

Date: 14 February 2023

Introduction

The tables below have been prepared to provide responses to the consultation comments received during the re-consultation exercise (16 Dec 22– 14 Jan 23) on the substitution documents, drawings and responses submitted pursuant to the Former Stag Brewery Redevelopment applications (refs: 22/0900/OUT and 22/0902/FUL).

Application A (ref: 22/0900/OUT)

Topic	Consultee Comment	Applicant Response (14 February 2023)
Accelar Comments	Provided in separate document, dated 27 January 2023.	See Appendix 1.
Police	<p>I strongly recommend the below conditions are placed on the development and that the developer follows the latest Secured by Design Development Guides, in particular the latest “Homes” guide which can be found here www.securedbydesign.com/guidance/design-guides.</p> <p>1. The development shall achieve 'Secured by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO).</p> <p>2. Prior to first use accreditation will be evidenced as achieved and evidence of such accreditation will need to be submitted and approved in writing by the Local Planning Authority.</p>	Noted.
	<p><u>Design and Layout</u></p> <p>Permeability - The site has a substantial amount of permeability which does create an open, social environment for residents and visitors alike. We would like the opportunity to work with the developers and architects to review the access routes on site. Permeability has potential to increase the opportunity for crime as it allows perpetrators of crime to walk freely in a location without being challenged or be seen out of place. Defined routes with clear walkways are crucial in preventing crime and ASB, access controlled gates at strategic locations or removing a cut through</p>	<p>Squire & Partners gave a presentation to the Design-Out Crime Officer in October 2020. The design team would be happy to work with the Design-Out Crime Officer further at the detailed design stage.</p> <p>The permeability of the site is very important to the design, making the site open and inviting and activating the ground floor as much as possible. Therefore introducing access controlled gates or removing cut throughs would have a detrimental effect on the</p>

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	<p>would not hinder a resident but will make it much harder for opportunistic criminals to target the area and much more likely they would be identified suspicious by residents.</p> <p><u>Pedestrian walkways</u> - should not be segregated from other routes (vehicle or cycle) be routed so that they pass by active rooms or buildings to increase natural surveillance. Natural, informal or formal surveillance is absolutely essential on large permeable estates. Any footpaths, particularly where they form an alley between buildings should be kept straight with a clear line of sight so that it is possible to see all the way through from the main road. Buildings should be positioned to ensure that 'active rooms' are over vulnerable areas, like cycle storage areas and car parking</p>	<p>scheme. The active ground floor uses, good lighting and natural surveillance from the residential apartments and flexible use at ground floor would be sufficient to deter criminals.</p> <p>The whole of the eastern site is pedestriantised (except for service vehicles) with wide public routes with plenty of surveillance. The narrower strips between buildings are not considered 'alleys' as the buildings are at least 10m apart, relatively short in distance and have apartments looking onto them.</p> <p>Natural surveillance is achieved through the site with the following:</p> <ul style="list-style-type: none"> • Pedestrianisation of large areas creates spaces that are clearly intended for public use, helping to create a sense of ownership of the area among the local community • Active frontages from shops and restaurants, which brings people to the site at various times of the day. • Building entrances are clearly marked encouraging correct use of the environment through natural access control and territorial reinforcement. • Attractive street furniture items encourage interactivity between visitors, residents, and the streetscape. Benches and planters help to create aesthetically pleasing, practical spaces that can be used by residents and visitors alike. Adding plants and flowers signifies that particular care and attention has been put into an area, which also deters criminality. "Crime prevention through environmental design (CPTED)"

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		<ul style="list-style-type: none"> • A well maintained and looked after environment creates a sense of safety. • Front porches, balconies and windows overlooking all circulation routes. No blank facades. • Trees have a clear stem of at least 1.8m allowing clear views through the site and shrubs at the publicly accessible areas are kept to the minimum. • Area lighting with cut-off luminaires to prevent glare. Lighting to all entrances, control points and to any dark corners. <p>Cycle storage areas are in the basement and access controlled. Bin stores are at ground floor level along the main routes through the site and therefore have natural surveillance from street level as well as the residential apartments above.</p>
	<p><u>Defensible space</u> - is extremely important and should be provided in front of any residential properties where it faces onto the public realm. It can be achieved by defensible planting, low fencing or even a change in pavement colour to mark a semi-private area. It is evident from looking at a sample of the ground floor plans that this appears to have been provided for with what appears to be a small garden outdoor area. These areas are gated and the gate would need to be lockable to secure the area as private.</p>	<p>Residential properties that face onto the garden podium areas have small private gardens which will be gated.</p> <p>Comment about the gates being lockable is noted.</p> <p>Residential properties that face onto the public routes also have private gardens. These properties are 1m above the path level, naturally creating defensible space.</p>
	<p><u>CCTV</u> – We strongly recommend a CCTV system linked to a continuously monitored central control. The size and scale of this development combined with the additional people both moving in to live and visit the area for its commercial aspects mean it is extremely important that provision is made for good surveillance.</p>	<p>Noted.</p>

