proposed development, it is somewhat inevitable that deviations against BRE recommendations will occur.
- 8.384 The development for its scale and massing demonstrates a high level of compliance albeit there are instances where rooms and units will deviate from BRE recommendations. Given the scale and massing of the proposed

development, it is inevitable that deviations against BRE recommendations and alternative targeting will occur.

- 8.385 As part of the assessment the third party consultant notes that there are a instances where the development would not meet BRE Guidance due to other site related factors like the inclusion of self-injurious building features i.e. balconies. As a result there is always an offset between having private amenity and levels of daylight within a room and therefore the benefit of private amenity needs to be considered. Using light internal finishes for the areas with the reduced daylight may provide some mitigation and improve the internal daylight. Whilst it is not ideal to have reduced daylight to proposed rooms, given the scale of the development it is inevitable. For the private units an incoming purchaser will therefore make a decision on whether they believe a unit receives sufficient daylight and sunlight.
- 8.386 The BRE guidance states that flexibility should be provided when reviewing the extent of compliance achieved by a proposed development. These parameters are predominantly designed for a low density sub-urban built environment and therefore achieving full compliance in an area with tall buildings will always be difficult. In these areas of deviations, as part of mitigation pale coloured internal finishes can be applied, this will allow for greater reflectance of natural light making the rooms more inviting
- 8.387 Overall, the results have reveal that 86% of all habitable rooms show full compliance with the 2022 BRE Guidance regarding Illuminance and Daylight Factor tests. The assessment of sunlight within the proposed new dwellings has been undertaken using the Sunlight Exposure test set out within the guidance. The results have shown that 63% of units meet the 2022 BRE Guidance. The main driver of these reduced daylight areas is caused by balconies and consequently there will be an offset between providing private amenity and meet BRE recommendations and the overall standard of accommodation should be considered. On a compliance basis, the proposed levels of daylight and sunlight are reasonable and will provide a large number of well daylit and sunlit homes.

Sunlight to Gardens and Outdoor Spaces

- 8.388 The provision of sunlight to open spaces should be assessed using the Sunlight Amenity test (previously called the two hour sun-on-ground test). This test quantifies at the proportion of an open space that receives at least two hours of direct sunlight on the 21st March. For an open space to be considered well sunlit throughout the year, the BRE guide suggests that at least 50% should receive two hours of direct sunlight on 21st March.
- 8.389 The assessment considers 8 areas of external amenity space provided within the development, along the ground floor and roof top spaces. The results demonstrate that all of the proposed amenity areas will receive at least two hours of sunlight across more than 50% of their area on 21st March. The results of the assessment supporting the application illustrate that all proposed

amenity areas would receive at least two hours of sunlight across more than 50% of their area on 21st March. As such, the BRE guidelines would be fully satisfied.

G. SECURE BY DESIGN

- 8.390 Policy D11 of the London Plan sets out requirements for all new developments to design out crime and incorporate an acceptable level of safety and security measures and ensure development is resilient to emergency.
- 8.391 Policy 58 of the Waltham Forest Local Plan LP1 (2024) developments should minimise opportunities for criminal behaviour by requiring all forms of new development to incorporate Designing out Crime and Secured by Design principles, and requiring all major development to seek to achieve for Secured By Design accreditation via the Secured by Design scheme. Promote safer streets and public realm improvements throughout the borough, where necessary in liaison with the Metropolitan Police Designing Out Crime Officers.
- 8.392 The Design Out Crime Officer (Metropolitan Police) was consulted during the course of the application identifying no issues with the proposed changes to the original consent. Boundary details would be secured via the landscape condition and can be discussed in detail during the SBD Certificate process. The landscape strategy is seeking to ensure the development is an inviting place to visit and live, as such the use of hard boundary treatments would prevent this objective. Details of any final enclosures/gates/fences to achieve this can be conditioned. In respect of the nursery provision safeguarding, once an operator is in place a plan for safeguarding and privacy would be implemented.
- 8.393 In all cases across the development, all external commercial uses (Health use & Nursery) have independent bin and cycle stores. Officers considered this layout to be appropriate for future occupiers on site. Access points to Jubilee Park would include a mixture of 1.2m and 1.8m railings to allow for suitable permeability. To ensure safety is maintained these gates would be closed between the hours of 20:00-08:00 and this was agreed as part of the s106 associated with the recent planning permission Ref:232678. The additional boundary treatment to good floor units is suitable, allowing for good levels of outlook and provides wind mitigation measures to the private communal space.
- 8.394 The bridges are over swales which form part of the flood mitigation for the site. These therefore cannot be infilled and Officers are satisfied with this approach to ensure the flow of surface water is not impeded. All parking spaces have good levels of surveillance which would reduce any potential activity. Finalised details of lighting and CCTV locations would be secured via planning conditions. The levels of seating throughout the site provides opportunities for residents and nearby local residents to experience the enhanced landscaping features throughout the site and therefore Officers consider these features as

benefits to the development. All blocks will be separate and have access controlled fobs. All bin stores and bike stores would be fob controlled for the residents of the individual blocks only.

- 8.395 Overall the principle of the layout and security measures of the development are acceptable in principle subject to finalised details are secured via planning conditions.

H. TRANSPORT, HIGHWAYS AND SERVICING

- 8.396 Policy T2 seeks the 'Healthy Streets' approach, and Policy T4 requires the submission of transport assessments for relevant proposals and appropriate mitigation to address any impacts. The application included said documents which were reviewed by the Council's highways and transport policy officers.
- 8.397 Policy 63 of the Waltham Forest Local Plan LP1 (2024) states that all new development will be expected to support a shift to active transport modes and encourage an increase in walking and cycling. Proposals should improve pedestrian environment and contribute and support the delivery of high quality and safe strategic or local cycle networks.
- 8.398 The site is within walking distance of a number of local amenities that are likely to serve the day to day needs of the residents. Orient Way is located to the west of the site and would be the main vehicular access to the proposed development. Given the low on-site car parking provision, the proposed development is expected to primarily generate trips by public transport or active modes of travel.
- 8.399 The site is within walking distance of a number of bus services. Bus stops LM and LE are located on Lea Bridge Road. Bus stops CC and CU are located on Church Street, within a 950m walk (10-12 minute walk) to the east of the site. They are served by bus route number 58 and 158. Lea Bridge Rail Station is located approximately 550m (5-7 minute walk) to the northwest of the site and can be accessed from Lea Bridge Road. The station is served by Greater Anglian and provides access to Stratford, Meridian Water, Broxbourne and Hertford East. The station provides 4 northbound services and 4 southbound services in the AM peak and 4 northbound services and 3 southbound services in the PM peak.
- 8.400 The roads surrounding the site are located within CPZ LBR which operates from Monday to Saturday between 08:00-18:30. CPZ MD and TR are located to the east of the site and enforce the same restriction period as zone LBR. The development site has a PTAL rating of 2.
- 8.401 As part of the original planning consent on site (i.e. Ref: 201329), the proposed main vehicle access on Orient Way, to the south west of the site, was implemented. This will provide access to all vehicles travelling to and from the development.

Internal Road Network Layout

- 8.402 The internal site road alongside the western boundary is relatively straight and the level of traffic movement is expected to be low because of the limited parking provision on site, there is potential for drivers to travel at inappropriate speeds on the internal road. To avoid excessive vehicle speeds and maintain a safe environment for cyclists and pedestrians' traffic calming measures will be introduced. This will include several raised tables on the permitter road which will complement signage indicating a maximum speed of 15mph.
- 8.403 The perimeter road varies in width between 4.9m and 7.2m and is designed to moderate vehicle traffic speeds by having relatively narrow short sections of the carriageway which facilitates one-way traffic with a wider section of carriageway nearby which allows for two-way traffic movements. The proposed layout would resemble the that agreed via the current consent on site. The trip generations to the site and low levels of parking would result in low traffic flows within the site. The applicant will be required to demonstrate the internal road layout would be successfully managed via a Stage 2 and 3 Road Safety Audits requested via planning conditions.

Trip Generation

- 8.404 The Transport Assessment supporting the application includes analysis in relation to potential trip generation to the development. To calculate the total number of trips generated from the proposed residential development, the TRICS database has been reviewed to obtain trip rates for the morning and evening peak hours for development of similar size, public transport accessibility and/or low car parking ratio. allocated to the surgery, or patient who maybe dropped-off by a taxi or a family member.
- 8.405 The Transport Assessment supporting the application includes multi-modal trip generation changes associated with the proposed revisions to the development. The proposed residential development is predicted to generate 633 and 414 person trips during the AM and PM peak hours. This would represent an increase of 105 and 66 trips in the AM and PM peak hours when compared to the scheme for approved scheme of 643 units. However, given the car free nature of the development with the exception of proposed blue badge parking spaces the trips will be done via sustainable transport modes including public transport services, cycling and walking.
- 8.406 The trip generation study further highlights that there will be a net increase of 105 total trips to the site during the AM peak hour compared to the previously consented scheme. During the PM peak hour, there will be an increase of 68 trips. Of these trips, 4% will be made by private cars equating to an additional 35 cars during the AM peak and 14 cars during the PM peak period. The additional vehicles generated by the revised scheme are not expected to have a significant impact on the local highway network.
- 8.407 The site is accessible to a total of over 68 bus services in both directions along Lea Bridge Road and approximately 8 rail services per hour operating from

Lea Bridge Station. Therefore, the trips are expected would not have a noticeable impact on the capacity of the network

- 8.408 The revised scheme involves minor changes to both the nursery and health care facilities which will not alter the predicted trip generation set out in the previous consent. It is anticipated that the majority of trips to healthcare use are likely to be made via walking and public transport apart from blue badge holder trips. In addition to this, patients may also be dropped off by taxi or car. It is anticipated that the majority of patient trips are expected to be from residents of new development and residents from the nearby residential properties. Therefore it is likely that the majority of trips would be by walking, with the exception of a few trips which may be by blue badge holders who make use of the disabled bay allocated to the surgery, or patient who may be dropped-off by a taxi or a family member.
- 8.409 Given the relatively small size of the nursery it is anticipated that the majority of trips generated would be undertaken on foot and it is not expected to impact the local area. It has been assumed that 10% of parents will drop-off/pick-up their children by car. The number of staff members expected to be working at these units will also be small and will be required to travel to the site by sustainable forms of transport due to the local parking restrictions. The proposed residential gym provided in Block B is intended to serve residents at the proposed development only, it is envisaged that all trips would be undertaken by foot.
- 8.410 The increase in the number of units from 643 to 770 units will result in an increase in the number of deliveries from 58 to 74 deliveries per day. Therefore, there will be an increase of 16 delivery trips per day which are expected to be spread throughout the day. The additional delivery trips generated by the revised scheme are not expected to have a significant impact on the local highway network given the low parking provision on-site which will limit vehicle movements. Based on standard multi-drop efficiency rates and delivery modes, the estimated number of delivery vehicles accessing the site daily would be approximately 74.
- 8.411 The on-site gym for residents is envisaged to generate occasional deliveries mainly related to cleaning products and replacement gym equipment which may equate to 1 delivery per week. The nursery will also only get a small number of deliveries related to occasional deliveries of cleaning products, equipment for the use of the children, and deliveries of food for the children. This is expected to equate to 2 or 3 deliveries a week. With regard to the NHS unit, the TRICS database indicates that the number of deliveries could amount to an average 6 deliveries / collections per day. In total the number of non-residential daily deliveries amount to circa 7 deliveries per day with the majority of the deliveries being in light vans / small vehicles.
- 8.412 Overall it is considered that the number of vehicle movements is not expected to have a significant impact on the capacity of the highway network.

Healthy Streets Assessment

- 8.413 The proposals have been designed to be fully permeable, significantly enhancing access to/from areas to the south and north of the site. There will be a privately maintainable pedestrian and cyclist routes running across the site, connecting the northern accesses to the Jubilee Park and Marsh Lane to the site. This permeability allows residents to the north of the site direct access to Leyton Jubilee Park on-foot or by bicycle.
- 8.414 Given the site's location, it is expected many residents will commute into central London so London train stations, bus stops and the Strategic Cycle Network have been ranked as high priority. As part of council's Mini-Holland initiative, there has been improvements made to Lea Bridge area. The pedestrian route to Lea Bridge Station from the site is generally clean and well-maintained which encourages walking as a mode of transport. The pedestrian route to Lea Bridge Road and the amenities along it is generally in good condition and footways provide enough width to accommodate their respective flows.

Travel Plan

- 8.415 A Travel Plan was submitted with the application prepared in accordance with Transport for London's (TfL) Travel Plan guidance. The Travel Plan submitted seeks to encourage more sustainable travel patterns for all residents and visitors to the proposed development. A Travel Information Pack (TIP) will be provided to each household as part of their home welcome pack which help provide awareness of the various modes of transport and existing services that are available. The development seeks to incorporate numerous initiatives to the encourage the use of sustainable forms of transportation. A car-free scheme will inherently reduce reliance on private cars, which typically is one the main aims of TPs, and encourage the use of active and sustainable modes of travel.
- 8.416 TfL raised no concerns with the Travel Plan supporting the application. A finalised Travel Plan would be secured via the s106 agreement. Full residential, health facility and nursery Travel Plans would be secured for approval as part of the s106 negotiations.

Car Parking

- 8.417 The proposal would provide a total of 38 parking spaces across the site. The parking provision includes 35 disabled spaces for the residential units which equates to 4.5% of the total number of units. In addition to this the applicant has demonstrated that an additional 3 spaces can be provided in a future scenario to consider any potential uplift. This would represent 5% of the total number of units to be local policy requirements if required.
- 8.418 Two spaces will be provided for the proposed health facility south east of Block A. No additional visitor car parking is proposed for this use however patients can be dropped off or picked up by taxi or family members who could use the

layby area on the other side of the access road from where the proposed additional disabled bay is positioned which again is conveniently located to allow for access to the proposed health centre. There is no provision for visitor car parking on-site in line with local policy, to minimise car parking and usage at the development. The disabled bay and drop-off area are conveniently located next to a formal crossing of the road allowing for a suitable route to the NHS unit.

- 8.419 The Car Park Management Plan submitted with the application outlines that car parking spaces will be leased to residents via a yearly renewed 'right to park' scheme. Permit will only be provided to residents of the development who own a road worthy vehicle and the permits will be specific to the resident's vehicle and is not permitted to be sub-let or transferred to non-resident's vehicles. Residents will be allocated a space after confirming their blue badge status. This will not form part of their leasehold and will allow on-site management to reallocate spaces. Residents of the development proposals will not be eligible to apply for on-street parking permits, reducing the possibility of overspill parking onto local roads. The s106 would also ensure that the proposal would be car free. Parking monitoring and enforcement will be carried out by the site management team, ensuring vehicles display appropriate 'right to park' permits.
- 8.420 The proposal would also provide 20% electric vehicle charging points (EVCP), with the remaining spaces having passive EVCP. Residents of the development proposals will not be eligible to apply for on-street parking permits, reducing the possibility of overspill parking onto local roads in the Controlled Parking Zone. Two car club bays would be provided along the southern access road within close proximity of the Orient Way entrance to the scheme.

Cycle Parking

- 8.421 Cycle parking for the nursery use in Block G will be provided within a separate cycle store at ground level. Short stay cycle parking will be provided within the site's landscaping at convenient and visible locations. The health centre would have access to 6 sheffield stands.
- 8.422 The cycle parking provision in most of the proposed buildings have been amended to take into account the revised proposals. Cycle storage for the majority of the blocks would be provided in ground level stores with some external stores provided in certain instances. The cycle stores are in convenient locations ideal for the users, which is an improvement compared with the approved development which included a few stores on the first floor of a few buildings where the cyclists would need to use a lift to access the store. For the number and mix of units the total number of cycle parking amounts to 1329 for the 770 units. The mix of the cycle parking spaces will comply with minimum requirements of 5% Sheffield stands whilst 20% of the spaces are also Sheffield stands for the use of standard sized bikes, and the remaining 75% are permitted to be two tier racks.

- 8.423 The visitor cycle parking will also be increased to reflect the increased number of residential units with 19 spaces serving the 770 homes. Short stay cycle parking will be provided within the site's landscaping at convenient and visible locations. An additional 6 spaces would be provided for the healthcare and nursery uses.
- 8.424 Six long stay cycle parking spaces would be provided for the healthcare use to accommodate approximately 30 staff members. Two short stay spaces would be provided. The nursery use would include two long stay spaces and 6 short stay spaces would be allocated for this use.

Delivery and Servicing.

- 8.425 As per the arrangement previously proposed for the approved development, all delivery, servicing and waste collection associated with the proposals will be carried out within the development on the site's internal roads. The increase in the number of units from 643 to 770 units will result in an increase in the number of deliveries from 58 to 74 deliveries per day. The uplift in deliveries would be throughout the day and it is considered that the additional delivery trips generated by the revised scheme are not expected to have a significant impact on the local highway network given the low parking provision on-site which will limit vehicle movements.
- 8.426 Based on standard multi-drop efficiency rates and delivery modes, the estimated number of delivery vehicles accessing the site daily is approximately 74. In terms of the parcel deliveries these are all expected to be dropped off at the concierge reception in Block A where parcel lockers are provided serving the whole development. The proposed parcel lockers serving the whole development would reduce the need for delivery vehicles to travel around the whole site and reduces their time on site since all the parcels can be dropped off in one location.
- 8.427 With regard to the deliveries associated with the non-residential uses, the on-site gym for residents is only envisaged to generated occasional deliveries mainly related to cleaning products and replacement gym equipment which may equate to 1 delivery per week. The nursery will also only get a small number of deliveries related to occasional deliveries of cleaning products, equipment for the use of the children, and deliveries of food for the children. This is expected to equate to 2 or 3 deliveries a week. the TRICS database indicates that the number of deliveries could amount to an average 6 deliveries / collections per day for the healthcare use. The deliveries are expected to be medical supplies, administrative items such as paperwork, cleaning products, and collections of blood extracts for testing in laboratories, and frequent medical waste collections.
- 8.428 The proposed development's servicing arrangements have been designed to ensure the delivery and serving takes place within the site in loading bays located along the internal road network. The commercial and residential occupiers of the development will be advised to inform any companies

undertaking deliveries for them that the maximum size of the delivery vehicle should not exceed a 10m length. Swept path tracking drawings support the application demonstrating manoeuvres for a wide range of vehicle types that can utilise internal road layout associated with the development.

- 8.429 The proposal would cater for wheelchair users by including arrangements within bin stores accommodating 2 x 240 litre wheelie bins, one for general waste and the other for dry recyclable waste which will be labelled for wheelchair users only. These bins would be 1m height and contain small handles. The aisle width within the stores will be a minimum of 1.5m to allow for wheelchair users to access the store, deposit waste in the designated wheelchair user bins and then turn around to exit the store. The bin stores will be managed by the estate management team who will reposition the eurobins such that the full bins are moved to the back of the store with the bins with capacity kept at the front for easy access by the residents.
- 8.430 All residents would be responsible for transporting and depositing their refuse and recycling waste to the bin stores. These are located at ground level and in each of the buildings. Separate waste bins for residual, mixed dry recyclable and organic waste are provided within these bin stores. Residents will be able to arrange a collection of bulky waste items directly with the Council.
- 8.431 Waste operatives will park their vehicle within the nearest layby or suitable stopping point, and wheel the bins to the vehicle for collection and return the bins to their original location after the waste has been collected. Each layby/suitable stopping point is located within a 15m distance from the waste store. The route between the refuse vehicle and the bin store will be designed to comply with the max. 1:12 gradient. Non-residential waste would be provided within the footprint of each the non-residential units.

