



Our Ref: X026/P1A/Condition 55

13/06/25

Hill Partnerships Limited
The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
EN9 1BN

Dear Samuel,

Please find below our responses to what has been submitted against each item in Condition 55, as well as what information will be submitted following your requests and as outlined in the planning condition:

i) Hard surfacing materials:

- We previously submitted the following drawings (see these included in the down link for ease):

Hard Works Plans (30200 Series):

N15301-PLI-XX-ZZ-DR-L-30201
N15301-PLI-XX-ZZ-DR-L-30202
N15301-PLI-XX-ZZ-DR-L-30203
N15301-PLI-XX-ZZ-DR-L-30204
N15301-PLI-XX-ZZ-DR-L-30205
N15301-PLI-XX-ZZ-DR-L-30206
N15301-PLI-XX-ZZ-DR-L-30207

Detailed Interfaces Plans (30210 Series):

N15301-PLI-XX-ZZ-DR-L-30211
N15301-PLI-XX-ZZ-DR-L-30212
N15301-PLI-XX-ZZ-DR-L-30213
N15301-PLI-XX-ZZ-DR-L-30214
N15301-PLI-XX-ZZ-DR-L-30215
N15301-PLI-XX-ZZ-DR-L-30216

- Hard Works & Fittings Schedule (SH-L-00001) now also submitted, this document needs to be read in conjunction with the above mentioned drawings.

ii) Children's play areas and equipment:

- Refer to Hard Works Plans(30200 Series) and Detailed Interfaces Plans (30210 Series).
- Further typical details (60200 Series) are also now submitted to cover this item.

iii) Boundary treatments

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- There is planning condition exclusively for the existing boundary wall (condition 45), these drawings will be submitted in due course so we don't feel this is necessary for condition 55. Please confirm.
- 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 now discharged, we can submit this information again but do not feel this is necessary, please confirm.
- v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);
- Refer to Typical Details (60200 Series).
- Signage information is not currently available.
- vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- No existing services will be kept, therefore only proposed services design can be submitted. Refer to the submitted drawings.
- 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;
- We previously submitted the following drawings (see these included in the down link for ease):
 - Planting Plans (30300 Series):
 - N15301-PLI-XX-ZZ-DR-L-30301
 - N15301-PLI-XX-ZZ-DR-L-30302
 - N15301-PLI-XX-ZZ-DR-L-30303
 - N15301-PLI-XX-ZZ-DR-L-30304
 - N15301-PLI-XX-ZZ-DR-L-30305
 - N15301-PLI-XX-ZZ-DR-L-30306
 - Proposed Tree Planting Plans (30310 Series):
 - N15301-PLI-XX-ZZ-DR-L-30311
 - N15301-PLI-XX-ZZ-DR-L-30312
 - N15301-PLI-XX-ZZ-DR-L-30313
 - N15301-PLI-XX-ZZ-DR-L-30314
 - N15301-PLI-XX-ZZ-DR-L-30315
 - N15301-PLI-XX-ZZ-DR-L-30316
 - Planting Schedule:
 - N15301-PLI-XX-XX-SH-L-00002
- 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?
- ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- Landscape NBS spec submitted now.

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x) Implementation programme.

- Implementation programme submitted now.

xi) Long term management

- Landscape Management and Maintenance Plan submitted now.

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

- Wayfinding signage design still ongoing. To be provided in a later date.

xiii) details of short stay parking to be provided in accordance with the London Cycle Design Standards.

- Refer to the submitted Landscape Parking Strategy Plan DR-L-10111.

xiv) existing and proposed land levels.

- Detailed proposed levels Plans (00400 Series) submitted previously, existing levels are shown on the topographic surveys submitted at planning stage. We assume these are not required to be submitted again, please confirm?



Please see also below comments to some items that were mentioned in your email:

- From an initial review of the submission I see that there is a plans showing where furniture will be sited, but limited detail of materials / heights etc is provided. Likewise for any boundary treatment around this area. The detail on hard surfacing materials seems needs to be expanded and provide catalogue or photographic detail rather than just being descriptive.
 - Drawings and schedules now provided.
- The additional info on play equipment is useful but could be more specific about materiality and why these are appropriate for age ranges as defined to be targeted in the Ctte report. Play proposals for doorstep play and proposals to deliver older children's play in Chestnuts Park not yet clarified.
 - Stage 3 design has been developed further to comply with RoSPA requirements. The current design has been reviewed by RoSPA accredited inspector and signed off.
- The responses around external lighting and cycle route signage are helpful. These should be included on drawings to clarify these proposals. I couldn't see any response around water based play and how this could be incorporated into the landscaping. "
 - 'Water-based play' was never part of the approved proposals and it has not been included to the current design. You may refer to the small section of the wetland shown on the drawings in the Peace Garden, this is included in the design.

I trust this provides more clarity on the submissions made, and please let us know how is best to provide further information.

Kind Regards,

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