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	<p><u>Lighting</u> - A good lighting scheme is essential to ensure that all areas are walked around. This will offer good surveillance whilst also preventing congregation of persons set to exploit low lighting level.</p>	Noted.
Police (contd.)	<p><u>Individual flats:</u></p> <ul style="list-style-type: none"> • SMART meters to be fitted. • All flat entrance doors to be PAS24:2016 or STS201 door sets. • All accessible ground and accessible windows to be PAS24:2016. • Ground floor balcony areas need to have suitable fencing with defensible space/planting in front. <p><u>Communal entrances:</u></p> <ul style="list-style-type: none"> • Airlocks in communal entrances to be implemented to prevent tailgating. • Where blocks have 25 or more flats compartmentation should be implemented. This can be discussed on a block by block basis as other measures can be taken if compartmentation is not an option. • Front communal entrance primary doors to be a security rated door set as specified by the design out crime officer, the inner door can be an FD30 or FD60 secure door with video & audio access control. • Video & audible access control to be used on external communal doors also with no trades buttons. Access control should have data logging capability. • <input checked="" type="checkbox"/> Any post boxes to be security rated to prevent theft & fraud. They should be located within a secure area behind a security rated door (in an air-locked lobby) and covered by CCTV. <p><u>Gates, storage, outbuildings and miscellaneous:</u></p> <ul style="list-style-type: none"> • Dual pole push to exit buttons should be fitted at fire egress points. 	<p>Noted.</p> <p>Comments about communal entrance doors, access control and post boxes are noted.</p> <p>Comments about airlocks and compartmentation are noted and would be reviewed at detailed design stage.</p> <p>Noted</p>

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	<ul style="list-style-type: none"> • Bin store to be fitted with a ‘high level louvered’ slam-shut door. • Cycle storage will need security rated door sets to be determined by the design out crime officer closer to the time. • Any basement car park areas will need to be secured by tailgating preventing gates with a suitable fast closing mechanism. • Any car parking areas to have good lighting lux levels. • Vehicle gates and pedestrian gates to be robust, secure and un-scalable to be fobbed for entry. Any push to exit switches by the pedestrian gates to be set back with a shroud if necessary to prevent reaching through from the exterior face. • Roof access will need to be controlled and the access door / hatch alarmed. • Footpath alleys should be avoided, if not they need to have a clear line of sight with no bends and where possible “Commando Lamp Posts” to allow fitting of CCTV if the location is not already covered. 	
	<p><u>Concluding remarks -</u> This development will significantly change the characteristics and dynamics of the area with a huge population increase as well as attracting many visitors from elsewhere. The area is at risk of acquisitive crime like burglary, bicycle theft and theft from motor vehicle as are other similar areas in Richmond. The size of the development and the number of people it will bring to the area will have a substantial impact on the community and infrastructure. I strongly recommend that this development is conditioned to achieve Secured by Design accreditation. I also strongly advise that the applicant follows the design guidance contained within Secured by Design New Homes 2019, Commercial 2015 and Schools 2014 guides. These guides are subject to</p>	Noted

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	<p>continual updates so the most recent guide should be referred to via this link which is listed above.</p> <p>I have not had the chance to meet with the applicant although they have previously liaised with our office. I look forward to working with the developer on this project in the future.</p> <p><u>Recommendations -</u></p> <p>I see no reason why all aspects of this development cannot achieve Secured by Design accreditation and as stated above to ensure that the development achieves an element of security for the rationale above I would like to request the following planning conditions if an employee requirement to achieve SBD accreditation has not already been sought;</p> <ol style="list-style-type: none"> 1. The development shall achieve 'Secured by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO). 2. Prior to first use accreditation will be evidenced as achieved and evidence of such accreditation will need to be submitted and approved in writing by the Local Planning Authority. <p>These planning conditions are in pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000 and to ensure the development provides a safe and secure environment in accordance with the London Plan 2021 in Section B of policy D11.</p>	<p></p> <p>Noted.</p>
Lead Local Flood Authority	<p><u>Drainage hierarchy:</u> MORE INFORMATION REQUIRED – the green roof and water butts should be shown on the drainage drawing</p>	<p><u>Drainage hierarchy:</u> The following text is provided on the drainage strategy drawing:</p>