Construction Logistics Plan

- 8.432 Policy T7 of the London Plan (2021) set out policies for assessment the effects of development on transport capacity. Policy of the Waltham Forest Local Plan LP1 (2024) outlines that Outline Construction Logistics Plan (CLP) should support developments at this scale to ensure potential risk to the local community is reduced and construction traffic would not impede on local traffic movements.
- 8.433 An Outline CLP supported the recent planning consent on site Ref: 232678. Given the nature of the proposed changes within the current application an updated CLP is not required. The new Orient Way entrance will provide the primary access for all construction vehicles servicing the site and will serve as the permanent vehicle access to the development. To construct the proposed development, some parking bay and footpath suspensions will be required. Construction traffic routing is set out within the previously approved document and these routes follow the Transport for London Road Network until the final approach to the site where local roads are used for access. Construction traffic will approach Orient Way from the south from the A406 and A12. A web based

delivery management system will be used to control the volume of deliveries to the site and it is estimated that up to 5 vehicles per hour at the peak of the construction programme would occur. Condition 9 would secure a finalised CLP in consultation with Highway Officers.

I. TREES LANDSCAPING AND ECOLOGY

- 8.434 London Plan (2021) Policy G1 requires that development proposals incorporate elements of green infrastructure to deliver multiple benefits. London Plan (2021) Policy D8 relates mainly to public realm proposals but includes the principle that landscaping, including planting, street furniture, and hard-surface materials, should be of good quality. Policy 80 Waltham Forest Local Plan LP1 (2024) requires development proposals to take account of existing trees on site and adjoining land, retaining any significant trees and re-provide the amenity, canopy, habitat and biomass of the existing trees through the planting of significant mature trees within the proposed scheme.
- 8.435 London Plan Policy G5 requires major development to contribute to the greening of London, whereby the Mayor's recommended target Urban Greening Factor (UGF) score is 0.4 for developments that are predominately residential. Policy 79 of the Local Plan also seeks developments to achieve a UGF score of 0.4.

Existing Trees

- 8.436 The site benefits from extensive tree planting close to the boundary with Leyton Jubilee Park. The trees lie in the park and will be retained and protected throughout construction. None of these trees are proposed for removal. As part of the Orient Way works to the access point to the south western portion of the site a number of trees have been removed. The removal of trees in the northern part of the site was agreed under the approval of Condition 47 (Ref: 212808) of the original planning permission. These were recorded as lesser quality trees (category U) of limited life span. The applicant confirmed that the proposal would not result in removal of any trees currently occupying the site.
- 8.437 The proposed buildings are located outside of the root protection areas of all retained trees and specific measures will be taken into account during construction works to protect trees and the rooting environment. Utility provision can be accommodated outside the root protection area of retained trees. A tree protection plan supports the application demonstrating how existing trees surrounding the site will be protected during the construction.
- 8.438 A Tree Survey and Impact Assessment supports the application highlights that the proposal will remove a number of small trees within the site. None of these trees are of any particular merit being smaller, pioneer species. Their loss is offset by the planting of new trees as part of the site-wide landscape scheme.
- 8.439 Remediation will include the removal of topsoil across the site, which has the potential to impact on root protection areas associated with the poplar trees around the site boundary. The applicant will undertake localised soil

assessments in the relevant root protection areas to establish whether there is a need to remove topsoil in those areas.

- 8.440 Localised pruning of trees would be required to the east of Block J, and south of Blocks I and J followed by areas south of Block E. The pruning work required will reduce the crown spread of those trees that overhang the site from the adjoining school grounds/park. The outcome is not materially changed with amenity provided by the trees remaining as consented with the pruned sections of tree concealed by the proposed buildings.
- 8.441 To ensure the retained trees are safeguarded a tree protection plan has been prepared to show the location of protective measures. In some instances, specialist construction techniques or approaches are indicated on the protection plan.
- 8.442 The LPA's Tree Officer reviewed the application and notes the revised material repeats the conclusions of the previously submitted arboricultural impact assessment. The proposed revisions to the building layouts do not change the relationship in respect of the proximity of Blocks E, I and J. Pruning will be required to facilitate the development and that this form of management will be required thereafter to maintain a 4m separation from the building elevations. The applicant identified as part of the recent planning consent analysis that there would be a requirement to prune the branches that overhang the site to provide 4m separation from the proposed buildings and note other pruning of the trees is required by the proposals. The proposed buildings would fall outside the root protection areas. These details would be agreed via planning Condition 46 to ensure the correct measures are in place. The Council's Tree Section Team raised no concerns with the development.
- 8.443 An extensive tree replacement and landscaping strategy has been designed, comprising native species which will assist in defining the character areas detailed in the landscaping section below. The application proposes to plant approximately 342 trees across the scheme.
- 8.444 Concerns were raised during the course of the application regarding the location of the future car parking provision north of Block J when considering the trees positioned to the east. The applicant confirmed that the bays are remote from the root protection areas of trees to east. The easterly portion of the four bays lies within the notional root protection area of tree 7. However, the applicant highlighted that within the site there is an existing gravel surface laid between perimeter of the former gasholder and the site boundary. This surface is likely, given the nature of the site, to have a sub-base layer extending depth. As such any future parking spaces here could make use of the void created from removal of the existing gravel and sub-base resulting in no impact.
- 8.445 Notwithstanding the submitted survey, conditions requiring a Root Protection Plan and an Arboricultural Method Statement are requested, which will ensure that site constraints are not breached and that the design process takes proper

consideration in protecting the existing trees which surround the site during construction works, will be included. Overall, the proposal is considered acceptable and in accordance with Policy G7 of the London Plan (2021) and Policy 80 Waltham Forest Local Plan LP1 (2024).

Landscaping Strategy

- 8.446 The proposal seeking to emphasis on biodiversity preservation and the strategy is seeking to create five distinct character areas within the site. The landscape design provides a connection and to Leyton Jubilee Park via the centre of the site with a strategic plan to facilitate pedestrian movements from north to south. To address potential flooding concerns, the proposed levels have been carefully engineered to accommodate once-in-a-hundred-year flood events, incorporating natural landforms and Sustainable Urban Drainage Systems (SUDS). Three distinctive entrances will be introduced to the north of the site from Clementina Estate. This would result in the existing link north east of the site between No's 16 and 20 Clementina Road.
- 8.447 The landscape master plan comprises of various distinct character areas:
- Clementina Square (North-west of the site adjacent to properties along Clementina Road)
 - Removal of Block H to create a new Community Park (North of the site)
 - Upper Valley (North west)
 - Lower Valley (Central and western elements of the site)
 - The Mews (East of the site)
 - Leyton Jubilee Gateway (South of the site)
- 8.448 Clementina Square is strategically connected to the Upper and Mid Valleys via a raised pedestrian crossing that spans the access road to the Lower Valley. Each character area incorporates various opportunities for play and relaxation. A variety of planting types have been strategically incorporated to enhance the character of the spaces. These include Wildflower Meadows, native shrubs and trees, perennial and bulb plantings, as well as semi-intensive and intensive green roof plantings.
- 8.449 Clementina Square would include two designated play hubs with age appropriate play equipment for children aged between 5-11 years old. The Upper Valley is situated between Buildings I and J. This area includes a central pathway that provides entry to Leyton Jubilee Park whilst also providing viewpoints into the park. The Mid-Valley/Community Park area would provide communal garden space for new and existing residents with formal natural play areas.
- 8.450 The Community Park now in place instead the previously approved Block H, is an area of new open space within the development. This space would incorporate two major play spaces. Another centrepiece of the park is a

generous amenity lawn which would benefit from an open sunny aspect with no buildings within the immediate vicinity.

- 8.451 The Lower Valley serves as a continuous linear park that runs amidst the buildings, connecting Clementina Square to Leyton Jubilee Park. Meandering through this area is a central path designed for pedestrians and cyclists. A play trail extends along the entire length of this space, offering designated areas for formal play as well as more natural with integrated play features. Elevated front entrances ensure that private amenity spaces are distinct from the main green route. A new swale feature runs the entire southern boundary of the area, creating a buffer between road and park while improving on-site SUDS.
- 8.452 The Leyton Jubilee Park Gateway is positioned at the junction between the Lower Valley and Leyton Jubilee Park. On both sides of the primary pedestrian pathway leading from Orient Way, a series of recreational areas tailored for older children and teenager. The semi-intensive roof terraces at Blocks B and G would incorporate carefully selected plant species and a combination of low maintenance greenery.
- 8.453 The updated landscape strategy is welcomed by Officers which incorporates high quality planting and the new green/play space will act as an extension to the adjacent green space within the park. The species selection for the planting is generally well received by Officers with a wide range of plants offering seasonal variation of colour and form.
- 8.454 In terms of future parking provision, it is noted that the strategy would result in the loss of some soft landscaping in areas adjacent to the current parking provision north of Block J and to the north of proposed parking situated along the north eastern portions of the site. A similar approach was set out in the recent planning consent whereby applicant provided data demonstrating comparable developments at outer London locations do not require this high level of blue badge spaces. This future arrangement would be managed sufficiently via Conditions 24 and 46.
- 8.455 Whilst it is yet to be finalised, the planting palette within the Design and Access Statement indicates that a wide range of planting types would be used, with a mix of native and ornamental planting resulting in a biodiverse landscape with seasonal interest and value for both wildlife and residents. The landscaping strategy is considered to be of high quality, with suitable levels of greening. All finalised details will be secured via a planning condition.

Urban Greening Factor

- 8.456 London Plan Policy G5 requires major development to contribute to the greening of London, whereby the Mayor's recommended target Urban Greening Factor (UGF) score is 0.4 for developments that are predominately residential. Policy 79 of the Waltham Forest Local Plan LP1 (2024) also seeks developments to achieve a UGF score of 0.4. The Urban Greening Factor is a tool to evaluate the quality and quantity of urban greening. It enables major developments to demonstrate how they have included urban greening as a

fundamental element of site and building design in order to meet to meet London Plan Policy G5 Urban Greening.

8.457 The proposal would achieve a UGF score of 0.4 which would meet London Plan Policy G5 targets. The proposals incorporate permeable paving, semi-natural vegetation, new trees and extensive landscaping including wildflower planting, hedging and ground cover planting, amenity grassland, and green roofs. The UGF for the scheme is projected to be 0.424 which exceeds the London Plan target score and, importantly, achieves this through a diverse range of habitat/landscape types across the site at ground, podium and roof level. If all future parking provision is required, then the projected score would decrease to 0.42.

Ecology

8.458 London Plan Policy G6 seeks the avoidance of negative impacts on SINCs and generally requires that development proposals manage impacts on biodiversity. Local Plan LP1 Policy 81 states that proposals should seek to protect and enhance biodiversity and geodiversity resources in the borough and will ensure that all development should maximise opportunities to create new or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and link into the wider green infrastructure network.

8.459 The nearest statutory site is Walthamstow Marshes Site of Special Scientific Interest (SSSI), located approximately 0.9km to the west of the application site at its closest point. Dagenham Brook Site of Local Importance for Nature Conservation (SLINC) is also located approximately 0.2km to the east of the application site at its closest point. Lea Valley SMINC is separated from the application site by Orient Road and railway tracks associated with the Temple Mills Depot, whilst Dagenham Brook SLINC is separated from the application site by Leyton Jubilee Park.

8.460 The Ecological Technical Note considers the proposed updates linked to the current application. Amendments to the scheme are proposed and due to the age of the survey data an updated ecological walkover assessment has been completed to inform of any material changes in site condition, composition or suitability to support protected or notable species since the 2022 survey was completed.

8.461 The majority of the application site now comprises recolonising scrub vegetation with sections of hardstanding. A denser area of scrubby woodland is present within the north-east of the site, as well as a vegetated 'spur' present to the south. The below ground structures of three former gas holders (now demolished) are located within the centre of the site. Three built structures are present within the site comprising: single storey, flat roofed, brick building, a single-storey metal unit is located on the northern boundary of the application site (building B2) and a small brick electric substation (building B3) adjacent to the metal unit.

8.462 The main changes identified between the 2022 and 2025 surveys is the extent of scrub encroachment and reduction in areas of clear hardstanding (sealed surface). The edge habitats and boundary features remain largely unchanged. Giant hogweed is also still present around scrub in the southern section of the site. It extends to approximately 50m north of the southern boundary fence and, in several locations, reaches the fence line. The assessment supporting the application notes that giant hogweed is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to cause this species to spread in the wild.

Bats

8.463 The suitability of the site to support roosting and foraging bats has not notably altered. The buildings present remain same condition as previous survey in 2022. The buildings offer negligible value for roosting bats. No trees were present with features suitable for roosting bats. The site offers slightly higher value foraging habitat with increased scrub and tree cover, but this is not considered to be a notable change.

Badgers

8.464 No evidence of badger use was recorded within the site or in the adjacent park. No hairs, latrines or push throughs into areas of scrub were noted.

Other Mammals

8.465 A single mammal hole attributed possibly to fox was recorded in a void beneath damaged concrete slabs in the east of the site. Given the paucity of the habitats present within the site, in addition to the presence of existing development and roads to the north, east and west, it is not considered that the application site would support any other protected or notable mammal species.

Amphibians

8.466 The site offers some suitable terrestrial habitat for amphibians however the lack of suitable waterbodies within close proximity of the site reduces the overall potential for amphibians.

Reptiles

8.467 Suitability within the site for reptiles has developed slightly since the previous 2022 survey, with areas of scrub and ephemeral vegetation creating varied areas of foraging with edge habitats coupled with hardstanding and gravel areas for basking. There is potential for the presence of reptiles within the site due to the presence of suitable habitats including mixed scrub in which to forage and developed areas in close proximity for basking.

Birds

8.468 Suitability of the site for nesting and foraging birds has increased with the development of more extensive areas of dense scrub.

Invertebrates

8.469 The suitability of the site to support invertebrates has remained broadly unchanged. Brownfield sites which support a mosaic of bare ground / hardstanding/short perennial or ruderal vegetation/scrub and trees are considered to be more likely to have elevated levels of invertebrate interest. However, the habitats present within the application site are not considered to represent 'open mosaic' habitats and lack features which could provide potential opportunities for this group such as bare ground (soil), south-facing slopes and a mosaic of vegetation types. Similarly, the lack of botanical diversity within the dense scrub, recolonising vegetation and ephemeral habitats is considered to offer few opportunities for this group.

Mitigation Measures

8.470 To enable a thorough evaluation of potential impacts and the likelihood of significant effects on the designated sites, it is recommended by the applicant's ecologist that the existing Shadow Habitat Regulations Assessment (HRA) is updated. The application has been supported by an updated HRA in line with this suggested mitigation.

8.471 Whilst no evidence of badgers was recorded within the site during the 2025 survey, it should be considered that badgers may colonise the site at some point in the future due to the presence of dense scrub and foraging potential within. Due to limitations with access from dense scrub, the southern narrow section of the site could not be surveyed. This area may evidence of badgers hidden by the dense scrub and works within this area should proceed with caution. If any evidence of badgers is observed during vegetation clearance, works should stop and a suitably qualified ecologist should be contacted for further investigation.

8.472 Fox were recorded to be present within the site during the survey with two individuals observed and one fox den. The den was present under an area of cracked concrete with a void below it. This feature should be assessed at the time of any works within the area as to its state of activity and care taken if considered active. Works should ideally avoid the fox breeding period when young may be present (March to June).

8.473 Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each workday to prevent animals entering/becoming trapped. Care should be taken when clearing vegetation and debris from the site and all works should stop if reptiles are observed during any works conducted and a suitably experienced ecologist consulted.

8.474 Vegetation clearance should be undertaken outside of the nesting bird season. The nesting bird season is weather dependent but generally extends between March and September inclusive (peak period March-August). If this is not possible then any vegetation to be removed or disturbed should be checked

by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting any works which may affect them should be delayed until the young have fledged and the nest has been abandoned naturally.

- 8.475 During the proposed works, biosecurity measures should be put in place to avoid the spreading of the giant hogweed to other areas of the site and off site. Overall, Officers are satisfied with the findings and recommendations of the Ecological Technical Note supporting the application.
- 8.476 The proposed landscape strategy would provide a wide range of botanical species including nectar-rich flowering plants and fruit / berry-bearing species for invertebrates. The application is also supported by a Biodiversity Net Gain (BNG) assessment. The proposal is not subject to mandatory BNG targets as set out in the Environment Act 2021 as the initial application was submitted prior to the commencement date of that legislation and the current proposal is a Section 73 application. However, the applicant has made a commitment to achieving a net gain in biodiversity and has submitted an updated biodiversity assessment. The BNG report states that the proposal would achieve a net gain of 142.17% habitat units and, in addition, the introduction of 0.04 hedgerow units. The BNG outcomes would comfortably exceed the 10% target set in Policy 79 of Waltham Forest Local Plan LP1 (2024).
- 8.477 A finalised Construction Environmental Management Plan (CEMP) would be produced and agreed via planning Condition 6, which will confirm specific mitigation measures that shall be employed during the construction period to avoid and mitigate for potential environmental effects that could otherwise arise. This will ensure that any potential adverse ecological effects via development shall be avoided. Condition 45 would also request a detailed Habitat Creation Management Plan.

Epping Forest Special Area of Conservation and Appropriate Assessment

- 8.478 The Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulation) sets out the criteria a site must meet to be able to be a protected European site (e.g., a SAC). Epping Forest meets the criteria and is designated as a Site of Special Scientific Interest (SSSI) with 1,605ha of that area also designated as a SAC. A proportion of the SAC lies within the London Boroughs of Waltham Forest (LBWF), as such the Council is a Competent Authority.
- 8.479 Policy 83 Waltham Forest Local Plan LP1 (2024) highlights that the Council will protect and enhance the natural environment of the Epping Forest and its Special Area of Conservation (SAC) and seek to ensure that development proposals contribute to the mitigation of adverse recreational and urban air quality effects on the SAC.
- 8.480 All new residential development comprising 1 or more new home(s) within the 6.2km Zone of Influence (ZOI) of the boundary of the Epping Forest SAC contributes to the delivery of:

- i. The Strategic Access Management and Monitoring Strategy (SAMMS) in line with the mitigation measures agreed - focuses on mitigating harm to the Forest by investing directly in the Forest, fixing or preventing the kinds of recreational harm (improving pathways and signage for example).
 - ii. The provision of Suitable Alternative Natural Green Spaces (SANGs) - focuses on avoiding harm to the forest by investing in green spaces across Waltham Forest to provide attractive alternative visitor destinations for people to enjoy rather than the Epping Forest SAC.
- 8.481 Developments of 100+ units within the borough will be required to contribute to the mitigation of development impacts on the SAC via the provision of SANGS (Suitable Alternative Natural Green Space) as set out in the Council's Mitigating the Impact of Development on SAC/SPA SPD. Development proposals affecting Epping Forest should be sensitive and proportionate, delivering enhancements where possible and must not contribute to adverse impacts on ecological integrity, amenity or visitor enjoyment.
- 8.482 Epping Forest is London's largest open space, covering 2,400 hectares. Within it, the Epping Forest Special Area of Conservation (SAC) covers 1,600 hectares including designated Sites of Special Scientific Interest (SSSI). Policy 83 (Epping Forest and the Epping Forest Special Area of Conservation) further demonstrates the importance in ensuring that development proposals contribute to the avoidance and mitigation of adverse recreational and urban effects on the Special Area of Conservation (SAC). The entirety of the borough lies within the 6.2km Zone of Influence (Zoi) of the SAC.
- 8.483 All new residential development is required to demonstrate that Likely Significant Effects (LSE) through increased recreational pressure, when considered either 'alone' or 'in combination' with other development have been assessed via a project level Habitats Regulations Screening and Appropriate Assessment and the necessary mitigation provided.
- 8.484 A Habitat Regulations Assessment (HRA) was submitted with the application to consider the proposed changes set out in the application. The document provides an updated assessment in relation to habitats sites, with regard to any pertinent and material changes to the existing baseline situation, any changes in terms of likely significant effects arising due to the amended development proposals, and in turn any additional or amended avoidance or mitigation measures which are required.
- 8.485 The analysis reveals that whilst considering the mitigation measures the development would not result a significant adverse effect on the integrity of any habitats site, either alone or in combination with any other plans or projects.
- 8.486 The Transport Assessment Addendum notes there will be an increase in limited number of car parking spaces proposed, from 31 in the consented scheme, of which 28 were to be disabled spaces for residential units to 35 (7 additional disabled bays), with scope for three additional spaces if required to a total of

38. These are not relevant to the assessment of potential effects arising on habitats sites, given the nature of these minor changes. In relation to air quality, the baseline information outlined within the sHRA previously approved remains relevant to inform the assessment of potential effects arising upon designated sites.

