

TAH/KFW/AWH/DP5594

20th September 2022

FAO: Philip Elliott

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Dear Philip,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION PURSUANT TO APPLICATION

REFERENCE: REF: HGY/2021/3175

HIGH ROAD WEST

We write on behalf of our client, Lendlease (High Road West) Limited, in respect of the above for which we are seeking approval for the discharge of Condition 3 pursuant to planning application reference HGY/2021/3175 which was granted planning permission on the 31st of August 2022.

The approved development comprises:

“Hybrid Planning application seeking permission for 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works (EIA development - ES viewable on Council website & at The Grange N17).

- 1) Outline: * Demolition of most buildings (with retention of some listed & locally listed heritage assets);
* New buildings at a range of heights including tall buildings;
* Up to 2,869 new homes in addition to Plot A (including affordable housing);
* At least 7,225sqm of commercial, office, retail, & community uses (incl. new library & learning centre);
* New public park (min 5,300sqm) & New public square (min 3,500sqm); &
* Other landscaped public realm and pedestrian & cycle routes.*

2) Detailed: Plot A - Demolition of 100 Whitehall Street & Whitehall & Tenterden Community Centre and erection of new buildings of 5-6 storeys containing 60 new affordable homes & open space.”

Condition 3 states the following:

“No part of the Development shall be carried out unless and until a phasing plan showing the location of each Phase and including details of the order in which the Development Phases will be commenced has

been submitted to and approved in writing by the Local Planning Authority, the phasing plan must seek to minimise residents moves as much as possible.

REASON: To assist with the identification of each chargeable development (being each Phase) and the calculation of the amount of CIL payable in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and to ensure that housing and other uses are delivered in a co-ordinated way."

In light of the above, the following has been submitted online via the Planning Portal to support this application (ref. PP-11496396):

- Completed Application Form;
- Covering Letter prepared by DP9 Ltd;
- Site Location Plan prepared by PTE Architects;
- Phasing Plan, prepared by SEW Architects; and
- A payment of £116 made online via the Planning Portal.

To align with the wording of the condition, there are no multiple moves associated with Plot A and therefore residents moving is minimised.

We trust that the details submitted are sufficient to satisfy the discharge of condition 3. However, if you require any further information, or have any queries, please do not hesitate to contact Archie Halls or Tom Horne of this office.

Yours sincerely,

A handwritten signature in black ink that reads "DP9 Ltd." with a stylized flourish at the end.

DP9 Ltd

Enc.