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	<p><u>Attenuation volume:</u></p> <p>FAIL – the attenuation volume proposed (3,686m³) is equal to or greater than the attenuation volume required (2,591m³). However, there are some discrepancies in the proposed attenuation volume as the Drainage Strategy Part 1 states that a total of 3,686m³ is proposed whereas totals from the Proposed Surface Water Drainage drawing (ref: 18671-WIE-ZZ-ZZ-DR-D-92001) indicate a proposed attenuation volume of 3,583m³. It must be demonstrated that the site will not flood as a result of the 1 in 30 year rainfall event, that there will be no flooding of buildings as a result of events up to and including the 1 in 100 year rainfall event, and on-site flow as a result of the 1 in 100 year event with a climate change consideration must be suitably managed.</p>	<p><i>“Green roofs and water butts are to be incorporated across the Site to provide source control and facilitate water reuse. The proposed location of green roofs can be found on the sitewide urban green factor drawing (P10736-00-004-GIL-0802), which is available in Appendix K of the submitted drainage strategy report. The proposed Location of water butts is to be determined at detailed design stage but can be indicatively assumed based on the location of the development blocks, as shown within the development proposals.”</i></p> <p><u>Attenuation volume:</u></p> <p>Please note there is a typo on the drawing. The Drainage Strategy drawing and report will be updated to reflect the proposed storage volumes, as provided in table 3 of the Drainage Strategy (to be issued to LBRuT w/c 13 Feb 23 as Appendix 7 of this note).</p> <p>The surface water network has been designed to attenuate runoff to greenfield runoff rates. Storage features have been designed with sufficient capacity for the 1:100+CC event. Therefore, the site will not flood as a result of the 1 in 30 year rainfall event, that there will be no flooding of buildings as a result of events up to and including the 1 in 100 year rainfall event, and on-site flow as a result of the 1 in 100 year event with a climate change consideration will be suitably managed.</p>

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		<p data-bbox="1220 261 1835 321">Table 1: Proposed Discharge Rates and Attenuation Provision</p> <table border="1" data-bbox="1220 329 1892 1024"> <thead> <tr> <th data-bbox="1220 329 1465 378">Catchment</th> <th data-bbox="1465 329 1619 378">Area (ha)</th> <th data-bbox="1619 329 1892 378">Attenuation (m³)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1220 378 1465 464">East part of the Site – 1</td> <td data-bbox="1465 378 1619 464">0.30</td> <td data-bbox="1619 378 1892 464">257</td> </tr> <tr> <td data-bbox="1220 464 1465 550">East part of the Site – 2</td> <td data-bbox="1465 464 1619 550">0.25</td> <td data-bbox="1619 464 1892 550">214</td> </tr> <tr> <td data-bbox="1220 550 1465 636">East part of the Site – 3</td> <td data-bbox="1465 550 1619 636">0.18</td> <td data-bbox="1619 550 1892 636">152</td> </tr> <tr> <td data-bbox="1220 636 1465 722">West part of the – School</td> <td data-bbox="1465 636 1619 722">1.31</td> <td data-bbox="1619 636 1892 722">1178</td> </tr> <tr> <td data-bbox="1220 722 1465 808">West part of the Site – 4</td> <td data-bbox="1465 722 1619 808">1.07</td> <td data-bbox="1619 722 1892 808">922</td> </tr> <tr> <td data-bbox="1220 808 1465 894">West part of Site – 5</td> <td data-bbox="1465 808 1619 894">0.92</td> <td data-bbox="1619 808 1892 894">825</td> </tr> <tr> <td data-bbox="1220 894 1465 980">West part of the Site – 6</td> <td data-bbox="1465 894 1619 980">0.79</td> <td data-bbox="1619 894 1892 980">323</td> </tr> <tr> <td data-bbox="1220 980 1465 1024">Sub-Total</td> <td data-bbox="1465 980 1619 1024">4.84</td> <td data-bbox="1619 980 1892 1024">3876</td> </tr> <tr> <td data-bbox="1220 1024 1465 1024">Total*</td> <td data-bbox="1465 1024 1619 1024">5.69</td> <td data-bbox="1619 1024 1892 1024">3876</td> </tr> </tbody> </table>	Catchment	Area (ha)	Attenuation (m ³)	East part of the Site – 1	0.30	257	East part of the Site – 2	0.25	214	East part of the Site – 3	0.18	152	West part of the – School	1.31	1178	West part of the Site – 4	1.07	922	West part of Site – 5	0.92	825	West part of the Site – 6	0.79	323	Sub-Total	4.84	3876	Total*	5.69	3876
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Flood emergency officer	<p data-bbox="388 1174 548 1201"><u>Observations</u></p> <p data-bbox="422 1208 1163 1382">i. While the author of this report believes the site not to be at risk of flooding, the site is within the Flood Zone. Therefore, we firmly recommend that all residents and business are signed up to floodline and that the EA Flood Warnings and appropriate actions to take are clearly</p>	<p data-bbox="1247 1208 1856 1308">i. The submitted Flood Emergency Plan sets out the warnings and appropriate actions to take, including evacuation (Section G.3.5).</p>																														