- 8.487 The analysis highlights the changes to the proposed development are limited due to uplift in homes and minor changes to car parking numbers. As such it was concluded that there is no change regarding the potential pathways for an effect to arise to habitats sites compared with the extant permission. The consented proposal anticipated to lead to approximately 1,400 new residents at the application site. Taking into account the increased number of units proposed under the revised application, and based on the updated accommodation schedule, it is anticipated that the amended development proposals would lead to approximately 1,654 new residents.
- 8.488 The current HRA report submitted with the application has assumed that up to 20% of new residents who visit outdoor spaces at least once a week, for informal recreation (i.e. 142 new residents). If it is assumed that all these residents visit Epping Forest, on average, twice a week, this would entail up to an additional 14,768 visits per year (net increase of 4,482 compared with the consented scheme). When considering dogs, the amended development would result in an increase of up to 69 dogs (a net increase of 10 compared to the extent permission). This could represent up to 7,386 visits to the SAC for dog walking per year (net increase of 2,241 compared with the consented scheme).
- 8.489 The HRA concludes that amended development proposal would not change the conclusion of the previously approved HRA that the proposals would not be likely lead to a significant effect (from disturbance) either when the proposals are considered alone or in combination with other plans or projects.
- 8.490 The analysis provides recommendations for the following mitigation measures to be considered:
- The provision of a financial contribution towards measures at the designated site itself (SAMM contribution).
 - The provision of on-site measures as part of the development proposals.
 - The enhancement of alternative recreational opportunities immediately adjoining the site (Leyton Jubilee Park).
- 8.491 Having considered all of the potential significant effects that could arise from the development proposals, in light of the avoidance and mitigation measures, the analysis concluded that the proposals would not result in any adverse effects on the integrity of Epping Forest SAC. The HRA submitted suggests promotion and enhancement of alternative areas of open space in the locality (including Leyton Jubilee Park) as mitigation measure. Furthermore, the HRA suggests enhancements to the northern section of the park by opening up the playing fields and encourage other user groups.

- 8.492 While considering the principles agreed via the current consent on site via Ref: 232678, the development would result in an additional SAMM uplift to consider the uplift of 127 homes. The s106 would also capture a Suitable Alternative Natural Greenspaces financial contribution towards the delivery of new footpaths in Leyton Jubilee Park.
- 8.493 Natural England acknowledges that additional contribution is likely to be required and satisfied with the uplift towards SAMM and the SANGs contribution works towards the improvements at Leyton Jubilee Park set out in the Heads of Terms. Natural England is satisfied that this mitigation has been proposed in the HRA analysis submitted with the application.
- 8.494 The Parks and Open team are satisfied with the SANGs related improvements at Leyton Jubilee Park to deliver the footpaths and this will be agreed with the team to ensure preferred desire lines are agreed to ensure the sports fields are not interfered with.

J. Energy Efficiency and Sustainable Design and Construction

- 8.495 London Plan Policy D11 require that the resilience of development proposals is maximised and potential physical risks, including those related to extreme weather such as flooding, draught, and overheating, should be minimised.
- 8.496 London Plan Policy SI 2 Minimising greenhouse gas emissions requires a Whole Life-Cycle Carbon (WLC) Assessment to support this proposal. London Plan Policy SI7 and GLA's Circular Economy Statement SPG requires applications referable to the Mayor to submit a Circular Economy Statement. The circular economy principles aim to minimise embodied carbon maximising reuse and recycling of demolition materials. Trees, Biodiversity and Urban Greening.

Energy Strategy

- 8.497 All major developments are expected to achieve zero carbon standards including a minimum 35% reduction on the Building Regulations 2022 Target Emission Rates achieved on-site, in accordance with London Plan Policy SI2. This policy also sets out more detailed requirements, including the 'Be Seen' requirement for energy monitoring and reporting and (for proposals referable to the Mayor) a Whole Life Cycle Carbon Assessment). Policy SI1 of the London Plan (2019) requires district heating systems are designed to meet relevant criteria.
- 8.498 The London Plan (2021) sets out a CO2 reduction minimum, for regulated emissions only, at 35% and target of 50% against Building Regulations 2021 using SAP10 carbon factors as calculated using the GLA Energy Reporting Tool. It also requires domestic units to achieve 10% and non-domestic to achieve 15% of this target through Be Lean measures.
- 8.499 Policy SI 2 of the London Plan (2021) requires major developments to meet minimum targets for carbon dioxide emission reductions, where a minimum on-site reduction of at least 35% beyond Building Regulations is required.

Residential development should achieve 10% and non-residential development should achieve 15% savings, through energy efficiency measures alone.

- 8.500 London Plan (2021) Policy SI 3 sets out requirements for developments in Heat Network Priority Areas to have a communal low-temperature heating system, with the source of heat obtained in line with its heating hierarchy.
- 8.501 Policy 87 of the Waltham Forest Local Plan LP1 (2024) requires all new build developments to achieve a minimum of a 35% reduction in carbon emissions below Part L of the Building Regulations on site, targeting net zero carbon where possible, including at least a 10% reduction through energy efficiency measures alone for residential development, and 15% for non-residential development. Policy 88 requires all major developments to install a communal heating system and either connect into a district heating network or “future-proof” for connection.
- 8.502 The Energy Statement provided during the course of the application has been formulated following the London Plan energy hierarchy: Be Lean, Be Clean, Be Green and Be Seen. The document identifies that the proposal would remove gas from the site heat network serving Blocks C-J, seeking to improve CO₂ reductions over the consented strategy and providing a future-proofed supply of low carbon heat to all buildings in this area of the site. Air source heat pumps (ASHPs) will provide 95% of the annual heat demand, also an enhancement over the previous strategy.
- 8.503 Blocks C-J will provide a low carbon site heat network. A small role for electric boilers is proposed (5% of annual generation). This can assist the ASHPs during peak conditions, meaning the installed ASHP capacity need only be 50% of the peak heat demand. The energy centre is to be located in Block I, containing all major plant items and supporting equipment such as pumps, pressurisation units and thermal stores. Space has been allocated for a future connection to an external network.
- 8.504 All dwellings will incorporate enhanced insulation in the building envelope (walls, roofs, floors and glazing). Mechanical Ventilation with Heat Recovery (MVHR) will be installed in all Blocks C-J dwellings. These systems will remove stale air and odours from kitchens and wet rooms, whilst retaining the heat within the home. Additionally, where possible all homes will have openable windows and therefore the ability to naturally ventilate should the occupant desire.
- 8.505 The applicant has maintained contact with Energetik about the prospect of a future connection to their developing heat network to the north of the site. Bring Energy have also been contacted about proximity to the Olympic Park network to the south. Both networks were confirmed to not be forthcoming prior to completion of the first buildings on site. The energy centre would be future-proofed should any feasible connection is apparent in the future. To the south of the site lies Bring Energy’s Olympic Park network. This is currently 1.6km

as the crow flies from the site, with infrastructure in the way such as rail lines. Bring Energy have confirmed there are currently no plans to extend the network towards the site.

- 8.506 The energy strategy for Blocks A&B (56 homes in total) is the subject of a submitted NMA (251616), which proposes to utilise dwelling exhaust air source heat pumps (EAHPs) rather than connection to the site heating network.
- 8.507 The Energy Statement highlights that the non-residential spaces would meet the energy requirement of BREEAM very good in line with local policy. The non-residential units would obtain heating and hot water from the Air Source Heat Pump (ASHP) system. Mechanical Ventilation will be provided through an MVHR system seeking to have heat recovery efficiencies of at least 85%.
- 8.508 The Be Seen stage aims to monitor the actual energy and carbon performance of buildings and compare with the estimated figures put forward at both planning and as-built stages. These measures are captured via the s106 legal agreement.
- 8.509 A range of Be Lean energy efficiency measures are proposed. They allow the development to achieve a 16% reduction in site wide regulated CO2 emissions, with a 16% reduction for the residential portion of the development and a 23% reduction for the non-residential development over a Part L 2021 baseline.
- 8.510 In line with the London Plan (2021), the feasibility of decentralised energy production has been considered at the Be Clean stage. It is proposed that a site wide heat network is provided, predominately sourced by an air source heat pump system with a small portion also sourced by electric boilers. No existing heat networks are close to the site. The site is close to the proposed Upper Lee Valley 2 heat network, but the nearest existing connection point is 6km away from the site. As such, a connection is not immediately available, the applicant will stay in contact with Energetik as the design evolves to understand the plans for the network expansion and timescales for connection. It is proposed to develop a low carbon heat network for the development and all homes would be connected to the network.
- 8.511 A range of Be Green renewable energy technologies has been considered. Further to the air source heat pumps, remaining suitable roof space will be utilised to provide approximately 184 kWp of solar PV. The combination of the Be Lean, Be Clean and Be Green measures would result in an overall 69% reduction over the Part L 2021 baseline, this would see an improvement of the 56% achieved in the previous energy strategy. The applicant is committed to installing PV panels across the most appropriate roof spaces. Block I will host the ASHPs for the heat network so no PV panels are proposed. Elements of Blocks C and F would not be hosting PV panels due to shading.
- 8.512 The applicant estimates a carbon offset payment of £568,602 and this would be secured as part of the s106 legal agreement.

Overheating

8.513 Policy SI4 of the London Plan (2021) requires the energy strategy to include measures to reduce the potential for internal overheating and reliance on air conditioning systems. An Overheating Assessment supports the application.

8.514 The proposed strategy for development to mitigate overheating risks and are as follows:

- Solar control glazing to reduce uncomfortable solar heat gains whilst maximising energy efficiency. A g-value of 0.40 has been applied to all apartments.
- High performance MVHR systems to all dwellings to assist in background ventilation.
- Localised purge ventilation within bedrooms to provide additional ventilation at night (when window openings are restricted due to external noise constraints).
- Shading in the form of balconies.

8.515 The Noise Impact Assessment identifies that that if bedroom windows were to remain open during the night, the noise limits on sleeping hours set within Approved Document O would be exceeded.

8.516 Enhanced mechanical ventilation, in the form of boosted MVHR and purge ventilation within bedrooms, has been investigated. It was demonstrated that compliance is achieved, albeit at the high end of what is deemed acceptable in some homes. However, the applicant identified the practicalities of installing such systems, additional requirements to meet internal noise criteria (attenuators) and the potential cost implications have led to the need to investigate a peak-looping cooling coil bolt-on to the MVHR system to all homes within Block C to J, as an alternative. All ground floor apartments within Block C to J would have windows closed at night. They are therefore all to be served by a peak lopping cooling coil bolt-on to the MVHR system. The apartments within Block A & B are to be served by individual Exhaust Air Heat Pumps (EAHP). These Blocks would require a system that provides a small amount of localised cooling to the incoming air supply via the ventilation system which is required to achieve compliance when the windows are restricted at night.

8.517 The following passive design measures have been incorporated to reduce the risk of overheating:

- Façade design has been optimised to reduce solar gain.
- High performance solar control glazing.
- External shading is provided to windows by external reveals of 150 mm depth. Some windows are also shaded by balconies.
- Communal heat network with distribution pipework insulated to minimise heat losses.

- A concrete floor slab within the apartment blocks provides some thermal capacity to absorb excessive heat.
- Openable areas of windows have been maximised, to ensure adequate natural ventilation.
- A background mechanical ventilation system.

8.518 Overall, the LPA's Sustainability Team reviewed and all the assumptions underlying the modelling is considered reasonable, this includes windows that have been modelled as openable based upon the findings of the acoustic report. A Part O Compliance checklist is provided demonstrating that all rooms achieve the overheating standards required. This has been achieved in line with the cooling hierarchy. Condition 52 requests finalised overheating details ensuring the development includes all details of overheating mitigation measures are incorporated within the development.

Water Efficiency

8.519 Water saving measures and equipment are also generally expected to be incorporated into the design of new development. London Plan (2021) Policy SI 5 has similar requirements. Policy 89 of the Waltham Forest Local Plan LP1 (2024) seeks to ensure developments should include water efficiency measures. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption).

8.520 All new dwellings will target a minimum internal water efficiency standard of 105 litres/person/day in accordance with Policy S15 of the London Plan (2021). The internal water consumption of the gym will also be significantly reduced through the use of water efficient fixtures and fittings in line with the requirements of the BREEAM. Another method of reducing water consumption is to ensure that water leaks do not go undetected. In accordance with the BREEAM a leak detection system may be installed. In accordance with the BREEAM a water metre with a pulsed output will also be installed on the mains supply. Attenuated rain water will be used to irrigate large areas of landscaping. Condition 54 would secure finalised details regarding detail measures to reduce water use, in line with the GLA's recommendation.

8.521 The Sustainability Statement provided with the application reveals that enhanced measures such as Active Rainwater Management would be considered. Attenuated water will be used for irrigating large areas of landscaping and to top up surface level water features with simple pumps.

Circular Economy + Whole Life Cycle

8.522 London Plan (2021) Policy SI 2 requires major developments to calculate and reduce whole life cycle carbon emissions, whereby Part F requires proposals that are referable to the Mayor to calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

- 8.523 The GLA advised that the London Plan (2021) Policy D3 requires development proposals to integrate circular economy principles as part of the design process. London Plan (2021) Policy SI7 requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement, following the Circular Economy Statements LPG.
- 8.524 Policy 87 of the Waltham Forest Local Plan LP1 (2024) highlights the importance for development to minimise waste during the construction and operation phases of development in line with the Circular Economy Statement and Whole Lifecycle Carbon assessment, as required by the London Plan, to cover the whole lifecycle of the development. Undertaking a Whole Life Cycle Carbon Emissions Assessment (WLCC assessments is a way to fully understand and minimise the carbon emissions associated with building designs over the entire life cycle of the building. This will be done at the proposed development to quantify the WLCCE that will be released, considering not only operational and embodied emissions but also demolition, construction, and refurbishment and replacement cycles.
- 8.525 The Circular Economy Statement supporting the application considering circular economy principles in relation to conserving resources, source ethically, design to eliminate waste and manage waste sustainably. The aim is to retain the value of materials and resources indefinitely, with no residual waste. A series of targets have been proposed, identifying and applying these approaches during concept design will enable them to be incorporated as part of the development brief and will help facilitate a circular economy approach.
- 8.526 The GLA reviewed the document and requested additional information to ensure that the approach complies with Policy SI7 of the London Plan (2021). The applicant responded with updated information considering the GLA comments during the course of the application. Condition 39 also requests a post-construction monitoring report.
- 8.527 The Whole Life Cycle Carbon Emissions Assessment (WLCCE) reveals that proposed development is seeking to meet all GLA benchmarks. The purpose of this WLCCE assessment is to demonstrate that the proposed development has undertaken an initial assessment based on the information available to date which will need to be updated as the project progresses. The development seeks to reduce emissions as reasonably possible. The results demonstrate that the development has taken account of relevant policy and reduced emissions as far as reasonably possible.
- 8.528 The GLA reviewed the supporting WLCCE assessment and identified that the supporting analysis fails to comply with London Plan Policy SI2. The applicant provided updated WLCCE information to the GLA seeking to overcome these concerns. Condition 59 requests the applicant to submit a Whole Life-Cycle Carbon Assessment post-construction.

K. Flood Risk and Drainage Considerations

- 8.529 London Plan (2021) Policies SI 12 and SI 13 outlines that development proposals should minimise and mitigate flood risk and incorporate appropriate provisions for drainage, following the London Plan drainage hierarchy and other priorities.
- 8.530 Policy 91 of the Waltham Forest Local Plan LP1 (2024) sets out various requirements for developments to manage flood risk, including aiming to achieve greenfield run-off rates via the maximisation of Sustainable Urban Drainage Systems (SuDS) where possible. The site-specific FRA should be proportionate to the anticipated degree of flood risk and must demonstrate how flood risk will be managed and mitigated to ensure the development is safe from flooding and the impacts of climate change for its lifetime. This must include appropriate flood-resistant design and construction, incorporation of Sustainable Drainage Systems (SuDS), safe management of residual risk, and appropriate emergency planning.
- 8.531 The entire site is located with Flood Zone 2 (medium probability) with the exception of a small area in the south east which is located within Flood Zone 3 (High probability). The EA noted in consultation for extant permission that the culvert to the south of the site (referred to by the EA as the Shortland Sewer) remains operational and acts as an overflow from the Dagenham Brook to the Lee Flood Relief Channel. It was highlighted that the culvert is a third-party asset so not actively maintained by the EA except in emergency or for flood alleviation.
- 8.532 A Flood Risk Assessment: Letter of Conformity supported the application identifying that the proposed amendments set out in current application would not be considered to affect the conclusions of the previously approved Flood Risk Assessment material linked to planning permission 232678. It was further highlighted that there would be no unacceptable changes in flood level as a result of the proposal and the modifications would see a decrease in built footprint whilst maintaining improved flood conveyance.
- 8.533 To overcome the Environment Agency's concerns regarding planning permission Ref: 232678, the applicant agreed to incorporate appropriate finished floor levels, which was secured through planning Condition 16 (FRA implementation). It is not possible to raise the entire building footprints 300mm above the design flood level as this would also require ground levels raised externally in order to provide access to the buildings. Therefore, where lower levels were proposed within the buildings, these were to be occupied by less vulnerable land uses such as bike storage and bin stores, both of which are required to have more direct continuity with external areas for access purposes and cannot, therefore, be raised significantly above external ground levels. Substations would include bund walls. The bike storage and bin stores would have secure access provisions which would reduce the mobilisation of material and objects within the stores during a flood. The central Energy Centre designed to ensure a flood resilient approach. any part of the

infrastructure contained within the Energy Centre which would be vulnerable to contact with water (electric points, switchgear etc.) would be raised.

