

TAH/KFW/AWH/DP5594

28th October 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 5 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 5 states the following:

“(a) No development shall take place in a Phase of the development other than investigation works shall commence until a Demolition Environmental Management Plan (DEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall take place in a Phase of the development (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for that Phase.

(c) The DEMP and CEMP shall provide details of how demolition and construction works respectively in the relevant Phase are to be undertaken and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;*
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;*
- iii. Details of plant and machinery to be used during demolition/construction works;*
- iv. Details of an Unexploded Ordnance Survey;*
- v. Details of the waste management strategy;*
- vi. Details of community engagement arrangements;*
- vii. Details of any hoarding/ acoustic hoarding;*
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- ix. Details of external lighting;*
- x. Details of infrastructure protection measures*
- xi. Interim way finding signage*
- xii. Details of any other standard environmental management and control measures to be implemented.*

(d) the DEMP/CEMP shall also include consideration as to whether any ecological protection measures are required in respect of the relevant Phase such consideration to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds. Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

(e) Demolition and construction works shall only be carried out in a Phase in accordance with an approved DEMP and CEMP for that Phase.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality, ecology and the amenity of the locality.”

In light of the above, the following has been submitted online via the Planning Portal to support this application (ref. PP-11496504):

- Completed Application Form;

- Covering Letter prepared by DP9 Ltd;
- Site Location Plan prepared by PTE Architects;
- Construction Environmental Management Plan, prepared by Morgan Sindall;
- Appendix D Ecology Survey prepared by Waterman Infrastructure and Environmental Limited; and
- A payment of £116 made online via the Planning Portal.

We trust that the details submitted are sufficient to satisfy the discharge of condition 5. 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 small flourish at the end.

DP9 Ltd

Enc.