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	<p>explained in the Flood Emergency Plan, including evacuation actions.</p> <p>ii. We note that the proposed exit route from the Maltings is through up to 0.5m of flood water. Contact with flood water should be avoided if possible, as it contains both physical hazards and hazards to health.</p> <p>iii. Please note, it remains the sole responsibility of the developer/owner to ensure that the plan is effective in meeting the relevant requirements, is reviewed regularly and is kept up to date. Neither the Council nor any member of its staff shall be held liable for any loss or damage arising in any way whatsoever in relation to the</p>	<p>ii. This comment is noted. A flood depth of 0.5m would only occur following a significant breach of the defenses and inundation of the surrounding area. This would not represent a typical design event of (say) 1 in 100 with allowance for climate change, the probability in practical terms is much lower than this. In the case that such an event did occur, water may have entered the building where the floor level in the lobby areas is at 5.53 m AOD – the same as the lowest external level. There would accordingly be no change in depth of water on leaving the building. Furthermore, the enclosed nature of the external area means that the water would be standing water, with no added hazard due to there being any velocity. It is a short distance that would need to be traversed to reach the safe level at 6.03 m AOD. This is reflected in the application of the Hazard Matrix in Table G-1 (in Section G.3.5 of the Flood Emergency Plan), which is considered appropriate.</p> <p>iii. Noted.</p>


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	<p>plan and, in particular, out of any failure by any organisation or individual independent of the Council to have or implement any measures relating to emergency evacuation.</p>	
Waste	<p><u>Development Area 1</u></p> <ul style="list-style-type: none"> i. Table 6.1 sets out the proposed number of bins for each bin store – although I believe the ‘indicative number of bins for recycling based on collection twice a week’ actually details the quantity required for a once weekly collection. ii. We support the proposal to include food waste bins in the communal stores at a ratio of 1 bin per 10 flats. iii. Our collectors require free access to bins at all times using either a FB1 or FB2 lock. iv. The push route between the bin stores and refuse vehicle must be hard standing and free of any steps or steep slopes. v. Dropped kerbs are essential so that bins can be safely pushed into the highway. vi. Servicing Routes are shown in Appendix B of the OWMS, however I can’t spot any accurate swept path analysis demonstrating that the estate roads are satisfactory for a refuse collection truck (dimensions provided in section 5 of 2015 Waste SPD) 	<p><u>Development Area 1</u></p> <ul style="list-style-type: none"> i. Table 6.1 has been amended to reflect twice a week collected as discussed and agreed with LBRuT. This has been included in an update to the Operational Waste Management Plan (OWMP) (see Appendix 2). ii. Noted. iii. Noted. iv. Confirmed based on the push routes shown in Drawing 38262/5520/20C (Appendix 2). v. Confirmed based on the push routes shown in Drawing 38262/5520/20C would be level. vi. A detailed vehicle swept path analysis was undertaken and included in the March 2022 submission. Drawing 38262/5520/07B (Appendix 2) has now also been included in the updated OWMP.
	<p><u>Development Area 2</u></p> <ul style="list-style-type: none"> i. Table 6.2 (much in the same way as 6.1) appears to show refuse bins based on twice weekly and recycling based on weekly ii. Para 6.2.5 states: <i>The proposed residential units in Development Area 2 will continue to be developed to meet LBRuT’s storage and collection arrangement.</i> To my mind this should incorporate a once weekly waste collection. 	<p><u>Development Area 2</u></p> <ul style="list-style-type: none"> i. Table 6.2 has been amended to reflect twice a week collection as discussed and agreed with LBRuT. This has been included in an update to the OWMP. ii. This statement has been clarified in an update to the OWMP.