- 8.534 The EA reviewed the proposal highlighting that the Environmental Statement Addendum and Flood Risk Statement of Conformity provided insufficient evidence to demonstrate that the conclusions of the approved Flood Risk Assessment remain valid for the amended scheme. The ES Addendum Non-Technical Summary also included details based on now inaccurate modelling that is only relevant for the consented scheme. The proposed changes to the consented scheme impact the volume of space for water within the development site and are also likely to affect flood flow routes through the development. As such, the removal of Block H and changes to other block locations and size are likely to impact the flood risk to both the development and off-site.
- 8.535 The EA also noted that the proposal is including more areas of the development to have finished floor levels below 7.05mAOD, compared to the consented scheme. The EA raised concerns that the proposed development has additional areas below the agreed 7.05mAOD level and clarified that the suggestion of using water resistance measures in the gym and concierge areas is not appropriate for this development. The suitability of water resistance measures for the energy centre will depend on the depth of floodwater that is being excluded but this has not been discussed. The approved Flood Risk Assessment for the Consented Scheme does not discuss a water exclusion strategy and instead focusses on resilience measures, stating any part of the infrastructure contained within the Energy Centre which would be vulnerable to contact with water. In addition to this, the EA highlighted issues with the substation along the southern portions of the site positioned within 8m of the culverted main river.
- 8.536 The EA also identified that the Flood Risk Statement of Conformity does not explicitly commit to keeping the required finished floor levels at least 300mm above the design flood level which is essential to ensure the safety of the development and its users. There is also no assessment of how the changes to building layout affect the culverted main river that runs through the site. An 8m buffer zone must be maintained between the culvert and built development, in order to prevent damage to the culvert and to facilitate access to the culvert.
- 8.537 The applicant provided additional hydraulic modelling to reflect amendments to the proposed scheme. It was confirmed that the amended layout of the blocks has been designed to maintain an 8m buffer zone, within which development is avoided, around the culverted 'Main River' known as the Lee Lower or Shortland sewer culvert, which runs through the southern section of the site connecting the Dagenham Brook with the River Lee Network. The additional material also included further details on the proposed finished floor levels.

- 8.538 Peak flood levels details were provided demonstrating there to be a general decrease in flood levels across the floodplain surrounding the site. It is highlighted that there is a small area of potential increase in flood level outside the site boundary adjacent to the north western corner of the site. The increase is at the corner of the warehouse building and external car park, both of which are considered to be less vulnerable land uses. The hydraulic modelling of the amended scheme also demonstrates that changes in flood levels off-site as a result of the scheme are minimal. The model predicts negligible increases in flood depths.
- 8.539 The EA reviewed the additional assessments and emphasised that the report provided failed to demonstrate that the proposed development in its amended form will be safe for its lifetime without increasing flood risk elsewhere. The flood maps provided focus closely on the proposed development site and did not clearly show the off-site impacts due to the size of the maps and the keys covering large parts of the maps.
- 8.540 In light of the issues raised by the EA, the applicant agreed to relocate the sub-station alongside the cycle store situated to the east of Block E. The updated Flood Risk Addendum confirms that the proposed Energy Centre, would include equipment which has been sized to meet the total heating demand of the development and to take into consideration the phased construction requirement of the development. It is also at a lower elevation but has been designed to ensure a combined flood resistant and resilient approach. Further modelling was conducted revealing some minor increase in flood depth between Block A and B as a result of the ground level changes. The modelling results predict a very small potential increase in flood depths north and northeast of the site in the 1 in 100 annual probability event with a 27% climate change allowance. Immediately north of the site this increase is shown to be between 0.001 and 0.004m (1 to 4mm), with lower increases of less than 0.002m further north. This is very negligible and as flood depths along Lea Bridge Road through the centre of this area already exceed 1m during this event, and flood depths along Clementia Road reach nearly 0.6m, there is considered to be no change to the flood hazard status in this area. The addendum also confirms that finished floor levels for residential habitable areas will remain set above the design flood level and that the finished floor level requirements in Condition 16 of the Consented Scheme can still be met.
- 8.541 In light of the additional information provided during the course of the application, the EA confirmed that they are satisfied with the proposed development and removed their objection based on the updated flood modelling and Flood Risk Addendum provided during the course of the application.
- 8.542 The GLA raised concerns that the originally submitted information was limited to fluvial / tidal sources of flood risk, requesting additional information is required regarding sewer, groundwater and surface water flood risk to demonstrate conformity with London Plan policies SI 12 and SI13. As set out

above EA removed their initial objection based on the updated information provided during the course of the application. In addition to this the Council's Drainage Team raised no concerns with the proposed development.

- 8.543 Prior to occupation of the proposed development, a Flood Warning Evacuation Plan (FWEP) would be produced, in order to record contingency measures that would be drawn up for the safety of occupants of the proposed development. Condition 15 request these finalised details prior to occupation. Prior to discharge all flows would pass through an oil interceptor to provide water quality treatment. Additional attenuation storage would be proposed via swales which feature within the landscaping strategy and below ground crate storage would be utilised. Condition 56 requests details of the finalised surface water drainage details. Condition 16 would ensure the development is carried out in accordance with the approved Flood Risk Assessments and the appropriate mitigations are included within the design of the development.
- 8.544 Thames Water raised no objections to the development in relation to foul water network capacity and surface water network capacity. The proposal would be located within 15 metres of a strategic sewer and as such Thames Water requested a piling method statement and infrastructure phasing plan to be secured via a planning condition.
- 8.545 Based upon the additional information provided during the course of the application the EA are satisfied with the proposed development, therefore officers consider that the proposed development would be acceptable in terms of flood risk and drainage, in compliance with Policies SI 12 and SI 13 of the London Plan (2021) and Policy 91 of the Waltham Forest Local Plan LP1 (2024).

L. Environmental Impact Considerations

- 8.546 Developments are required to create healthy and sustainable places and communities by ensuring that development conforms to appropriate environmental standards, including contamination, air quality, noise, light, and water quality.

Ground Contamination and Water Quality

- 8.547 The NPPF states that planning policies should contribute and enhance the natural and local environment by preventing both new development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land stability. In addition, policies should contribute to remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. The NPPF provides information relevant to land affected by contamination, land stability, protection of the natural environment and water supply, wastewater and water quality.
- 8.548 Policy SD1 of the London Plan (2021) Opportunity Areas states the plan will encourage the strategic remediation of contaminated land to ensure that

Opportunity Areas fully realise their growth and regeneration potential. It goes on to state that Boroughs, through their development plans, should take appropriate measures to deal with contamination that may exist.

- 8.549 Policy 90 of the Waltham Forest Local Plan LP1 (2024) states that the Council will manage contaminated land by: ensuring that site investigation and desk-based research for new developments on contaminated or potentially contaminated land, and agreeing remediation proposals; ensuring new developments address the impacts of contamination on/off-site during the construction and operation phases; and, requiring developments that has the potential to contaminate land to include mitigation measures to prevent any adverse impacts on people and the environment, and to monitor any impact where appropriate.
- 8.550 The 1978 plan of the gas works supporting the Archaeological Assessment reveals the three gasholders still present but much of the infrastructure at the centre of the site has been removed, such as the rectangular gas purifiers structure. Historically, the development site formed part of a wider former gasworks which extended off-site to the north-west of the site. Three gasholders were constructed and used between 1915 and 1968, at which point the operational gas works closed. The gasholders remained in use until 2012 and they have recently undergone decommissioning and demolition, with the footprint of the three gasholders remaining on-site. Gasholder 5 is located in the centre of the site, Gasholder 6 is located to the east of the site and Gasholder 7 is located to the south of the site. Furthermore, the majority of the gas production infrastructure on the subject site was orientated towards gas storage and distribution rather than manufacturing. During 2019, National Grid undertook a programme of demolition of all super structures on the site including the gasholders, which had been out of commission since 2012.
- 8.551 The proposed changes to the recent consent on site would not alter the principles agreed previously. The nature of the proposed modifications to the development would not adjust the approach to the mitigation measures set towards the remediation strategy. The EA originally highlighted concerns in relation to the lack of the remediation strategy and piling details and as such the EA were unable to confirm the suitability of the new scheme in protecting controlled waters. However given the nature of the proposed alterations they would not impede on the confirmed mitigation measures set out in the consented scheme. In addition to this, the previously agreed planning conditions requesting a remediation strategy, verification reports, monitoring and maintenance plan information, previously unidentified contamination details, infiltration of surface water analysis, piling requirements and a borehole management scheme would remain in place (i.e. Conditions 17-22). The EA therefore removed the objection relating to groundwater and land contamination.

8.552 The LPA's Environmental Health Team reviewed the application raising no concerns and confirmed that all relevant land contamination conditions agreed as part of the recent planning permission remain valid.

Key Findings from planning consent Ref:232678 :

8.553 The investigation data supporting the recent planning consent at the site (Ref: 232678) shows that there are distinct localised contamination hotspots. Evidence of contamination within the natural deposits was observed within the area of previous remediation in the north of site and along the western boundary of the site. The concentrations of ammoniacal nitrogen in the soil are generally in the centre and west of the site with low to no ammoniacal nitrogen in the soil noted in the east of the site.

8.554 The analysis did not identify significant risk to controlled waters other than in an area adjacent to the eastern site boundary. Two areas requiring potential groundwater treatments have been identified east and west of the site. These areas may require proposed treatment via bio-remediation by in situ chemical oxidation to accelerate the breakdown of contaminants.

8.555 The applicant's consultant suggests that groundwater remediation would comprise of the removal of the soil hotspots which may be considered a source of groundwater contamination. The proposed mitigation is to be undertaken on a precautionary basis. The reports supporting the recent consent suggests that there are no identified significant risks to off-site receptors based on a 50m compliance point. The previous detailed risk assessment identified that the culverted watercourse to the south of the site is not to be contaminant migration pathway as groundwater in the vicinity of the culvert would not be significantly impacted. In terms of risks to surface water receptors, the on-site culvert is considered not to be in continuity with the groundwater.

Remediation:

8.556 An initial Remediation Strategy supported planning permission Ref: 232678 which provides specifications for remediation to mitigate any identified risks and finalised details would be secured via a planning condition. Remediation measures would be employed during the enabling works and construction stage will be subject to environmental permitting. Following soil and groundwater remediation works, a watching brief will be implemented to mitigate undiscovered contamination and these details would be secured via a Remediation Strategy that would be captured through a planning condition. Given the relatively low contaminant concentrations compared to the most severe gasworks sites, the proposed remediation comprises of targeted groundwater treatment rather than large scale or site-wide remediation. With regards to the proposed remediation techniques, there will be no treatment of contaminated soils on site and at ground level. Hotspots of contaminated soil requiring remediation will be exported from the site and not treated on-site. The excavated soil will all be removed from the site via a new site entrance on

Orient Way, avoiding the local residential streets and staying well away from existing residential properties and local schools.

- 8.557 The rationale for the soil removal is primarily precautionary to remove potential risks to groundwater in the longer term. As such, impacted soils at these locations will likely be removed and also the groundwater within these areas will be treated with in-situ remediation techniques. The remediation strategy states that prior to commencing remediation works, the contractor will need to prepare a method statement/implementation plan detailing how the remediation works will be undertaken.
- 8.558 The hotspots will be excavated under a watching brief by the consultant. The remediation excavations proposed comprise precautionary remediation to remove areas where significantly impacted soils may be present and potentially pose a residual risk. Remediation measures will not be undertaken in unfavourable weather conditions. Covered lorries will be utilised for any off-site disposal of any potential contaminated materials by road haulage.
- 8.559 The development would incorporate the following environmental design measures:
- The selection of concrete materials suitable for use in contaminated ground
 - Installation of appropriate gas protection measures in building footprints via gas/vapour membrane to prevent ingress of ground gases.
 - Importing clean cover in landscaped areas at ground level to protect users
 - Sealing areas of the site not occupied by soft landscaping with hardstanding and buildings, preventing future site user exposure to underlying soil. A clean cover system will be installed in areas of proposed soft landscaping and separated from the underlying soils by a granular break and marker layer.
 - Groundwater quality will also be monitored for the duration of the enabling works and remediation.
- 8.560 The Outline Remediation Strategy submitted as part of the recent planning permission sets out the environmental controls expected of the remediation and groundworks contractors. The remediation contractors will provide specific working method statements that include environmental controls such as dust, noise, odours and pollution prevention to be captured within a Construction Environmental Management Plan. The implementation of appropriate best practice site measures, through adherence to a CEMP would reduce the mobilisation of airborne contaminants (e.g. damping down during ground reduction / excavation works) and risk of construction workers coming into contact with contaminated soils or groundwater.
- 8.561 Following the redevelopment, the majority of the site would be covered with hardstanding which is expected to reduce infiltration into the underlying soils and therefore reduce leaching of contamination to groundwater via the surface water drainage strategy. This is a significant improvement for the potential of

rainwater infiltration and leaching from current site conditions which are largely open. As such, the completed development will not otherwise introduce significant contamination to the site and mitigation measures such as hardstanding or cover systems in landscaped areas will prevent the introduction of new contaminants to the ground.

- 8.562 An Odour Management Plan is requested via Condition 12 which would effectively include details of the odour mitigation strategy to adequately address the release of odour and gasses during the remediation. Condition 19 would ensure that any contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination would be dealt with.
- 8.563 Standard land contamination planning conditions are applicable to all sites that are proposed for development and not limited to gasworks sites. The position has not changed from that of the previous consented scheme. In addition to this the Environment Agency raised no objection in relation to contamination matters and satisfied to re-introduced the conditions agreed as part of the current consent on site.
- 8.564 The following details would be required to be submitted as part of detailed conditions, prior to commencement of development:
- Remediation Strategy details and appropriate investigations
 - Verification Report with any remediation measures.
 - Long-term Monitoring and Maintenance Plan
- 8.565 No visual evidence of asbestos containing materials (ACM) was observed during the site investigation previously conducted by Ramboll (drillers log notes potential ACM at one location), ten of 36 samples were found to contain asbestos by the laboratory analysis. Condition 14 requests the submission of a pre-demolition and refurbishment asbestos survey.
- 8.566 Should asbestos fibres, vapours or odours in on-site soil be found to be elevated, boundary air monitoring should be undertaken as a line of evidence when considering potential effects upon off-site residents. Planning Conditions requiring a Vapour Risk Assessment, Odour Management Strategy and Asbestos would be secured as per the current consent on site.
- 8.567 Given the Environment Agency will be heavily involved in the determination of the detailed planning conditions, along with the Council's Environmental Health department, Officers consider the application meets the relevant planning policies, and sufficient information has been made in order to determine the planning application.

Air Quality

- 8.568 London Plan SI 1 sets out rigorous air quality standards for new development, including that it must be at least air quality neutral. It also puts in place

requirements for during the demolition and construction phases of development.

- 8.569 Policy 88 of the Waltham Forest Local Plan LP1 (2024) states that new developments should mitigate any adverse air pollution impacts and be supported by Air Quality Assessment (AQA). It should be noted that the site is in the Waltham Forest Air Quality Management Area (AQMA), which covers the entire Borough and is in place due to vehicle emissions. Developments which may have a significant impact on air quality or, in an area where the existing air quality environment is poor or will have a significant impact on the development; will require a contribution towards implementation of the Air Quality Action Plan.
- 8.570 An Air Quality-Letter of Conformity supports the application identifying that the air quality ES Chapter linked to the extent planning permission 232678 includes air quality monitoring results. These results demonstrated that all background NO₂ concentrations are lower for 2023 than previous years, showing a continued improvement in pollution levels relevant to the site location. This is consistent with trends in Nitrogen Dioxide concentrations in Air Quality focus areas within the London Borough of Waltham Forest over the same period. The existing pollution levels in the area are therefore lower than those during the period when the previous application was being considered.
- 8.571 The combustion fuelled heating approved for the extant planning permission (Ref: 232678) is no longer proposed. The proposed application therefore represents a betterment in air quality performance when compared with the extant scheme (both in relation to human health and ecology) given that the energy provision is now emissions free. The proposed energy mix no longer includes gas-fuelled boilers, the proposal therefore represents an improvement. The proposal would remain car free as per the current consent on site. Given there is only 7 additional blue badge spaces, there will be no material change when compared to the recent planning permission on site.
- 8.572 Mitigation measures would be required during construction to ensure dust minimised during dry and windy weather. These will be detailed in a Construction Environmental Management Plan (CEMP) which will be agreed with the LPA prior to the commencement of the works on site. Construction phase road vehicle exhaust emissions would give rise to a negligible change in annual mean NO₂, PM₁₀ and PM_{2.5}. Condition 6 would secure a CEMP prior to any commencement of any part of the development requesting precise mitigation details and further air quality analysis. The Outline CEMP document supporting the original consent (Ref:232678) states that efforts will be made to select low impact air quality vehicles and all plant on site would comply with non-road mobile machinery (NRMM) requirements.
- 8.573 The application submission has been assessed by the Council's Environmental Health Officer and found the information to be satisfactory. The Officer further

clarified that the relevant planning conditions for planning permission Ref: 232678 remain applicable.

Odour

8.574 The Council's Air Quality Officer has requested an Odour Management Plan is submitted prior to the commencement of development. The report shall include details of an odour mitigation strategy to adequately address the release of odour and gasses during the remediation of the former gasworks. Any contaminated soil found on site would be treated off site and removed from site in covered vehicles. Condition 12 would ensure that an Odour Management Plan is submitted setting out an appropriate odour mitigation strategy would be in place during the works.

Agent of Change

8.575 Paragraph 200 of the NPPF development should ensure effect integration with existing businesses and community facilities can be achieved. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

8.576 Policy D13 of the London Plan (2021) Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. The proposed development introduces noise sensitive residential uses adjacent to the Golden Business Park, and industrial site and land within SIL.

8.577 Policy 50 of the Waltham Forest Local Plan LP1 (2024) highlights that proposals are required to consider the principles of the Agent of Change to minimise any potential conflicts between existing activities and new development.

8.578 Enhanced acoustic double glazing would be required to habitable rooms on Block D facing the service yard to the west. Specified glazing is also required for bedrooms and living rooms on the facades of Blocks F, G and I facing the PRS to ensure internal conditions are suitable during cold periods when PRS demand is expected to be at its peak. The proposal seeks to improve the boundary condition with landscaping and tree planting. Details of the noise mitigation measures for each Block would be secured via Condition 31.

8.579 On the basis of the above, Officers consider the proposals are acceptable with regards London Plan (2021) Policy D13 with respect to 'Agent of Change.'

Noise and Vibration

8.560 London Plan (2021) Policy D14 seeks the avoidance of adverse noise impacts through similar measures and highlights that development proposals should reflect the agent of change principle as set out in London Plan Policy D13,

given the potential for complaints from new noise sensitive uses about existing noisy uses.

- 8.561 Policy 50 of the Waltham Forest Local Plan LP1 (2024) states that developers will be required to demonstrate the impact of their developments on the noise environment and, where appropriate, provide a noise assessment. Adding that the layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing.
- 8.562 The Noise Vibration Impact Assessment supports the application and updated noise survey has been undertaken. The report highlights that noise mitigation works to the pressure reduction system are to be carried out by National Grid and Cadent Gas. An enhanced acoustic double glazing will be required to habitable rooms on Block D with a view of the service yard to the west. Purge ventilation coupled with partially openable windows at night is the proposed strategy for the scheme. Noise levels on balconies are expected to meet the aspirational criterion across the site. It is proposed that all apartments in the scheme will be mechanically ventilated with MVHR units. Windows should not be sealed, but openable for times when purge ventilation is required. The Noise Impact Assessment confirms that if bedroom windows were to remain open during the night, the noise limits on sleeping hours set within Approved Document O would be exceeded. Therefore, the report recommends suitable permitted window openings. Noise levels on balconies are expected to meet the aspirational criterion across the majority of the site, as such no further mitigation is required for the balcony usage.
- 8.563 For bedrooms on the façades on Blocks F, G and I facing the PRS, it is recommended that glazing type is specified to ensure internal conditions are suitable during cold periods when PRS demand is expected to be at its peak. Pressure Reduction Stations (PRS) are typical of former gasworks developments as these have replaced the gasholder storage tanks, and are required to regulate high incoming pipeline pressure, reducing the pressure of the gas to usable levels. The noise generate by the PRS is generally higher during winter months due to the increased use of energy for heating.
- 8.564 The Overheating Assessment recognises the findings set out in the noise assessment analysis, as such the document recommends that specific MVHR is required at Blocks C to J. For a small number of bedrooms in the south and west façades of Block D, only a small open area might be possible. While a compliant Approved Document O overheating mitigation strategy has been presented, based upon the Noise Impact Assessment requirements, residents would have the option to open their windows fully during sleeping hours should they wish to do so.
- 8.565 The playing fields are an existing noise source and any future residents would be aware that they are moving to a residence located next door to a school, and as such, should be expecting to hear noise from children for at least short durations (i.e. break and lunch times).

