



Our Ref: X026 St Ann's – Planning Condition 55 – B1 & B2 Submission

Re: Submission of Documents to Close Out Planning Condition 55 for Plot B1 & B2 houses

Dear Samuel Uff,

I am writing to inform you that the required documents have now been submitted to the planning portal to close out planning condition 55 for the plot B1 & B2 houses. The documents were submitted on Monday 02 February 2026.

The below identifies the condition along with the required documents that have been submitted to assist in closing this (see wording in blue):

Condition 55 – Landscaping (Phase 1a)

“Notwithstanding the details submitted as part of the application, three months prior to the beginning of relevant works in Phase 1A, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) Hard surfacing materials;*
- ii) Children's play areas and equipment;*
- iii) Boundary treatments*
- iv) Any relevant SUDs features and associated SUDS management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development*
- v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);*
- vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);*
- vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;*
- viii) If T47 black mulberry is damaged during construction and associated works and needs to be removed this shall be replaced with a high quality tree of an appropriate size, standard and species;*
- ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and*
- x) Implementation programme.*
- xi) Long term management*
- xii) Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team);*
- xiii) details of short stay parking to be provided in accordance with the London Cycle Design Standards.*
- xiv) existing and proposed land levels”*

The following documents have been submitted:

Landscape Presentation for BX Houses:

- Landscape Presentation 29.01.26. This has been put together to assist this submission, and includes extracts of the plot B1 and B2 areas with references on each item of the condition to what elements are applicable for these houses.

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Planning Extracts to assist this submission:

- N15301-A&S-XX-XX-RP-L-70020 (5) 33 – Section 3.10 'Ecology & Biodiversity' taken from page 33 of the Design & Access Statement Volume 2 as submitted during planning stage.
- N15301-A&S-XX-XX-RP-L-70020 (5) 39 – Section 3.12 'Urban Greening Factor & Biodiversity Net Gain' taken from page 39 of the Design & Access Statement Volume 2 as submitted during planning stage.

To clear part (i): *Hard surfacing materials*:

Refer to slides 3, 4 & 5 of the landscape presentation.

- N15301-PLI-XX-XX-SH-L-00001 – 'Hardworks & Fittings Schedule'.
- N15301-PLI-XX-ZZ-DR-L-30201 – Detailed Hard Works Plan 01. Note that this document also includes a close extract of the plot B2 area.
- N15301-PLI-XX-ZZ-DR-L-30204 – Detailed Hard Works Plan 04. Note that this document also includes a close extract of the plot B1 area.
- N15301-PLI-XX-ZZ-DR-L-30211 – Detailed Interfaces Plan 01.
- N15301-PLI-XX-ZZ-DR-L-30214 – Detailed Interfaces Plan 04.

To clear part (ii): *Children's play areas and equipment*:

- There are no Children's play areas or equipment applicable to plot B1 or B2 houses.

To clear part (iii): *Boundary treatments*

Refer to slides 6, 7, 8 & 9 of the landscape presentation.

- Boundary in the back of the gardens is brickwork wall, refer to hard landscape drawings. Also, this is explained in the presentation, slide 7. Front boundary walls, is low level brick walls and metalwork with gates as per the planning drawings, refer to drawing N15301-KCA-ZZ-ZZ-DR-A-55103 – Metalwork Details: Sheet 4 Plot A & B Patio Gate & Railing Fixing.
- N15301-PLI-XX-ZZ-DR-L-60232 – Typical Details – Sheet 2 Retaining Walls.

To clear part (iv): *Any relevant SUDs features and associated SUDS management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development*

- Please note that SUDs features were submitted in a separate planning condition (Condition 36) which has been discharged. We can submit this information again but do not feel this is necessary, please confirm.

To clear part (v): *Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.)*:

Refer to slides 9 & 10 of the landscape presentation.

- N15301-KCA-ZZ-ZZ-DR-A-53400 – External Additional Details: Sheet 1 Plot A & B Bin Store Details. There are no green roofs on these bin stores, this would cause maintenance issues for the bin stores and attached walls.
- Bike Store Spec. – This is the bike allocation as shown.

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To clear part (vi): Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.):

Refer to slide 11 of the landscape presentation.

No existing services will be kept, therefore only proposed services designs have been submitted:

- N15301-RBE-ZZ-00-DR-E-06001 – Site External Duct Layout.
- N15301-DDS-ZZ-ZZ-DR-M-1051 – External Services Layout.

To clear part (vii): Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;

Refer to slide 12 of the landscape presentation.

- N15301-PLI-XX-ZZ-DR-L-30301 – Detailed Soft Works Plan 01. Note that this document also includes a close extract of the plot B2 area.
- N15301-PLI-XX-ZZ-DR-L-30304 – Detailed Soft Works Plan 04. Note that this document also includes a close extract of the plot B1 area.
- N15301-PLI-XX-XX-SH-L-00002 – Planting Schedule & Outline Specification.

To clear part (viii): If T47 black mulberry is damaged during construction and associated works and needs to be removed this shall be replaced with a high quality tree of an appropriate size, standard and species;

- T47 has been protected from the site works and currently not damaged. Therefore, no information required here?

To clear part (ix): Written specifications (including cultivation and other operations) associated with plant and grass establishment;

Refer to slide 12 of the landscape presentation.

- N15301-PLI-XX-XX-SP-L-00001 – Landscape NBS Specification.

To clear part (x): Implementation programme.

- The landscape works are currently ongoing on site and due to complete by WC 23.02.26.

To clear part (xi): Long term management

- N15301-PLI-XX-XX-RP-L-00120 – Landscape Management and Maintenance Plan.

To clear part (xii): Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team);

- No wayfinding signage required for the houses.

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To clear part (xiii): Details of short stay parking to be provided in accordance with the London Cycle Design Standards.

Refer to slide 13 of the landscape presentation.

- N15301-PLI-XX-ZZ-DR-L-10111 – Parking Strategy Plan.

To clear part (xiv): Existing and proposed land levels”

Refer to slide 14 of the landscape presentation.

- Existing levels are shown on the topographic surveys submitted at planning stage. We assume these are not required to be submitted again, please confirm?
- Proposed levels plans submitted:
 - N15301-PLI-XX-ZZ-DR-L-00401. Note that this document also includes a close extract of the plot B2 area.
 - N15301-PLI-XX-ZZ-DR-L-00404. Note that this document also includes a close extract of the plot B1 area.

Please do not hesitate to contact me if further information is required in order to finalize the closure of these conditions.

I look forward to your confirmation that this condition has been discharged.

Yours Sincerely,

James Meehan
Assistant Technical Coordinator
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