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Port of London	The PLA continues to have no in principle objection to the re-development of the site and continues to be keen to see the opportunities for the river and river use to be maximised.	Noted
	It is questioned why Notice was not served on the PLA given the extent of the red line boundary.	A letter addressing this point, dated 25 January 2023, was sent to lucy.owen@pla.co.uk on 25 January 2023 (Appendix 3). Receipt was confirmed by the PLA on 25 January 2023.
	<p><u>Interaction with the River</u></p> <p>i. It is understood that the application site has been designed so that there are routes through to the River and opportunities to engage with the River and there is an overall desire to enliven and activate the riverside space. This is welcomed and would assist in meeting the Thames Vision’s aim of more people enjoying the Thames and its banks.</p> <p>ii. It is disappointing that the opportunity was not taken to re-visit the location of the boathouse and the river related facilities being provided – the PLA had previously highlighted issues such as the area dries (i.e. at low tide there is no water) and therefore it would not be possible to provide full tidal access for the rowing club to the river. The drawdock is also susceptible to flooding at high waters, which could again cause access limitations (see attached for previous comments). With a review of the proposed development there might have been the opportunity to enhance the river related offering as part of this development and relocate the boathouse to the western side of the site. The applicant should explain the reasonings for the river related facilities remaining in building 9 and should provide all the necessary supporting documents if the boat house is to remain within building 9,</p>	<p>i. Noted.</p> <p>ii. Building 9 is the most appropriate location for river relating use given its proximity to the existing slipway. Please see also correspondence from Fulham Reach Boat Club, dated 17 June 2022, submitted in August 2022. The correspondence states that <i>“having reviewed the current charts we envisage that controls could be put in place to help mitigate any potential risks that come from the riverbed silt being presented during the low spring tide. This could include a change to operating hours during the predicted spring tides and suitable PPE being available to all participants. We note there is precedent in operating a rowing club from a silted part of the river such as is seen from Thames Tradesmen Rowing Club, located on the North Shore by Barnes Bridge”</i>.</p>


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	including the swept paths that were previously undertaken (see attached).	
	<p><u>Towpath Works / S106</u></p> <ul style="list-style-type: none"> i. The PLA owns the towpath which runs along the river bank in front of the Stag Brewery site but the land is unregistered. The Council presently manage the towpath in its role as Local Highway Authority. Minimal works are proposed to the towpath to preserve the current character of the route and the Town Planning Statement confirms that the proposed works to the Towpath remain unchanged under this Application. ii. The PLA had reached a position on application 18/0547/FUL where we had been discussing with the Applicant the wording in any S106 agreement and a licence for works in relation to the proposed towpath works. These discussions will need re-visiting and concluding in relation to application 22/0900/OUT in due course. iii. The PLA welcomes the applicant’s commitment to the works along the towpath including the provision of riparian life saving equipment. The PLA would also recommend that the works are designed to incorporate suicide prevention measures. The PLA is happy to work with the Applicant and Council to ensure this important feature is fully incorporated within the design and the following guidance may be of use to the Applicant https://www.pla.co.uk/assets/asaferriversidev15.pdf 	<ul style="list-style-type: none"> i. Noted. ii. Noted. iii. Noted – The Applicant would be happy to work with the PLA further at the detailed design stage. Lifesaving equipment and signage would be located as directed by the PLA to comply with health and safety requirements on the towpath.
	<p><u>Use of the River During Construction</u></p> <p>The Framework Construction Management Statement states at <i>Section 8.1 that consideration has been given to “whether the river could be utilised for logistics, either for removal of spoil associated with the demolition phase or to transport materials associated with</i></p>	Noted, a River Transport Feasibility Study will be undertaken post-determination and secured through a suitably worded planning condition.