8.566 Noise and vibration created during construction will be mitigated through the implementation of a range of best practises. There may be some short-term adverse effects to the closest residents caused by piling. The applicant is required to engage with residents as part of the Construction Environmental Management Plan submission of details via Condition 6. The Council's Environmental Health Noise Team raised no objections to the development and recommended planning conditions as per the current consent on site to ensure the proposal consider appropriate noise matters.

External Lighting

8.567 Policy 50 of the Waltham Forest Local Plan LP1 (2024) states that light pollution will be minimised by design measures that would ensure external lighting schemes should only illuminate intended areas. London Plan (2021) Policy D8 has similar requirements concerning lighting in the public realm.

8.568 Condition 40 request external illumination of all external lighting sources associate with the development. The ecological analysis also recommends a sympathetic lighting regime to minimise potential adverse effects to foraging and commuting bats.

M. Health Impact Assessment

8.569 Policy GG3 of the London Plan outlines requirements that proposals must follow to improve health and reduce health inequalities. For developments proposing over 100 new dwellings, applications are required to be supported by a Health Impact Assessment (HIA).

8.570 Policy 49 Waltham Forest Local Plan LP1 (2024) outlines that all major developments are required to submit a HIA. All development meeting the thresholds set out in Policy 49 'Health Impact Assessments' will first require a 'Rapid Health Impact Assessment'. This involves a brief assessment of health impacts, including a literature review of quantitative and qualitative local evidence. Following consideration of the Rapid Health Impact Assessment, the Council may require additional information from the applicant or request the submission of a comprehensive Health Impact Assessment where adverse outcomes could be expected regarding the significance or likelihood of the impact occurring.

8.571 Chapter 5 of the Environmental Statement Addendum document considers socio-economics aspects of the development, discussed in detail within Section O of the report. The analysis highlights that there are two GP surgeries located within 1km of the site boundary and both are accepting new NHS patients. The scheme would generate increased pressure existing primary healthcare services, where GP's are already operating at substantially higher than the UK average patient to GP ratio. The proposal would provide a healthcare facility at Block G. It is also noted that a new health hub is envisaged as part of the Coronation Square development. The LPA's Public Health Team note that the proposed healthcare provision on site would be a positive addition to the area and would help local healthcare needs in the area.

8.572 The NHS were consulted during the course of the application and raised no concerns with the proposed development. The approach regarding the uplift to the Healthcare Facility Contribution was agreed. It is noted that the contribution is a deviation from the HUDU model. Nevertheless, on this particular occasion to fit with the scheme's viability and noting the development is seeking to provide a required healthcare facility to the local area, the healthcare contribution uplift is considered a reasonable method on this occasion. This methodology was also agreed via the previous planning consent. This contribution would come into effect if the development fails to provide the healthcare use on site.

N. Fire Safety

8.573 Policy D12 of the London Plan (2021) sets out that all developments should be accompanied by a Fire Statement. Fire statements should be submitted with all major development proposals. These should be produced by a third-party, independent and suitably qualified assessor.

8.574 The application is accompanied by Fire Strategy Reports covering Blocks A + B and Blocks C-J. These reports seek to follow the criteria set out in Policy D12 of the London Plan (2021).

8.575 The report associated with Blocks A and B highlights that the travel distance within the residential common corridor in Block A is extended beyond the recommendations of BS 9991:2024. In this case, the common corridors will be provided with additional mechanical smoke ventilation system to mitigate against this. There are some areas such as gym and plant rooms which exceed the maximum travel distance limitations of the guidance provided in BS 9991, and will be further developed at Stage 3. These areas can comply through the use of additional means of escape, therefore allowing the maximum travel distance to be increased.

8.576 The Fire Strategy Report covering Blocks C-J reveal that the travel distance within the residential common corridor, residential accommodations, and amenity spaces all achieve the required maximum travel distances. As highlighted in this report, there are some areas such as plant rooms and the roof terraces which exceed the maximum travel requirements of the guidance provided in BS 9991, and will be further developed at Stage 3. These areas can comply through the use of additional means of escape, therefore allowing the maximum travel distance to be increased. The elements of the structure for all buildings will achieve 120 minutes fire resistance above ground. A firefighting shaft is to be provided to each core comprising of a firefighting stair, lift and a fire main. The applicant highlighted that the development proposal seeks to respond to the updated Fire Safety Regulations (BS:9991:2024).

8.577 The Health and Safety Executive (HSE) reviewed the information supporting the application and is content with the fire safety design of the development. Condition 38 would ensure a finalised Fire Statement is secured in line with Policy D12 of the London Plan (2021).

O. Environmental Statement

- 8.578 Schedule 2 to the 2011 EIA Regulations sets out types of development that may require assessment. In practice this hinges on whether a project is likely to have significant environmental consequences due to factors such as size, activity and location. Schedule 2 developments include, for example, business parks, wind turbines, industrial projects, sports stadia, golf courses, and large housing schemes.
- 8.579 Planning permission Ref:232678 underwent an Environmental Impact Assessment (EIA) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 20172 (as amended)³ ('EIA Regulations').
- 8.580 The current application is supported by an Environmental Statement Addendum considering the proposed changes to the scheme. Whilst considering the baseline conditions set out in planning permission Ref: 232678 the following topics were considered unlikely to be affected by the proposed changes associated with the current application and as such do not require updated assessments:
- Air Quality – the development would not incur any new or materially different air quality effects.
 - Ground Conditions - amendments to the building footprints are minor and do not lead to material change to the construction or operational activities undertaken on-site.
 - Water Resources, Flood Risk and Drainage – the proposal will not cause any unacceptable changes to flood levels and will continue to improve flood conveyance.
- 8.581 Avison Young were instructed on behalf of the Local Planning Authority to undertake an independent review of the ES Addendum to confirm it is compliant with the requirements of the EIA Regulations. Avison Young highlighted that the topics scoped out of the ES Addendum (i.e. Air Quality, Ground Conditions and Contamination and Water Resources, Flood Risk and Drainage) are fully justified in appendices 2.1 and 2.2 and Avison Young are in agreement that these topics are scoped out of the ES Addendum.
- 8.582 The initial review response outlined several points of clarification required by the applicant in order to inform Avison Young's final advice. These clarifications related to Chapter 5:Socio-Economics, Chapter 6: Daylight, Sunlight and Overshadowing, Chapter 7: Wind Microclimate, Chapter 9: Summary of Significant Effects and Non-Technical Summary.
- 8.583 In light of this, the applicant's consultant provided a written response seeking to satisfy Avison Young's queries. This response was further reviewed by Avison Young and was accepted, as such no further information was required. It was therefore considered that the LPA has sufficient environmental information to inform a decision. Upon careful consideration, the further information is considered to be clarification only and is not information which

is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development. During the course of the application, the applicant's consultant shared the June 2024 Flood Risk Assessment that was separately approved document.

Description of the Development

8.584 Avison Young consider the chapter provides an adequate description of most aspects of the development. The chapter provides a comprehensive description of the detailed development including a detailed breakdown of each blocks residential unit mix, and quantum of cycle and refuse storage. The chapter also includes an overview of the key amendments to the scheme.

Alternatives

8.585 The ES Addendum highlights that there have been significant nationwide changes in development economics, as well as updates to regulations and other factors, including increased construction costs, changes to Building Regulations, higher finance expenses, taxation increases, net zero carbon contributions and a difficult sales market. To meet the updated Fire Safety Regulations (BS991:2024) and respond to these wider economic pressures, the applicant has proposed amendments to the consented scheme to ensure the site remains deliverable.

Socio Economics

8.586 Chapter 5 of the ES Addendum reviews the socio-economic effects of the development with regards to employment, demand for community infrastructure, the impact on the local economy, provision of open and play space, and crime and safety. This section consider the increase in number of residential units and changes to open and amenity space.

8.587 The economic impact of the development is considered relative to Greater London, as this represents the principal labour market catchment area. The LBWF is highly accessible from all areas of Greater London and is likely to be served by labour from all boroughs across Greater London. The Greater London labour market incorporates the population that may reasonably be expected to travel to and benefit from the development. It is estimated that the development would likely create 554 construction employees per annum.

8.588 The baseline scenario has been established from a desktop review of a number of sources. There are 22 primary schools within 1.8km and 18 secondary schools within 3.5km of the Site. h. There are two GP surgeries located within 1km of the Site boundary,. There are two local parks and one small open space within 400m of the Site boundary. The Leyton Jubilee Park is located adjacent to the Development and provides large area of public open space for active and passive recreation as well as playspace facilities appropriate for all ages. There are several larger parks within the guideline distances from the Development (four regional parks accessible within a 3.5km radius), notably

the Victoria Park, Lee Valley Park and Hackney Marshes. The analysis within this chapter reveals that LBWF is a relatively densely populated borough.

- 8.589 The data indicates that based on the 2024 national schools census (the most recently available data at the time of writing) there was a total surplus of 1,350 primary education places within 1.7km of the site. The development would generate 85 additional primary education students and the evaluation support this chapter highlights that existing surplus of places which exists in schools for this demand.
- 8.590 Within 3.7km of the Site there are 26 secondary schools with a total surplus of space for 2,661 students. There is currently sufficient available capacity at secondary schools within 3.7km of the Site to accommodate the 28 additional children projected to reside at the Development. The LPA's Education Team reviewed the application and identified that the additional homes would not result in a large surplus in primary and secondary students in the Leyton area.
- 8.591 There are two GP surgeries located within 1km of the site boundary. Both are accepting new NHS patients and have a total of four Full Time Equivalent (FTE) GPs. The analysis reveals that the average number of patients per GP across the two practices is higher than the London average ratio. This chapter of the ES Addendum illustrates that development will give rise to a projected population yield of 1,654 residents. As such, the additional residents would increase the overall average practice size. The Coronation Square development located further south of the area seeks to provide a new health hub. The proposed development seeks to maintain a healthcare facility use on site as per the recent planning consent. The LPA's Public Health Team reviewed the application and noted the positive addition of the healthcare facility to help meet local healthcare needs.
- 8.592 All parts of the Borough are within 1.2km of either Epping Forest or Lee Valley Regional Park; both are Regional Parks which also have District Park and Metropolitan Park functions, satisfying accessibility targets for Regional, Metropolitan and District Parks for all LBWF residents. Within 400m of the Site there are two local parks and one small open space. One of these, Leyton Jubilee Park, is located adjacent to the development and offers a large area of public open space for active and passive recreation. The Leyton Jubilee Park is located adjacent to the site, although the play facilities are located approximately 200m from the development. These are appropriate for all ages owing to the play and sports facilities available; for the 5-11 age group there is a wide range of play equipment. There are play facilities serving older age groups appropriate for 12+ year olds at Ive Farm Sports Ground (including sports pitches), and Hackney Marshes (cricket, football and rugby pitches) within 800m of the Site boundary.
- 8.593 The proposed development would provide landscaped areas, private/communal amenity space and playspace provision. The open space has been designed to create three distinct character areas, all of which have amenity uses such as informal seating and play space, doorstep play features,

paths, and lawns or terraces. Most of this space will be accessible available to the general public, and there is intended to be a link created between the development and Leyton Jubilee Park. The development would also secure funds towards improving Leyton Jubilee Park that would be secured via the s106 and Deed of Variation. The Development would provide up to 3,192m² play space which incorporates on site informal and formal spaces for 0-4 year olds and 5-11 year olds. Whilst there are no equipped play spaces on-Site for 12+ age groups, the new link to Leyton Jubilee Park will provide access from the Site to equipped and informal play and recreation opportunities within the park.

- 8.594 For crime and safety, despite there being a relatively low localised crime rate, the detailed design of the development will seek to incorporate best practice from the Secured by Design guidelines.
- 8.595 The Infrastructure Delivery Plan (2024) identifies infrastructure requirements across the borough, setting out what is needed, where, and when. It includes projects relevant to waste, transport, education, utilities, health, culture, sports, the emergency services, and green infrastructure. The Lea Bridge Area Framework identifies the need for new health care facilities in the area to respond to the future growth in the area. The borough's health infrastructure is maintained and improved through capital investment. The sources of capital investment for well-designed buildings often involve CIL and S106 contributions from large scale residential developments, such as this application, and their delivery over multiple years.
- 8.596 Avison Young reviewed this chapter in detail and requested clarification linked to the analysis around housing delivery and beneficial effects has been overstated in terms of its significance. The applicant's consultant provided further clarifications that the assessment is appropriate given the Borough's existing context, the scale of housing need, and the contribution the development will make to the housing stock. While only Blocks A and B will be delivered within the Local Plan period, the overall level of benefit remains significant; this is demonstrated by outlining the percentage of dwellings to be delivered. This links to the wider national housing crisis (cited in the current consultation of the revised National Planning Policy Framework, which emphasises the requirement to accelerate the Government's ambitions to build 1.5 million new homes) and the development's role in helping to meet this target.
- 8.597 Avison Young also requested confirmation if conclusions of the assessment of primary and secondary school provision remains valid with a completion date of 2033. It was confirmed that the construction year was stated in error, but this does not alter the overall residual significance of assessment, which remains negligible. It was further highlighted that while changes in birth rates and migration trends may influence future demand for education places, the four-year adjustment to the construction timeframe is not anticipated to materially affect conclusion. Clarification was required on the quantum of play

space required and provided. The applicant's team confirmed the overall breakdown during the course of the application.

Daylight, Sunlight and Overshadowing

8.598 Chapter 5 of the ES Addendum sets out an assessment on the environmental effects of the development on the daylight and sunlight amenity to the occupiers of neighbouring properties and overshadowing to existing amenity areas in the vicinity of the site.

8.599 The assessment considers the updates incorporated within the current application. In total, 29 separate existing amenity areas have been considered relevant for the overshadowing assessment. The appraisal considers the following neighbouring properties:

- 62-76 (evens) Perth Road; and
- 2-92 (evens) Clementina Road.

5.600 The BRE Guidance provides two primary methods for assessing daylight for existing residential accommodation that are applicable for this assessment: Vertical Sky Component (VSC) and No Sky-Line Contour (NSC) methods. When reviewing the daylight results for each property, they should be read sequentially; VSC and then NSC. The review includes the Annual Probable Sunlight Hours ('APSH') approach when considering sunlight.

8.601 In relation to overshadowing, the "sun-on-ground indicator" methodology was used. The BRE Guidance suggests that the Spring Equinox (March 21st) is a suitable date for the assessment. Using specialist software, the path of the sun is tracked to determine where the sun would reach the ground and where it would not. This assessment reviews the total percentage of an area that receives at least 2 hours of direct sunlight on March 21st. During the course of the application updated sunlight amenity analysis was provided to remove Block H from the model review details.

8.602 The baseline VSC assessment shows that over half (55%) of windows do not meet the required target for absolute VSC. This is due to the majority of windows that were deemed relevant for this assessment, are found within the rear extensions of the properties. These windows in question are naturally constrained in their outlook, often facing directly and in close proximity to the neighbouring properties. This constrains the outlook of these windows, driving the lower VSC levels shown within the existing baseline situation. Where windows do meet the suggested target for absolute VSC (45%), they are generally found within the rear façades of the properties.

8.603 The results of the NSC assessment illustrate that the vast majority of rooms (72%) meet the suggested targets of 80% of the room enjoying a view of the sky at the working plane. There are, however, incidences where some rooms within a property have lower existing NSC levels. The baseline APSH assessment results indicate that whilst the vast majority of rooms (78%) do meet the required targets; a number of properties (22%) do experience low

levels of sunlight within the existing scenario. The orientation of the rear additions on these properties lead to more constrained windows.

- 8.604 Of the 29 amenity areas assessed, 28 continue to meet the BRE Guidance target of at least 50% of the area receiving two hours of direct sunlight on March 21st. The only exception remains the rear garden of 74 Perth Road, which achieves 41.6% coverage. This reduced performance is attributed to the presence of a high wall along the southern boundary of the garden. The development will cause additional levels of shadowing on March 21st however the shadows will pass quickly across neighbouring amenity areas. Throughout the day the shadows cast generally last for no more than two hours before moving on. The properties to the north of the site on Clementina Road will experience some additional overshadowing to the gardens intermittently, between 8:00am to 12:00pm. The gardens on Perth Road do not experience any overshadowing during March 21st.
- 8.605 The assessment concludes that there would be no noticeable changes to the VSC and NSC assessments to the neighbouring properties. The APSH assessment indicates that all main living spaces facing within 90° degrees of due south with the properties considered within the assessment will see no noticeable change in sunlight levels with the Development in place.
- 8.606 The Lammas School Field to the east of the site will see additional overshadowing from 12:00pm onwards until the end of the day. The shadows cast on this area of the playing fields will pass quickly, generally lasting for no more than two hours in one area.
- 8.607 When considering Leyton Jubilee Park the development will only cast shadows over the northernmost element of the park. The development will only cast shadows over the northernmost element of the park. The degree of shading is shown to be less significant on June 21st (summer solstice), where the shadows are at their shortest as the sun is at its highest in the sky. The shading is seen to be less prominent from 3pm, however where the sun is in the sky for longer in the evening, the shading lasts later in the day. On December 21st (winter solstice), where the shadows would be longer, there is no additional shading cast on the park.
- 8.608 Mitigation measures have been included through the design process of the development, taking the surrounding properties into consideration to reduce the potential impact to these receptors. Set-backs have been introduced to the northernmost Blocks of the development, significantly reducing the potential impact to neighbouring daylight and sunlight levels. The embedded mitigation of locating taller blocks to the south, furthest away from the neighbouring receptors and the removal of Block H, close to the neighbouring receptors is considered appropriate and favourable respectively.
- 8.609 The assessment concludes that when compared the recent planning permission the results demonstrate a marginal shift in individual daylight impacts to a small number of Clementina Road properties, the only change in

overall effects to daylight would be to no.30 Clementina Road, which sees a reduction from minor adverse to negligible daylight effects with the development in place.

- 8.610 The Daylight and Sunlight analysis was reviewed by an independent third part consultant on behalf of the LPA who concluded that that methodology set out is appropriate and in line with BRE Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2022). The baseline modelling extents; massing that has the potential to cause obstruction to sensitive receptors, is agreed and deemed sufficient for the purposes of the Daylighting analysis. The summary of future baseline conditions is agreed and considered acceptable.
- 8.611 The summaries of the analysis are agreed by the consultant and it was concluded that the scheme is set back to the south of the neighbouring properties by enough distance to allow sufficient, retained amenity to permeate those receptors, whereby loss or lower levels of daylight and sunlight would have minimal perceived impact. It was concluded that the development will not reduce neighbouring receptors light levels to a point for it to be detrimental. Whilst there will be some reductions, most are insubstantial and should not cause harm to future use and enjoyment for the neighbouring occupiers.
- 8.612 The consultant also agrees that the sunlight to neighbouring amenity areas would not be significantly affected by the proposal. The areas tested for sunlight within the development would be above the BRE recommended guidance of 50% of the areas receiving at least 2 hours of sunlight on the ground on the 21st March. The development provides a good level of external amenity which will also provide welcome pockets of shade for those hotter weeks of the year.
- 8.613 Chapter 11 has been reviewed by Avison Young requesting confirmation on the likely significant effects that would result from the development in relation to daylight, sunlight and overshadowing. The applicant's consultant confirmed that no moderate or major effects were identified in the assessments. The proposed amendments would therefore not result in any significant effects in EIA terms for daylight, sunlight or overshadowing.