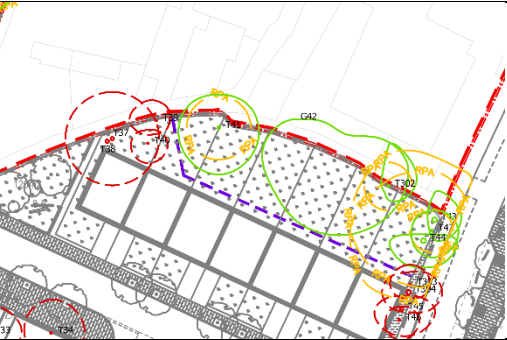
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	<p><i>the construction phase. A number of significant constraints have been identified in respect of river use, including the highly tidal nature of the river in this location, the significant use of the river in this location (rowing clubs and leisure users) and the poor quality and condition of the wharf and river wall. Notwithstanding this, and subject to securing appropriate permissions and permits, a River Transport Feasibility Study could be carried out to identify whether there is any scope to use the river and overcome the constraints identified.”</i></p> <p>The PLA disagrees with many of the Applicant’s points for example, the River Thames is tidal throughout the entirety of the PLA’s area of jurisdiction and that does not prevent substantial volumes of material being transport by water. However, the PLA does agree to the carrying out of a River Transport Feasibility Study and it is recommended that this is secured through a condition on any grant of planning permission.</p>	
	<p><u>External Lighting</u> A Lighting Strategy has been developed which advises that the towpath will remain unlit. A condition on any grant of planning permission should require the submission and approval of full lighting details and demonstrating compliance with the ILP Guidance Notes for the Reduction of Light Pollution and the CIBSE SLL Lighting Guides for ‘Limiting Obtrusive Light’, ‘The Exterior Environment’ and ‘Protecting The Night-Time Environment’.</p>	Principle of condition noted and accepted, subject to suitable wording.
	<p><u>River Works License</u> It is still proposed that surface water will be disposed of via three outfalls to the River Thames and that flow rates would be unrestricted. There is a reference to re-using an existing outfall if possible and two new outfalls being provided. A river works licence is required for all works over mean high water.</p>	Noted.

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Trees	<p>Unable to approve the application at this time until the LPA receives a satisfactory response regarding my comments on "Tree Root Protection Areas (RPA) - update and provide existing site conditions, sections 2.15-2.17"</p> <p>C. Tree Root Protection Areas (RPA) - update and provide existing site conditions, sections 2.15-2.17 Modified RPA.</p> <p>The applicants Arboriculturists have chosen examples (T70 - T82) where there is little or no impact on the RPA by external factors and infrastructure. However, a better representation of the requirement for the implementation of modified RPA would be between Trees T43-T44, T48-T57 & T83-T85 where the existing adjacent highway would be a recognisable factor in asymmetric root growth of these trees, which needs to be illustrated on the submitted plans.</p> <p>Consequently, I will require modified RPA's for trees T43-T44, T48-T57 & T83-T85 only.</p>	<p>As stated in "Former Stag Brewery, Mortlake, Hybrid Planning Application (22/0900/OUT) & Detailed Application School (22/0902/FUL) Briefing Note – Response to Consultee Comments on Arboriculture (Doc. Ref. WIE18671-114-BN-3.4.1-Arboriculture Response)", an assessment of the impact of the proposed development on the retained trees was undertaken on a tree-by-tree basis.</p> <p>As the existing site is heavily developed, there are a number of factors constraining the morphology of the tree roots, and as such, any modification of the RPA as requested by the Tree Officer would still represent nothing more than a best guess. For this reason it was decided to leave the RPAs as circles as this provided the best chance of ensuring adequate protection on all sides. This would be in accordance with the recommendations made in paragraph 4.6.2 of BS5837:2012 which state that "the RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution"</p> <p>This is clearly demonstrated in the case of T48-T57. These trees grow surrounded by concrete, with existing buildings to the west, a wall to the east and existing underground services and the adjacent road further influencing root morphology. In this instance it was felt</p>

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		<p data-bbox="1220 233 1892 298">that retaining a circular RPA provided the best chance of providing adequate protection to all sides.</p>  <p data-bbox="1220 846 1843 943">Photo 1 – area around T48 – T57 with evidence of underground trench visible in concrete pad to left of trees (linear scar in concrete).</p>

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		 <p data-bbox="1220 743 1871 808">Photo 2 – extensive underground structures present to south of T56 and evidence of trench to west.</p> <p data-bbox="1220 850 1892 1166">In the case of T43 to T45 and T83 to T85, it was still felt that it was reasonable to assume circular RPAs, the sketches below demonstrate that even if modified based on the adjacent roads and significant buildings, the modification would not significantly alter the tree protection requirements (sketches taken from Masterplan Applications A&B – Tree Protection Plan (Off-Set RPAs) (Dwg. Ref. 18671-WIE-ZZ-XX-7706-P01) (see Appendix 4).</p> <p data-bbox="1220 1208 1892 1409">In the case of T43 to T45, modifying the RPA from the road would mean that a slightly larger area of the proposed new surfacing would fall within the Construction Working Area (CWA) but the construction methodologies to be employed within that CWA would not change. This difference is considered to be so small,</p>

Topic	Consultee Comment	Applicant Response (14 February 2023)
		<p data-bbox="1220 233 1877 297">that it was not felt that modifying the RPAs would have represent a significant benefit to the trees.</p>  <p data-bbox="1220 732 1892 1328">In the case of T83 to T85, off-setting the RPA based on the road and larger building to the north, would potentially extend the RPA of one of the trees further below the footprint of the proposed building, however as with trees T48 to T57 this is also within an area of existing hard surfacing which will have had the potential to impact the morphology of the tree roots, and as such it is not certain that any roots will extend into this area. Again, due to uncertainty relating to the morphology of roots in this area, it was considered that circular RPAs represented the best way of maximizing protection to the trees. Even if the off-set RPA shape is used, it is not felt that the minor loss of RPA (particularly as is it below an area of hard-surfacing) will have a detrimental impact on the trees. The fact that this area of hard-surfacing is being replaced with soft landscaping represents an improvement in the growing conditions for these trees.</p>

Topic	Consultee Comment	Applicant Response (14 February 2023)
		
Parks	<p>Play</p> <ul style="list-style-type: none"> i. Cross-referencing the play provision map (Dec 2022) with the landscape GA plan shows some areas included as playspace which may not be genuinely playable. For example, some play spaces include access paths and planted areas which may need to be excluded from the total. Recommend condition ii. The landscape plans don't show a large amount of play infrastructure but it is understood that this will be indicative at this stage. It should be expected by the applicant that an appropriate quantity of play infrastructure of the full range indicated in the DAS for each age group is provided. iii. In particular, the areas indicated for 12+ are within areas with other uses, such as the Entry Plaza, riverside steps north of Maltings Plaza and Bottleworks Square, and show no play elements on current plans. These areas must still include some degree of play. 	<ul style="list-style-type: none"> i. Principle of condition noted and accepted, subject to suitable wording. ii. The landscape has been carefully designed to accommodate both areas high in biodiversity and areas of natural play. Children will circulate freely in those spaces, moving from one natural play element to the next. <p>The play strategy is based on the idea of natural play, where play elements blend with their natural surroundings. This natural play elements, such as balancing beams and play logs will be detailed at the next stage of design.</p> iii. Maltings Plaza and Bottleworks Square are multifunctional spaces that can be utilised by the 12+ group for ball games or for socialising. They can also be easily transformed to areas that can stage plays or musical performances. The water feature that runs through Maltings Plaza is a playful element that can be used by the 12+ group during the summer months.

Topic	Consultee Comment	Applicant Response (14 February 2023)
		<p>Additionally, the Community Use Agreement with the school will allow the sports pitch and MUGA to be utilised by the local community outside school hours.</p>
	<p>Towpath</p> <ul style="list-style-type: none"> Resin bound gravel does not feel an appropriate surface for this environment. Parks would prefer to see the existing granite setts or another more fitting surface through this section. 	<p>Resin bound gravel could be substituted with self-binding gravel for a more natural feel fitting to the context, but also consistent with other paths along the Thames. Granite setts, though existing elsewhere along the path, create a surface that is uneven and difficult to be universally utilised, and more difficult to navigate when wet. It also makes it uncomfortable for cyclists, as this route is identified in the circulation strategy as a tertiary route for bikes (Landscape DAS, p28).</p> <p>Existing granite setts will be retained and cleaned up as explained in the Landscape DAS (p119-131).</p>
	<p><i>Community Park</i> Subject to confirming the approach to the Community Park (see below), we may need a condition covering the specification and layout of the park</p>	<p>Noted.</p>
Ecology	<p>The description of the planning permission applied for in the Supplementary Protected Species report (Waterman dated September 2022) is not the same as listed on the consultation document</p>	<p>Description of development is consistent with that applied for by the Applicant in March 2022. LBRuT subsequently re-ordered to description for the purposes of consultation.</p>
	<p>The Supplementary Species report (Waterman dated September 2022) states in the last line of para 5.1, page 35 that 'eight bat species were recorded', this should be 'a minimum of 8 species recorded' as the Myotis and Nyactulus species were not able to be identified to species level and could therefore be more than one species.</p>	<p>Eight confirmed species were recorded, this can be amended to a minimum of eight species given myotis was only analysed to family level. No additional species would come from the nyctalus family as both noctule and leisler's were recorded.</p> <p>Based on the clarification provided above, Waterman do not consider it necessary to revise the chapter wording.</p>