Wind Microclimate

- 8.614 Chapter 7 of the ES Addendum reviews the wind microclimate elements of the scheme. The proposal includes increases in height to Blocks C, D, E, F, I and J. Furthermore, the proposal would result in minor shifts to building locations followed footprint changes to Blocks B, C, D, E, F, I and J. The strategy towards balconies to Blocks D and E has also resulted in updates, removing the inset corner balconies from the consented scheme.
- 8.615 The wind assessment for the development shows that the effects remain broadly similar to those presented within the recent consent. The assessment been undertaken in accordance with the industry standard and best practice Lawson Comfort criteria for pedestrian safety and comfort.

Based on its proximity to the site, the following committed development was considered within the cumulative effects assessment:

- Lea Bridge Station sites (ref: 212685 and 242970).

8.616 In terms of comfort, the assessment of balcony level wind conditions focused on summer, when the balconies were considered most likely to be used. Although it represents the most suitable benchmark, it was considered appropriate to apply the Lawson criteria slightly less rigorously to private balcony spaces, due to their less frequent use, likely expectations of conditions at elevated levels and the opportunity for the occupant to select whether or not to use the space on a given day.

8.617 In terms of pedestrian comfort, with regards to wind forces, conditions within the site are suitable. Within the surrounding area, Leyton Jubilee Park, to the east of the site, enjoys suitable conditions for general recreational activities, including standing and short periods of sitting. Although areas suitable for long periods of outdoor sitting during summer, such as for picnics, are limited to the north west corner, conditions within the park are expected to be considered suitable. The dwellings along Clementina Road to the north of the site are more sheltered. Conditions along the thoroughfares are suitable for at least standing and short periods of sitting. Conditions are therefore considered suitable for pedestrian passage along thoroughfares and for pedestrian ingress / egress at entrances. The private rear gardens further benefit from boundary fences and enjoy amenable conditions for associated recreational uses.

8.618 On the access road to the south of Block D, winter conditions have potential to be considered uncomfortable for pedestrian passage. However, the area affected is small and is not expected to extend into the adjacent amenity spaces. Conditions on thoroughfares and pedestrian crossings within the site are expected to be suitable for at least leisurely strolling and are therefore considered suitable for pedestrians. The analysis sets out suitable conditions for communal amenity space provided throughout the site. Conditions along Clementina Road remain suitable.

8.617 With 1.1m high, 50% solid, balustrades on the south western elevation balconies, all assessed balconies rate as safe for all users.

The analysis sets out the following design measures and operational controls:

- Dense deciduous tree planting, comprising a mix of 3-3.5m high and 4-5m high trees, across the site.
- A small number of 4-5m high evergreen trees to the south of Block D and between Blocks I and J;
- Retained existing trees along the boundary between the site and Leyton Jubilee Park.
- Areas of tall shrub planting (~1-1.8m high) and hedging (~1.2m high) distributed across the site and around the site perimeter.

- Retained existing walls between the site and private gardens along the northern site boundary.
 - 2.5m high wall around the Pressure Reduction Station.
 - 1.8m high timber fences along the western and north eastern site boundaries.
 - 1.8m, ~50% solid, railings along the south eastern site boundary, between Block E and Leyton Jubilee Park.
 - 50% solid, screens or trellis with climbers between Blocks C and D.
 - 75% solid, fence around perimeter of Block G's nursery playground platform.
 - 0.9m high walls around ramps and raised platform at Block A's entrances
 - 1.1m high, ~50% solid, railings around the south western elevation balconies on Blocks D and E.
- 8.618 The wind microclimate analysis was reviewed by an independent third party consultant on behalf of the LPA. It was concluded that the wind microclimate assessment incorporates an appropriate methodology for a substantial development of this nature. Conditions within the existing site and surrounding area satisfy the safety and comfort criteria for all pedestrian activities.
- 8.619 The comfort assessment from June 2023 wind tunnel testing indicated that all areas within the site and surrounding area are generally suitable for their intended uses. Exceptions occur to rooftop terraces on Block G and the private balconies to the southwest of Blocks D and E of the proposed development. The rooftop terrace on Block G would be suitable for general recreational use in summer. It has been noted that wind conditions at Location 101 are expected to be marginally windier for leisure strolling, however, they are considered tolerable for intended pedestrian uses. This is accepted for this area.
- 8.620 The consultant requested wind conditions for the main entrances to the southwest of Block D, southwest of Block A, western façade of Block I and eastern façade of Block J. In light of these comments, the applicant confirmed that there are no main entrances proposed in the areas listed. The only secondary entrance with windier than targeted conditions is expected to be at the south corner of Block D. However, this entrance is for service uses only. As such, it is noted that the entrance to the south of Block D is for secondary use hence the wind conditions at this location would be considered tolerable.
- 8.621 All areas within the site and surrounding area remain generally suitable for their intended uses, with the exceptions at the thoroughfares around the northwest corner of Block D and on the access road to the south of Block D. Nevertheless, it was requested to confirm the percentage probability of time that strolling is achieved during winter at this location. The applicant highlighted that conditions are expected to be uncomfortable for pedestrian passage and the effect is considered to be of moderate adverse significance. However, the design team confirmed that the main pedestrian access to the site would be via the landscaped space, where conditions are expected to be suitable for at least leisurely strolling.

- 8.622 Overall, Officers consider the conclusions of the Wind Microclimate chapter of the Environmental Statement Addendum to be, on balance, acceptable and commensurate of a modern development of this scale at this allocated site for transformation.
- 8.623 Avison Young undertook the Independent Review of the ES on behalf of the Council and confirmed that the information contained within the section meets the relevant environmental legislation. It was recommended to request the landscape wind mitigation measures. Condition 46 requests wind mitigation details as part of the finalised landscape strategy.

Townscape and Visual Impact Assessment

- 8.624 A Townscape and Visual Impact Assessment Addendum (TVIA) supports the ES Addendum considering the updates set out in the proposed development. The study includes both the site and its wider context at a 1km radius.
- 8.625 The analysis continues to focus on the following townscape character area receptors:
- TCA1: Leyton Fringe includes one designated heritage asset, which is Grade II (the Ice House at St Josephs Roman Catholic School).
 - TCA2: Leyton Infrastructure does not include any designated heritage assets or conservation areas and is considered to have a poor townscape value.
 - TCA3: Hackney Open Spaces is predominantly open space with varying public access and is designated as Metropolitan Open Land. The southern extent falls within LB Hackney. Due to the character and status as an extensive area of open green space along the Lea Valley, it has a high to medium townscape value.
 - TCA4: Leyton includes several listed heritage assets, including the Grade II* Parish Church of St Mary the Virgin, as well as several Grade II and locally listed buildings and the Thornhill Road Conservation Area. Overall, it is considered to have a medium to low townscape value.
 - TCA5: Lower Clapton Residential is separated from Hackney Marshes to the east by the River Lee Navigation. It includes several Grade II listed buildings and the Lea Bridge Conservation Area. Overall, it is considered to have a medium to low townscape value.
- 8.626 Overall the study concludes that the development would result in limited localised changes to townscape character and visual situation previously assessed and it would not give rise to any new or materially different residual effects. The sympathetic material palette means that despite the change in scale and massing, the development continues to complement the existing townscape and does not present as a discordant element. The varied colour of the façade material ensures that the development's buildings are read as individual features. The articulation of the blocks ensures that gaps of sky are

provided. The varied height and articulation of the blocks ensures that gaps of sky are provided between the taller Blocks D and E.

- 8.627 Double height vertical columns frame Blocks D and E's ground floor, along the new linear park, with additional recessing detailing to add weight to the base of the buildings. At the top of Blocks D and E's both buildings parapets are extended to emphasise their crowns. The TVIA concludes that the cumulative effects of the proposal while considering other developments in the wider area would not raise any considerable concerns. The analysis highlights that the proposed development would contribute to the evolving character of the area and be similar in character to the modern buildings within the Townscape Character Area.
- 8.628 Officers note that the TVIA has been updated to assess the impacts on the additional height in townscape terms. It is considered that the proposal is appropriate when considering the townscape analysis supporting the application.

Effect Interactions and Significant Effects

- 8.629 The ES Addendum further considers the reported effects of the development. the Effect interactions are a combination of different environmental effects resulting from one project upon individual receptors.
- 8.630 The significant effects for the development remain broadly as presented in the 2023 ES (as amended) for all technical topics for both the demolition and construction and the operational stage. When considering the completed development wind effects on the comfort for pedestrian access to and passage through the site (i.e. negligible to minor/moderate adverse compared to negligible in the previous planning consent) and the effects on the comfort for recreational uses of private balconies reducing from negligible moderate adverse to negligible to minor adverse.
- 8.631 As per the recent planning consent Environment Agency, LBWF Environmental Health Officers and the Lead Local Flood Authority have requested stringent conditions with regard to Construction Environmental Management Plan, Contamination and Remediation Strategy accompanied with verification and ongoing monitoring, Odour Management, Air Quality and Dust Mitigation Plan, Flood Risk Assessment, Surface Water Drainage and Piling. No ground water infiltration will occur, and all surface water will be tanked and attenuated into the sewer to avoid leaching of contaminants into the ground water.
- 8.632 Avison Young raised no concerns with these sections of the ES Addendum and suggested the details of the wind mitigation are captured via a planning condition. As result Condition 46 is updated to request these details.

Q. PLANNING OBLIGATIONS

- 8.633 Section 106 Agreements are a material consideration in the determination of a planning application. The purpose of such an Agreement is to make otherwise unacceptable development acceptable and they should only be

sought where they meet all of the following tests: i) Necessary to make the development acceptable in planning terms, ii) Directly related to the development and iii) Fairly and reasonably related in scale and kind to the development.

8.634 The following s106 updated would be secured via a Deed of Variation while considering the following Heads of Terms, having regard to planning policy:

- Relevant uplifts and changes to contributions agreed via planning permission 232678
- Affordable Housing
- Local Labour and Employment
- NHS Healthcare Facility
- Relevant plans updated accordingly
- Monitoring and Implementation
- Legal Fees

The details of these requirements are set out in the recommendation section of this report.

CONCLUSION

8.635 This report provides Officer's comprehensive consideration of the planning application and its supporting documentation, including the further/additional information submitted and any representations received. The conditions set out in the agreed S106/Deed of Variation would ensure that any adverse impact of the scheme is mitigated against and the positive aspects of the proposal advanced by the applicant are carried out through the implementation.

8.636 This Report has considered the proposals in light of the adopted development plan policies and other material considerations or representations relevant to the environment effects of the proposed development. The application if approved would deliver significant regenerative benefits, not least including:

- Redevelopment of a former decommissioned brownfield Gasworks site within a residential context;
- 770 new residential units which contribute towards local housing targets;
- New nursery;
- New healthcare facility
- Over 10,000sqm of publicly accessible open space, new public square and new walking and pedestrian landscaped links to Leyton Jubilee Park;
- New footpaths and improvements inside Leyton Jubilee Park;

- Optimisation of development potential of the site and regeneration of Lea Bridge and area identified for transformative growth and character development;
 - Valuable CIL contributions
- 8.637 The project is accompanied by a robust public consultation programme including community newsletters, drop in events and a regeneration webpage. The application has received a lot of public interest.
- 8.638 The proposed development would result in bringing a contaminated and inaccessible site back into sustainable use which will be safe for human habitation. The principle of the development and proposed land uses have been reviewed and considered acceptable by officers in accordance with local and regional planning policies. The GLA is supportive of optimising redundant utility sites and consider former gasworks sites are a source of important brownfield housing land.
- 8.639 The height, scale, massing and design of the development are acceptable and will result in high quality architecture and density which is considered appropriate for the location. The architectural quality will be maintained through to delivery by appropriate materials conditions . The scheme would provide a comprehensive landscape strategy that would be accessible to all new residents and current residents within the area.
- 8.640 The completed development would be car free and provide sufficient cycle parking and disabled parking which and has been designed to promote LBWF's walking and cycling improvements and facilitates the strategic modal shift from car ownership to public transport. Moreover, no construction vehicle routeing will enter the Clementina Estate. All vehicles will enter and exit the site via a new Orient Way access point.
- 8.641 An extensive SuDS strategy has been designed to attenuate the surface water flood risk to greenfield run off rates. The proposal would have an urban greening factor of 0.4 and a valuable net gain in biodiversity, as well as a low carbon energy strategy comprising Air Source Heat Pumps and Solar PV to maximise the renewable energy provision on site. The proposal would make significant CIL contributions, as well as significant social infrastructure.
- 8.642 In the context of the Written Ministerial Statement regarding the use of Section 73 to vary affordable housing levels, officer's have carefully scrutinised the proposals. The change to the affordable offer has been justified by a financial viability assessment that has been independently reviewed and the various impacts on housing delivery since the previous scheme was first proposed. The harm that the reduction in the affordable housing offer will cause has been weighed in the planning balance; however the benefits of the scheme, as set out above, lead to a conclusion that the proposal is acceptable.

8.643 Overall, officers have given careful consideration to the submitted Environmental Statement Addendum and where impacts are forecast to arise from the proposed development, adequate mitigation measures have been introduced to make the proposed development acceptable in planning terms.

10. ADDITIONAL CONSIDERATIONS

Public Sector Equality Duty

10.1 In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.
 - The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
 - The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered and may be balance against other relevant factors.

It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights:

10.2 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Waltham Forest to act in a manner that is incompatible with the European Convention on Human Rights.

10.3 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is

also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

11. RECOMMENDATION

- 11.1 The Planning Committee is recommended to GRANT planning permission subject to to the GLA Stage 2 referral response followed by conditions and informatives, and prior completion of a Section 106 Deed of Variation Agreement with the Heads of Terms as set out in paragraph 1.1 of this report. Conditions that have been discharged or part discharged as a result of the commencement of the previous consent will be appropriately amended.
- 11.2 That authority to be given to the Assistant Director of Development Management and Building Control in consultation with the Council's Legal Services for the sealing of the Legal Agreement and to agree any minor amendments to the conditions or the Legal Agreement on the terms set out above.

Planning Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of planning permission Ref: 232678 (dated 27th May 2025)

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

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

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

Drawings Numbers

- W406-POL02-ZZ-00-DR-A-10-010 P4
- W406-POL02-Z1-00-DR-A-10-150 P2
- W406-POL02-Z1-01-DR-A-10-151 P1
- W406-POL02-Z1-02-DR-A-10-152 P1
- W406-POL02-Z1-03-DR-A-10-153 P1
- W406-POL02-Z1-04-DR-A-10-154 P1
- W406-POL02-Z1-05-DR-A-10-155 P1
- W406-POL02-Z1-06-DR-A-10-156 P1
- W406-POL02-Z1-ZZ-DR-A-10-161 P1
- W406-POL02-Z2-00-DR-A-10-150 P2
- W406-POL02-Z2-01-DR-A-10-151 P2
- W406-POL02-Z2-08-DR-A-10-158 P2

- W406-POL02-Z2-09-DR-A-10-159 P2
- W406-POL02-Z2-14-DR-A-10-164 P2
- W406-POL02-Z2-16-DR-A-10-166 P2
- W406-POL02-Z2-23-DR-A-10-173 P2
- W406-POL02-Z2-25-DR-A-10-175 P2
- W406-POL02-Z2-ZZ-DR-A-10-176 P2
- W406-POL02-Z3-00-DR-A-10-150 P2
- W406-POL02-Z3-01-DR-A-10-151 P1
- W406-POL02-Z3-05-DR-A-10-155 P1
- W406-POL02-Z3-06-DR-A-10-156 P1
- W406-POL02-Z3-07-DR-A-10-157 P1
- W406-POL02-Z3-08-DR-A-10-158 P1
- W406-POL02-Z3-12-DR-A-10-162 P1
- W406-POL02-Z3-ZZ-DR-A-10-163 P1
- W406-POL02-ZZ-ZZ-DR-A-10-250 P1
- W406-POL02-ZZ-ZZ-DR-A-10-251 P1
- W406-POL02-ZZ-ZZ-DR-A-10-350 P2
- W406-POL02-ZZ-ZZ-DR-A-10-351 P2
- W406-POL02-ZZ-ZZ-DR-A-10-352 P2
- W406-POL02-ZZ-ZZ-DR-A-10-353 P2
- W406-POL02-ZZ-ZZ-DR-A-10-354 P2
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- W406-POL02-ZZ-ZZ-DR-A-10-359 P2
- W406-POL02-ZZ-ZZ-DR-A-10-360 P2
- W406-POL02-ZZ-00-DR-A-10-550 P1
- W406-POL02-ZZ-00-DR-A-10-551 P1
- W406-POL02-ZZ-00-DR-A-10-552 P1
- W406-POL02-ZZ-00-DR-A-10-553 P1
- W406-POL02-ZZ-00-DR-A-10-554 P1
- W406-POL02-ZZ-00-DR-A-10-555 P1
- W406-POL02-ZZ-00-DR-A-10-556 P1
- W406-POL02-ZZ-00-DR-A-10-557 P1
- P21210-00-001-GIL-101 P10
- P21210-00-001-GIL-110 P05

Supporting Information:

- Accommodation Schedule ref. LBR-PTE-ZZ-XX-SA-A-306100
- Affordable Housing Statement, dated September 2025
- Air Quality Letter of Conformity, ref. 01/0272/009, dated September 2025
- Archaeology Assessment, dated October 2023
- Archaeology Assessment: Statement of Conformity, dated September 2025
- Archaeology Trail Trench Evaluation, dated September 2021 (Figs updated March 2024)

- Biodiversity Net Gain Assessment, Version: Vf2, dated September 2025
- Car Parking Management Plan, ref. 31166/D21A, dated September 2025
- Circular Economy Statement, Version: V.2, dated September 2025
- Delivery and Servicing Management Plan, ref. 31166/D28A, dated September 2025
- Design & Access Statement (inc. Landscaping & Urban Greening Factor), Rev P01, dated 26-09-2025
- Dynamic Overheating Report v.3, dated September 2025
- Ecological Assessment, dated October 2023
- Ecological Technical Note, Version 2, dated September 2025
- Energy Statement, Rev V2, dated September 2025
- Environmental Statement Volume 1: prepared by Quod dated October 2023; Environmental Statement Volume 2: Townscape and Visual Impact Assessment (TVIA) dated October 2023; Environmental Statement Volume 3: Technical Appendices dated October 2023; EIA Statement of Conformity prepared by Quod dated February 2024
- Environmental Statement Addendum: Non-Technical Summary, dated September 2025
- Environmental Statement Addendum: Volume 1 – Main Text, dated September 2025
- Environmental Statement Addendum: Volume 2 – Townscape and Visual Impact Assessment Addendum, dated September 2025
- Environmental Statement Addendum: Volume 3 – Appendices, dated September 2025
- Financial Viability Assessment, dated September 2025
- Fire Statement Gateway One: Fire Statement Form Rev 4
- Fire Strategy: Stage 2 (Blocks A & B), Issue 05, dated September 2025
- Fire Strategy: Stage 2 (Blocks C, D, E, F, G, I & J), Issue 02, dated September 2025
- Flood Risk Assessment: Letter of Conformity, dated September 2025
 - Lea Bridge Gasworks: Flood Risk Assessment & Surface Water Drainage Strategy (Ramboll, Ref 1620007028, version 10, dated 13/06/2024)
 - Flood Risk Addendum Note (Ramboll, Ref 1620007028, version 01)
 - Lea Bridge Gasworks, Environmental Site Assessment (Ramboll, Ref 1620006510, version 05, dated 31/03/2020)
 - Lea Bridge Gasworks Detailed Quantitative Risk Assessment (Ramboll, Ref 1600006510, version 03, Dated 19/08/2020)
 - Lea Bridge Gasworks Remediation Strategy (Ramboll, Ref 1620006510, version 09, dated 13/01/2022)
 - Lea Bridge Gasworks Remediation Strategy (Ramboll, Ref 1620006510, version 09, dated 13/01/2022)
 - Lea Bridge Gasworks, Foundations Works Risk Assessment (Ramboll, Ref 1620006510 version 02 Dated 17/09/2021)
 - Lea Bridge Gasworks, Borehole Management Plan (Ramboll, Ref 1620006510, version 02, Dated 17/09/2021)

- Habitat Regulations Assessment (HRA) (including SANGs Assessment & Open Space Assessment), ref. 8139.ShadowHRA.2023.vf, dated October 2023
- Habitat Regulation Assessment – Technical Note: Addendum to Shadow Habitats Regulations Assessment, dated September 2025
- Internal Daylight & Sunlight Assessment, ref. 3721, dated September 2025
- Noise & Vibration Impact Assessment, ref. 2063332-RSKA-RP-0001 (03) Revision 03
- Operational Waste Management Plan, ref. 31166/D22B, dated September 2025
- Planning Statement Rev A, dated September 2025
- Residential Travel Plan, ref. 31166/D20, dated September 2025
- Sustainability Statement v.3, dated September 2025
- Transport Assessment Addendum, ref. 31166/D28D, dated September 2025
- Tree Survey/Arboricultural Impact Assessment Rev. B, October 2023
- Tree Protection Plan ref. 2148-KC-XX-YTREE-TPP01 Rev B
- Tree Survey and Impact Assessment Rev A, dated September 2025
- Whole Life Cycle Carbon Assessment V.1, dated September 2025

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

Materials

3. Prior to the completion of roof slab levels for each phase of development, and notwithstanding any indications shown on the submitted plans, samples, details of the wind mitigation measures for balconies at Blocks D and E and a schedule of materials to be used in the external surfaces of each phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained as such for the lifetime of the development.

REASON: To ensure a satisfactory appearance in accordance with Policy D4 of the London Plan (2021) and Policy 53 of the Waltham Forest Local Plan LP1 (2024).

Public Art Strategy Details

4. Prior to occupation of Phase 2, a Public Art Strategy shall be submitted and approved by Local Planning Authority setting out strategy how the development would incorporate public art work along the new routeway to the north east of the site.

REASON: To incorporate alternative design initiatives in line Policy 53 of the Waltham Forest Local Plan LP1 (2024).

Floorspace

5. Unless otherwise agreed in writing by the Local Planning Authority, the total quantum of built floorspace for the Development shall be as set out below:

Use	Amount
Residential (Use Class C3)	770 homes
Gym (Use Class E (d))	209 sqm (GIA)
Nursery (Use Class E(f))	275 sqm (GIA)
Healthcare Facility (Use Class E(e))	710 sqm (GIA)

REASON: To ensure an appropriately balanced and complementary range of residential and uses on site, and to ensure that the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of floorspace keeps within the parameters assessed pursuant to the EIA in relation to the development and to accord with London Plan (2021) Policy SD6 and Policies 39, 40, 41 and 46 of the Waltham Forest Local Plan LP1 (2024).

Construction Environmental Management Plan

6. Prior to the commencement of any part of the development, including demolition and site clearance, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:
- Works of demolition and construction shall be carried out during normal working hours, i.e. 07:30 to 18:30 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.
 - Construction Vehicle Access Strategy
 - Details of any noise screening measures
 - Likely noise levels to be generated from plant
 - Details of any noise screening measures
 - Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
 - Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 3mm/s measured as a peak particle velocity would constitute unreasonable vibration.
 - Details to reduce construction phase road vehicle emissions
 - Specific ecological mitigation measures that shall be employed during the construction period to avoid and mitigate for potential environmental effects.
 - Mitigation measures required during construction to ensure dust is minimised

- A detailed temporary drainage system to minimise the potential risk of increased sediment affecting the surrounding areas and downstream surface water receptors during construction.
- Details provided in line with the mitigation measures set out in Ecology Technical Note dated September 2025 prepared by Ecology Solutions.

The method statement shall make reference to and comply with The Mayor of London's supplementary planning guidance (SPG) 'The control of dust and emissions from construction and demolition'.

In particular the applicant shall:

- Submit for approval an Air Quality (dust) Risk Assessment
- Submit for approval an Air Quality & Dust Management Plan
- Equipment and plant used on site shall comply with the requirements for 'Non-Road Mobile Machinery' (NRMM)
- Submit for approval a desktop Unexploded Ordnance Survey
- Submit a for approval Dust monitoring programme

All the above submissions shall have regard to the Mayor's SPG

Reference shall be made to:

- BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.
- BS 5228: Noise and vibration on construction and open sites

REASON: To ensure considerate construction and to protect the amenities of the nearby residents from excessive noise and dust and to comply with Policies SI 1 of the London Plan (2021) and Policies 48, 50, 60, 66, 87, 88, 89 and 90 of the Waltham Forest Local Plan LP1 (2024).

CIL Development

7. For the purposes of the Community Infrastructure Levy Regulations 2010 (as amended) this is a phased development. Prior to commencement of works to each phase of CIL development, a CIL development plan establishing the extent of the CIL development shall be submitted to and approved by the Council. Each CIL development approved by this condition shall be considered a separate chargeable development for the purposes of calculating Community Infrastructure Levy. Following approval, any subsequent changes to the CIL Phasing Plan will need to be agreed in writing by the Local Planning Authority.

REASON: For clarity, and to ensure CIL liability payments are phased and that each phase of the development is treated as if it were a chargeable development for levy purposes, in accordance with Regulation 8(3A) as amended by the Community Infrastructure Levy Regulations 2010 (as amended).

Archaeology

8. A phase of the development shall not be occupied until a scheme of permanent heritage interpretation and/or landscaping and/or display at the site has been agreed, in accordance with a historical research, materials, design and long-term maintenance proposal for that phase. The proposal for the work is to be approved in advance in writing by the Local Planning Authority. The scheme shall be displayed in the public realm of the site and should integrate with existing public realm and landscape proposals.

REASON: In order to preserve the historic interest of the site which the Local Planning Authority would like conveyed to the public, in compliance with Policies 53, 73 and 74 of the Waltham Forest Local Plan LP1 (2024).

Construction Logistics Plan

9. No development shall commence, excluding site preparation and enabling works, until a detailed Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction and Logistics Plan must be submitted using the TfL template and guidance found here: www.constructionlogistics.org.uk. The logistics plan shall include details of site access, journey planning, access routes, hours of deliveries, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and material storage. All works shall be carried out in accordance with the approved details and the Construction and Logistics Plan should be implemented throughout all demolition and construction works.

REASON: To ensure considerate construction and to protect the amenities of the nearby residents to ensure that disruption is kept to a minimum and does not affect highway traffic flows to comply with Policy 65 of the Waltham Forest Local Plan LP1 (2024).

Highways Condition Survey

10. Prior to the commencement of any development on the site excluding site preparation and enabling works, a specification for a highway site condition survey to assess the condition of highway before and after construction works shall be submitted to and approved in writing by the Local Planning Authority. The highway condition survey shall then be carried out in accordance with the approved timescales contained within the approved specification and it shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied. Any damage to the highway incurred as a result of the construction works, will have to be re-instated by the Council but funded by the developer, in accordance with the timescales and details agreed as part of the survey.

REASON: In the interest of pedestrian and highway safety, to comply with Policy 63 of the Waltham Forest Local Plan LP1 (2024).

Non-Road Mobile Machinery

11. Any development within the London Borough of Waltham Forest is required to have non-road mobile machinery (NRMM) condition. No NRMM shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

REASON: To ensure that air quality is not adversely affected by the development in line with Policy SI 1 London Plan (2021) and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition.

Odour Management Plan

12. Prior to commencement of works on the development hereby permitted, excluding site preparation works and enabling works, an odour management plan shall be submitted to and approved by the Local Planning Authority. Details should include an odour mitigation strategy to adequately address the release of odour and gasses during the remediation of the former gasworks. The assessment should be carried out in line with IAQM "Guidance on the assessment of odour for planning".

REASON: To protect the amenities of occupiers and the surrounding area, in order to comply with Policy 48 of the Waltham Forest Local Plan LP1 (2024).

Air Quality and Dust Management Plan

13. No substructure demolition or development, excluding site preparation works and enabling works, shall commence until full details of the proposed mitigation measures for impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP), has been submitted to and approved in writing by the Local Planning Authority. In preparing the AQMDP the applicant should follow the recommendations outlined in the AQ assessment submitted with the application and the guidance on mitigation measures for sites set out in Appendix 7 of the Control of Dust and Emissions during Construction and Demolition SPG 2014. Both 'highly recommended' and 'desirable' measures should be included. If the development is located in or near an air quality focus area the applicant should follow the guidance on mitigation measures for Medium Risk as a minimum.

REASON: Development must not commence before this condition is discharged to manage and mitigate the impact of the development on the air quality and dust emissions in the area and London as a whole, and to avoid irreversible and unacceptable damage to the environment in accordance with policy SI 1 of the London Plan (2021) and the London Plan SPGs for Sustainable Design and Construction and Control of Dust and Emissions during Construction and Demolition.

Asbestos

14. Prior to commencement of development, the developer must either submit evidence that any site building(s) were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval in writing. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

REASON: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 48 of the Waltham Forest Local Plan LP1 (2024).

Flood Warning and Evacuation Plan

15. Prior to any part of the permitted development being occupied, a flood warning and evacuation plan (based on the submitted Flood Risk Assessment) must be submitted to and approved in writing by the Local Planning Authority. The plan must detail the rescue and evacuation arrangements, emergency plan, provision of and adequacy of temporary refuge, and details of flood proofing and other building level resistance and resilience measures. The commitments explicitly stated in the Flood Emergency Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first occupation of the building hereby permitted and shall be permanently kept in place unless otherwise agreed in writing with the Local Planning Authority. Upon written request, the applicant or their successors in title shall provide the Local Planning Authority with written details of how the measures contained in the Flood Emergency Plan are being undertaken at any given time.

REASON: To ensure the safety of the residents of the development against the risk of flooding, in accordance with Policy SI 12 of the London Plan (2021), Policy 91 of the Waltham Forest Local Plan LP1 (2024).

Environment Agency Conditions - Flood Risk

16. The development shall be carried out in accordance with the submitted flood risk assessment Lea Bridge Gasworks: Flood Risk Assessment & Surface Water Drainage Strategy (version 10, dated 13/06/2024), Flood Risk Addendum dated 22/12/2025 prepared by Ramboll and the following mitigation measure it details:

- Finished floor levels shall be set no lower than 7.05m above Ordnance Datum, apart from for the following parts of the development:

- Cycle and bin storage areas, which shall have finished floor levels no lower than those shown in Appendix 1 of the submitted FRA.
- The Energy Centre, which shall be flood resilient to no lower than 7.2m above Ordnance Datum.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy SI 12 of the London Plan (2021), Policy 91 of the Waltham Forest Local Plan LP1 (2024).

Contamination / Remediation Strategy

17. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Environment Agency. This strategy will include the following components:

A. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

B. A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C. The results of the site investigation and the detailed risk assessment referred to in (B) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (C) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework, in accordance with London Plan (2021) Policy SI 1 and Policy 90 of the Waltham Forest Local Plan LP1 (2024).

Verification Report

18.No phase of the development shall be occupied until a Verification Report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to, and approved in writing, by the Local Planning Authority in consultation with the Environment Agency for that phase. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met for each phase.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 180 of the National Planning Policy Framework, in accordance with London Plan (2021) Policy SI 1 and Policy 90 of the Waltham Forest Local Plan LP1 (2024).

Long-term Monitoring

19.The development hereby permitted shall not commence, except site preparation works and enabling works, until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Environment Agency. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Environment Agency.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 187 of the National Planning Policy Framework, in accordance with London Plan (2021) Policy SI 1 and Policy 90 of the Waltham Forest Local Plan LP1 (2024).

Previously Unidentified Contamination

20.If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority in

consultation with the Environment Agency. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 189 of the National Planning Policy Framework, in accordance with London Plan (2021) Policy SI 1 and Policy 90 of the Waltham Forest Local Plan LP1 (2024).

Infiltration of Surface Water

21.No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority in consultation with the Environment Agency. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 187 of the National Planning Policy Framework, in accordance with London Plan (2021) Policy SI 1 and Policy 90 of the Waltham Forest Local Plan LP1 (2024).

Piling / boreholes

22.Piling, deep foundations and other intrusive groundworks using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority in consultation with the Environment Agency. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling, deep foundations and other intrusive groundworks does not harm groundwater resources in line with paragraph 187 of the National Planning Policy Framework, in accordance with London Plan (2021) Policy SI 1 and Policy 90 of the Waltham Forest Local Plan LP1 (2024).

Borehole Management Scheme

23.A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes and a Borehole Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

REASON: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 187 of the National Planning Policy Framework, Position Statement N Groundwater resources of “The Environment Agency’s approach to groundwater protection” in accordance with London Plan (2021) Policy SI 1 and Policy 90 of the Waltham Forest Local Plan LP1 (2024).

Parking Design and Management Plan

24. Prior to the construction of roof slab level for a phase of development a detailed Parking Design and Management Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase. The Parking Design and Management Plan shall include detailed information on the design, location, access and security arrangements, and maintenance and cleansing regimes of all cycle parking; details and location of Electric Vehicle Charging Points; Car Parking layout and how it will be allocated and managed. The details contained within the Parking Design and Management Plan (including timescales for delivery) shall be implemented and retained thereafter for the lifetime of the development and, the car parking shall be managed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To comply with Policies 63 and 67 of the Waltham Forest Local Plan LP1 (2024).

Cycle Parking

25. Prior to first occupation of the development and notwithstanding any indication on the submitted drawings, a schedule showing the number and location of all cycle parking spaces and details of secure and sheltered cycle storage facilities, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed facilities shall be fully implemented per phase prior to occupation of the relevant phase and shall be permanently retained thereafter.

REASON: In the interest of security and sustainable development, in compliance with Policies 60 and 61 of the Waltham Forest Local Plan LP1 (2024).

Delivery and Servicing Plans

26. Prior to construction of roof slab level of each phase of development, a Residential Delivery and Servicing Plan (DSP) which sets out a scheme for the storage and disposal of waste and recycling for that phase, including details of methods for collection and enclosures, shall be submitted to and approved in writing by the Local Planning Authority. The DSP shall make reference to safety measures that will be in place to reduce conflicts between service vehicles manoeuvring in the private car park and other users (cycle stores, disabled parking and any other pedestrians) and shall also include details on how delivery vehicles are restricted during peak periods. The DSP should also include details of a post box strategy. The development shall be implemented in accordance with the approved details and the refuse stores

brought into use prior to the occupation of the dwellings of the phase hereby permitted and shall be retained as such together with the approved delivery and servicing plan being operated for the lifetime of the development.

REASON: In the interest of highway safety, in compliance with Policy 64 of the Waltham Forest Local Plan LP1 (2024).

27. Prior to the occupation of the commercial / nursery unit, a Delivery and Servicing Plan which sets out a scheme for the storage and disposal of waste and recycling, including details of methods for collection and enclosures of the commercial uses and nursery unit, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of highway safety, in compliance with Policy 64 of the Waltham Forest Local Plan LP1 (2024).

Road Safety Audits

28. Prior to the commencement of any development on the site excluding site preparation and enabling works, the new private road layout should be subject to a stage 2 road safety audit, with any changes identified and addressed. In the event of issues identified on private land, the audit will be a record of the review, but the decision to make any changes would remain the responsibility of the developer's expense. The safety audit should be submitted for information, along with any designers responses, and any changes made.

REASON. In the interest of highway safety, in compliance with Policy 63 of the Waltham Forest Local Plan LP1 (2024).

29. Prior to the occupation of the development a Stage 3 Road Safety Audit shall be submitted, the new private road layout should be subject to a stage 3 road safety audit, with any changes identified and addressed. In the event of issues identified on private land, the audit will be a record of the review, but the decision to make any changes would remain the responsibility of the developer's expense. The safety audit should be submitted for information, along with any designers responses, and any changes made.

REASON. In the interest of highway safety, in compliance with Policy 63 of the Waltham Forest Local Plan LP1 (2024).

PRS Noise Attenuation

30.A. Prior to first occupation of a Blocks F, G and I a noise survey shall be undertaken to demonstrate that the acoustical treatment of the PRS ensures that noise levels at the boundary of the PRS enclosure do not exceed 60dB LAeq (15min) in a 24 hour period when the PRS is operating at maximum capacity. The noise survey is to be submitted and approved in writing by the Local Planning Authority prior to first occupation of the relevant dwellings.

B. The acoustic treatment of the PRS shall be maintained during the lifetime of the development to ensure that noise levels at the boundary of the PRS enclosure do not exceed 60dB LAeq (15min) in a 24 hour period when the PRS is operating at maximum capacity.

C. Noise from the PRS shall be controlled to a level not exceeding 32 dB LAeq,1hr and 27 dB LAeq,1hr during day and night time hours respectively within any habitable room with windows closed and background ventilation provided.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with Policies 50 and 57 of the Waltham Forest Local Plan LP1 (2024).

Noise Mitigation

31. Prior to occupation of each phase hereby approved, details of noise mitigation to each Block where relevant shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with Policies 50 and 57 of the Waltham Forest Local Plan LP1 (2024).

Noise – New and Existing Plant

32. Noise from all new and existing building services plant, excluding the pressure reduction system (PRS), for the lifetime of the development shall be controlled to a level not exceeding 10dB(A) below the typical underlying background noise level (LA90) during the time of plant operation at a position one metre external to the nearest noise sensitive premises.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with Policies 50 and 57 of the Waltham Forest Local Plan LP1 (2024).

Sound Insulation between residential and commercial

33. Prior to the commencement of superstructure works, excluding site preparation works and enabling works, a sound insulation scheme shall be submitted to and approved in writing by the Local Planning Authority, which will incorporate details of sound insulation to be installed between the commercial / nursery unit and residential premises in order to manage noise and disturbance. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +5dB above the Approved Document E standard (Dwelling houses and flats) for airborne sound insulation and -5dB for impact sound insulation. The development shall be carried out in accordance with the approved scheme and shall be fully implemented prior to the development hereby approved first

being brought into use and shall thereafter maintained as such for the lifetime of the development.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with Policies 50 and 57 of the Waltham Forest Local Plan LP1 (2024).

Hours of use (Class E (e) and (f))

34. The uses hereby approved shall only operate between the hours of 07:00 and 22:00 on any day.

REASON: To protect the amenities of adjoining occupiers, in order to comply with Policies 50 and 57 of the Waltham Forest Local Plan LP1 (2024).

Commercial Delivery hours

35. No goods deliveries shall be taken to, or dispatched from, the site other than between the hours of 07.00 and 23.00 Mondays to Saturdays, and at no time on Sundays, Bank Holidays or Public Holidays.

REASON: To safeguard the amenities of neighbouring residential properties in order to comply with Policies 50 and 57 of the Waltham Forest Local Plan LP1 (2024).

Estate Management Plan

36. Prior to occupation of the first residential unit, an Estate Management Plan, including details of CCTV and management arrangements for the public access routes, shall be submitted to and approved in writing by the Local Planning Authority. The Estate Management Plan shall confirm the hours that the pedestrian gates to Jubilee Park are to be closed, and will confirm that these hours of closure shall be reviewed should footpath lighting in the park become available in the future. The development shall be implemented in accordance with the approved details maintained for the lifetime of the development.

REASON: To ensure inclusive development in accordance with Policies 53, 57 and 58 of the Waltham Forest Local Plan LP1 (2024).

37. Prior to the completion of a phase to roof slab level, details relating to the entrances, including gates, entry control system, display of postal numbers and position of letter box facilities shall be submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be fully implemented prior to first occupation of the development and thereafter maintained for the lifetime of the development.

REASON: To ensure inclusive development in accordance with Policies 53, 57 and 58 of the Waltham Forest Local Plan LP1 (2024).

Fire Statement

38. Prior to commencement of development, excluding site preparation works and enabling works, and ground works, an updated Fire Statement in line with the objectives set out within Policy D12 of the London Plan (2021) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

REASON: In order to protect the living conditions and safety and security of the occupants in line with policy D12 of the London Plan (2021).

Circular Economy

39. Prior to occupation of the final phase of the development a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance.

The post-construction monitoring report shall be submitted to the GLA, via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of each phase of development.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) policy SI 7.

External Lighting

40. Prior to the completion of roof slab level of each phase of the development, details of any form of external illumination and / or external lighting on the buildings and around the site including for that phase any street lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of any of the residential units hereby permitted and retained as such for the lifetime of the development.

REASON: In the interest of health and to protect the living conditions of existing and future residents in the locality in accordance with Policies 48, 50, 57 and 79 of the Waltham Forest Local Plan LP1 (2024).

Safety and Security

41. The development hereby approved, shall achieve Secure by Design Certification.

Prior to the occupation of the first residential unit in the relevant phase, evidence that the phase has achieved a Certificate of Compliance to the relevant Secure by Design Guide(s) or alternatively achieve Crime Prevention Standards, shall be submitted to

and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

REASON: In the interest of health and to protect the living conditions of existing and future residents in the locality in accordance with Policies 53 and 58 of the Waltham Forest Local Plan LP1 (2024).

Residential

42. All residential units shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4(2): Accessible and adaptable dwellings.

REASON: To ensure inclusive development in accordance with Policy D7 of the London Plan (2021) and Policy 16 of the Waltham Forest Local Plan LP1 (2024).

43. A minimum of 10% of the residential units hereby permitted shall be built in accordance with Approved Document M 2015, M4 Category 3. Circulation areas in blocks with M4(3) dwellings will be built in full accordance with Part M4(3), as referred to in London Plan (2021) para 3.7.2. This includes the entrance and circulation area doors which will have to be fully compliant with the relevant sections of Approved Document M. Details should demonstrate compliance with ADM M4Cat (2) for 90% of units.

Details are to be submitted accordingly to and approved in writing by the Local Planning Authority prior to commencement of any above ground superstructure works for each phase. All wheelchair user dwellings must provide sufficient footprint and drawings must demonstrate that they can achieve a fully accessible layout. To ensure compliance with these conditions, contact should be made with the Council's Senior Occupational Therapist in Housing both before and during the build.

REASON: To ensure inclusive development in accordance with Policy D7 of the London Plan (2021) and Policy 16 of the Waltham Forest Local Plan LP1 (2024).

Children's Play

44.A. Prior to occupation of the first residential unit details of the proposed children's play equipment will be submitted to and approved in writing by the Local Planning Authority. The plans must demonstrate that playspace and equipment within the development is not segregated by tenure. As per the approved plans, up to 3,245sqm (and no less than 3,192sqm) of approved children's playspace shall be provided across the site.

B. All children's play equipment will be installed in accordance with the information approved under part A and retained and maintained in good working order in perpetuity for the lifetime of the development.

REASON: In order to ensure adequate and appropriate children's play equipment is provided in accordance with Policy S4 of the London Plan (2021).

Habitat Creation Management Plan

45. Prior to completion of roof slab level of each phase of development, a Habitat Creation Management Plan (HCMP) shall be submitted to and approved in writing by the Local Planning Authority and include:

- (i) Planting of trees and shrubs in the public spaces, covering a variety of species, including those of benefit to wildlife;
- (ii) Location of proposed habitat, bird and bat boxes; and
- (iii) details of biodiverse roofs
- (iv) details of habitat boxes

Approved details are to be implemented and maintained as approved. Any clearance of scrub and trees within the site should be timed to avoid the bird nesting season (March to August).

Prior to the start of works on site the contractor should receive a 'toolbox' talk to describe the ecological features and species present, their legal protection and responsibilities towards them and what to do if wildlife is encountered.

REASON: To comply with policy G6 Biodiversity and access to nature conservation in the London Plan (2021) and Policy 79 of the Waltham Forest Local Plan LP1 (2024).

Landscaping and Trees

46. Prior to construction to roof slab of each phase of development, a scheme of hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority for that phase. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities within a planting schedule, also the method of planting including soil composition, tying and staking, a maintenance care regime including mulching and watering, detailed maintenance and management details associated with tree pruning followed by the replacement of any species that die within 5 years of planting, details of any additional passive parking and the required wind mitigation measures. Details of hard and permeable landscaping works including street furniture and wayfinding signage shall also be submitted within the landscaping strategy. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

REASON: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies 53, 77 and 79 of the Waltham Forest Local Plan LP1 (2024).

47. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out not later than the first planting and seeding seasons prior to the first occupation of any of the residential units in the relevant phase, or the completion of that phase of the development, whichever is the sooner. Any new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the Local Planning Authority agrees any variation in writing.

REASON: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies 53, 77, 79 and 80 of the Waltham Forest Local Plan LP1 (2024).

48. All trees shall be planted in accordance with the details and times stated in the specification in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General.

REASON: In the interest of biodiversity and local amenity, in accordance with Policies 53, 77, 79 and 80 of the Waltham Forest Local Plan LP1 (2024).

Existing Trees to be Retained

49. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees in Leyton Jubilee Park (the Tree Protection Plan) and the appropriate working methods (the Arboricultural Method Statement) in accordance with British Standard BS5837 – 2012. Trees in Relation to design, demolition and construction - Recommendations, has been agreed in writing by the Local Planning Authority.

REASON: To ensure the well-being of the trees and in the interest of biodiversity, in accordance with Policies 77, 79 and 80 of the Waltham Forest Local Plan LP1 (2024).

Boundary Treatment

50. Prior to the construction of roof slab level of each phase of development, details relating to the siting, design and height and finish of all new walls, gates, fencing, railings and other means of enclosure for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out solely in accordance with the approved details, prior to the first occupation of the use hereby approved and thereafter shall be fully retained and maintained accordingly for the lifetime of the development.

REASON: In the interest of general visual amenity, and amenity of neighbouring occupants, in accordance Policies 53, 57 and 58 of the Waltham Forest Local Plan LP1 (2024).

Energy and Sustainability

51. Prior to the occupation of the relevant phase of development hereby permitted, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2021 Building Regulations shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall reference the measures set out in the Energy Statement accompanying the planning application but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained.

REASON: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of of Policy SI2 of the London Plan (2021) and Policy 87 of the Waltham Forest Local Plan LP1 (2024).

Overheating

52. A) Prior to commencement of development, excluding site preparation works and enabling works, and ground works, an Overheating Assessment covering both residential and non-residential elements of the development, which will outline all measures introduced for the minimisation of overheating and which will demonstrate that the overheating risk has been minimised, shall be submitted to and approved in writing by the Local Planning Authority.

B) Prior to the occupation of the first residential unit, a copy of the overheating guidance which will be provided to occupants on minimising the risk of dwelling overheating in line with the energy hierarchy, shall be submitted to and approved in writing by the Local Planning Authority.

The approved measures shall be incorporated into the final design of the development and implemented prior to first occupation.

REASON: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of Policy SI 2 of the London Plan (2021) and Policy 87 of the Waltham Forest Local Plan LP1 (2024).

BREEAM

53. The non-residential units hereby permitted shall be constructed to achieve not less than BREEAM 'very good' in accordance with the submitted Energy Report (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme). The unit shall not be occupied until formal certification has been issued confirming that not less than 'very good' has been achieved for each, and this certification has been submitted to, and approved in writing by, the Local Planning Authority."

REASON: In the interests of the sustainability and energy efficiency and to provide high quality development in accordance with Policy 87 of the Waltham Forest Local Plan LP1 (2024).

Water Reduction

54. Prior to the commencement of superstructure works, excluding site preparation works and enabling works, a scheme detailing measures to reduce water use within the development, to meet a target water use of 105 litres or less per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. 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 the requirements of policy SI 5 of the London Plan (2021) and Policy 87 of the Waltham Forest Local Plan LP1 (2024).

Surface Water Drainage

55. Prior to the construction of roof slab level of each phase of development, specifications of a surface water drainage system based on sustainable drainage principles to include details of design, implementation, adoption, maintenance and management of that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved SUDS shall be fully implemented prior to first occupation of any building of that phase and thereafter maintained in accordance with the agreed details for the lifetime of the development.

REASON: To prevent the increased risk of flooding, both on- and off-site ensure that adequate drainage facilities are provided in accordance with Policies 90 and 91 of the Waltham Forest Local Plan LP1 (2024).

Thames Water

56. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement."

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

57. There shall be no occupation beyond the 99th dwelling until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been

completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

Phasing Plan

58. The development hereby approved shall not be commenced until a phasing plan showing the location of all phases, the sequencing for those phases and indicative timescales for their delivery is submitted and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the plan thereby approved. The phasing plan may be updated from time to time subject to the written approval of the Local Planning Authority.

REASON: To allow the Local Planning Authority to understand the relevant phase of development that is subject to condition discharge and to ensure coordination between the phasing plan as approved and the triggers in any relevant agreement made under Section 106 of the Town and Country Planning Act 1990 (as amended).

Whole Life-Cycle Carbon Assessment

59. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment to the GLA at: ZeroCarbonPlanning@london.gov.uk. The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

REASON: To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI 2 of the London Plan (2021).

Digital Connectivity

60. Prior to occupation of each phase hereby approved, detailed plans demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development should be agreed and approved by Local Planning Authority. The development shall be carried out in accordance with the plans thereby approved.

REASON: In line with Policy SI6 of the London Plan (2021).

Open Space Information Pack

61. Prior to occupation of the last phase of the development hereby approved details of the open space information pack shall be agreed and approved by the Local Planning Authority. The details shall set out a map and guide to local walking routes, raising awareness of local opportunities in preference to habitats within Epping Forest SAC, thereby diverting visitors away from the designated site.

REASON: In line with Policies 79 and 91 of the Waltham Forest Local Plan LP1 (2024).

Informatives

1. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussions and the decision was delivered in a timely manner.
2. The application is subject to both the Mayoral and the Waltham Forest Council Community Infrastructure Levy.
3. A phase of development relates to a phase defined by planning condition (CIL condition), or any subsequent construction sub-phase agreed with the Local Planning Authority.
4. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 07:30 and 18:30-hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.
5. Circular Economy - The applicant is required to submit a Post Completion Report to the relevant local authority and the GLA.
6. It is the developer's responsibility to ensure all signage associated with the proposed development i.e. street nameplates, building names and door numbers are erected prior to occupation, as agreed with the Councils Street Naming/Numbering Officer.
7. The LPA wishes that the rich history and prehistory of the site and its surroundings be conveyed to the public. The interpretation scheme should be

researched and designed by a recognised historical or archaeological interpretation specialist with appropriate experience.

8. Piling works: With respect to any proposals for piling through made ground, the EA refer the applicant to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention". NGWCL Centre Project NC/99/73. Approval of piling methodology should be further discussed with the EA when the guidance has been utilised to design appropriate piling regimes at the site. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters. Considering the site sensitivity, a groundwater monitoring/sampling program should be implemented prior/ during and after piling works.
9. Environmental Permitting Regulations: The Environmental Permitting (England & Wales) Regulations 2016 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an Environmental Permit which we will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater.
10. Requirement for an Environmental Permit As stated above, the infilling of the gasholder associated with this development will require an Environmental Permit from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Groundwater protection We would like to refer the applicant/enquirer to our groundwater position statements in 'The Environment Agency's approach to groundwater protection', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:
 - Waste management
 - Discharge of liquid effluents
 - Land contamination
 - Ground source heat pumps
 - Drainage
11. Waste on-site: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/ or land development works are waste or have ceased to be waste. Under the Code of Practice:
 - excavated materials that are recovered via a treatment operation can be re-used on-site providing they are
 - treated to a standard such that they fit for purpose and unlikely to cause pollution

- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

12. The EA recommends that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on GOV.UK

13. Waste to be taken off-site Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials – Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

14. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".

15. The AQDMP can form part of the Construction Environmental Management Plan (CEMP). The AQDMP shall include the following for each relevant phase of work (demolition, earthworks, construction and trackout):

- a) A summary of work to be carried out;

- b) Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;
- c) Inventory and timetable of all dust and NO_x air pollutant generating activities;
- d) List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;
- e) Details of any fuel stored on-site;
- f) Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions);
- g) Summary of monitoring protocols and agreed procedure of notification to the local authority; and
- h) A log book for action taken in response to incidents or dust-causing episodes and the mitigation measure taken to remedy any harm caused, and measures employed to prevent a similar incident reoccurring.

Developments assessed to be medium risk or greater for any of the steps required in an Air Quality and Dust Risk Assessment (AQDRA) regular or continuous PM₁₀ monitoring should be carried out on site. Baseline monitoring should commence 3 months before the commencement of works and continue throughout all construction phases. Details of the equipment to be used, its positioning, additional mitigation to be employed during high pollution episodes and a proposed alert system should be submitted to the Council for approval.

No demolition or development shall commence until all necessary pre-commencement measures described in the AQDMP have been put in place and set out on site. The demolition and development shall thereafter be carried out and monitored in accordance with the details and measures approved in the AQDMP. The IAQM "Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites" details appropriate monitoring for the scale of the site or project.

16. Air Quality

- ADMS-Roads input data and output files must be provided to LB of Waltham Forest on validation of the planning application.
- AQ modelling must be based on transport related inputs which have been approved by LB of Waltham Forest Transport Assessment team.
- It is essential that junctions and heavily congested roads are modelled accurately and this is reflected in the choice of relevant node spacing and vehicle speed inputs – clearly showing the node distance with speed reduction as the vehicle approaches the area of congestion/junction. This also applies to pedestrian crossings, roundabouts and any street layout which causes congestion such as single lanes with a bus stop.

- Where under predictions occur nodes must be scrutinised and where necessary vehicle speeds adjusted to reflect queuing.
 - It is the responsibility of the applicant to ensure that their appointed consultants' modelling verification is robust and adjustment factors clearly explained and justified, calculations and graphs must be provided at validation.
 - Margin of error must not exceed 4 (refer to LAQM guidance as best practice).
 - Contrary to the values given in the EPUK guidance a magnitude of change greater than 0.5 µg/m³ is considered significant in areas where present concentrations are approaching / breaching limit values and shall be assessed as such.
 - Any other scenarios should be considered which are relevant to this site.
17. The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.
18. You have been granted planning permission for a development in a flood risk area. We strongly advise that you sign up to the free Flood Warning Direct service.
19. Superstructure: Superstructure works are defined as part of the building above its foundations. These exclude site preparation works.
20. Phase: A phase of development comprises a phase defined for the purposes of CIL and/or a phase defined for the purposes of the discharge of planning conditions and/or a construction phase or sub-phase, and for the purposes of discharging relevant planning obligations. A phase can comprise site preparation works, demolition works, site preparation works, sub-structures, and/or buildings, plots or groups of plots.
21. Site preparation works: Site preparation works comprise demolition (limited to superstructure demolition if defined by the relevant planning condition), surveys, site clearance, the erection of fencing or hoardings, the provision of security measures or lighting, the erection of temporary buildings or structures associated with the development, the laying removal or diversion of services, the provision of construction compounds and laying down of a haul road.
22. Enabling works: Enabling works comprise construction access works and removal of telecoms mast as set out on drawing reference W406 SK2.
23. Flood Risk Activity Permit
- The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)

- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

24. The developer must apply the waste hierarchy as a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government guidance on the waste hierarchy in England can be found here: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69403/pb13530-waste-hierarchy-guidance.pdf

Site Waste Management Plans (SWMP) are no longer a legal requirement, however, in terms of meeting the objectives of the waste hierarchy and your duty of care, they are a useful tool and considered to be best practice.

25. If materials that are potentially waste are to be used on-site, the applicant will need to ensure they can comply with the exclusion from the Waste Framework Directive (WFD) (article 2(1) (c)) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc....' in order for the material not to be considered as waste. Meeting these criteria will mean waste permitting requirements do not apply.

Where the applicant cannot meet the criteria, they will be required to obtain the appropriate waste permit or exemption from us. A deposit of waste to land will either be a disposal or a recovery activity. The legal test for recovery is set out in Article 3(15) of WFD as:

- any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.

- We have produced guidance on the recovery test which can be viewed at <https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits#how-to-apply-for-an-environmental-permit-to-permanently-deposit-waste-on-land-as-a-recovery-activity>.

You can find more information on the Waste Framework Directive here: <https://www.gov.uk/government/publications/environmental-permitting-guidance-the-waste-framework-directive>

More information on the definition of waste can be found here: <https://www.gov.uk/government/publications/legal-definition-of-waste-guidance>

More information on the use of waste in exempt activities can be found here: <https://www.gov.uk/government/collections/waste-exemptions-using-waste>

Non-waste activities are not regulated by us (i.e. activities carried out under the CL:ARE Code of Practice), however you will need to decide if materials meet End of Waste or By-products criteria (as defined by the Waste Framework Directive). The 'Is it waste' tool, allows you to make an assessment and can be found here: <https://www.gov.uk/government/publications/isitwaste-tool-for-advice-on-the-by-products-and-end-of-waste-tests>

26. As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://protect-eu.mimecast.com/s/G9H1CQkM8tgoKzOUx61TU>
27. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://protect-eu.mimecast.com/s/G9H1CQkM8tgoKzOUx61TU>
28. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
29. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
30. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://protect-eu.mimecast.com/s/G9H1CQkM8tgoKzOUx61TU>

31. The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://protect-eu.mimecast.com/s/G9H1CQkM8tgoKzOUx61TU> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

32. The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://protect-eu.mimecast.com/s/HmO-CVvRVlmgEO3Cynhsz>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

33. It is advised that the developer contacts Network Rail Asset protection team (ASPRO) through the Network Rail Basic Asset Protection Agreement (BAPA) process to support their development via Anglia ASPRO Town Planning Notices AngliaASPROTownPlanningNotices@networkrail.co.uk

The developer must ensure that their proposal, both during construction and after completion does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

34. Guidance on Planning Gateway One is available on the Planning Portal: Planning and fire safety - Planning Portal.