Topic	Consultee Comment	Applicant Response (14 February 2023)
	<p>The Lighting lux figures as per the Michael Grubb Studio drawing 547-500-CA-EX-MP Revision B dated 19.07.22 are still too high on the riverfront adjacent to the Maltings, (although officers can't see what height the lux calculations are estimated at - high tide level or 3m above?) the lux level needs to be 1 lux or below. (1 lux is moonlight). This is especially important in light of 8+ bat species being recorded on site. (of we compare to the Wetland Centre which has 9 species recorded).</p>	<p>To ensure all Waterfront lighting is below 1 Lux, Reference CA/3 Column mounted luminaires have been adjusted towards the Malting's Plaza, away from the waterfront. Glare shields and snoot accessories will be specified at stage 4, for Ref.CA/3 luminaires to further reduce unwanted light spill and glare. Please refer to the revised Michael Grubb Studio lighting drawing: 547-500-CA-EX-MP-C (Appendix 5).</p> <p>Luminaire references LA/3 and WA/1 have been omitted from the graded walkway and steps between the existing Waterfront Towpath and Malting's Plaza, to ensure no spill light towards the waterfront.</p> <p>Amendments to the lighting plans have been highlighted with revision clouds, on Michael Grubb Studio drawings: 547-001-DR-EX-MP-D, 547-002-DR-EX-MP-D, 547-005-DR-EX-MP-D, and 547-500-CA-EX-MP-C (Appendix 5- same as above).</p> <p>Please read Michael Grubb Studio drawing: 547-500-CA-EX-MP (Appendix 5), in conjunction with Waterfront Lighting Assessment document: 547-(011)-RP-EX-LA-B (Appendix 6). Waterfront lighting is now below 1Lux with all luminaires emitting light downwards to ensure no impact on bat or other existing ecologies.</p> <p>Lighting Calculations have been calculated at the existing Waterfront level (+4.66), and the Malting's Plaza level (+6.70). Water level has been calculated at high tide. Please note lighting levels will fall with lower tide levels.</p>

Topic	Consultee Comment	Applicant Response (14 February 2023)
	<p>Policy LP15 asks for an enhancement from planning applications and any loss of those 8 (+) species would be a loss. Would a condition be agreed for a 5 year monitoring programme to ensure no loss of bat species diversity?</p> <p>detailed landscaping plans will need to be provided but the species (except the Crocosmia which will need to be replaced) identified in the part 3 (pages 42 - 46).</p> <p>The Biodiversity Net Gain report (Gillespies dated March 2022) provided covers both sites but should be individual to the site, please redo the calculation and resubmit.</p>	<p>Suggested condition not considered necessary.</p> <p>Monitoring is not required, and the enhancement measures already provided for bats as part of the proposed development is sufficient (already detailed in the reporting).</p> <p>From monitoring it would be difficult to prove that the proposed development has caused any decrease/increase in bat species locally as a host of other factors locally (including natural changes in environmental conditions) will also impact on bat abundance.</p> <p>Detailed landscaping plans and planting schedule will be provided at the detailed design stage. The comment on the Crocosmia has been noted.</p> <p>The applications have been considered together as the applications are linked.</p>
Conservation	<p>D) BUILDING 10 UNBALANCED AND OVERSCALED, IMPACTING UPON ADJOINING BTMS AND CONSERVATION AREA</p> <p>Conservation Officer response:- The height and scale of Building 10 has been responded to by Squires under point 6 of the Applicant Response Document and in the Design and Access Statement Addendum, although the architects' response differs from the heritage consultant, in that they have addressed the issue by lowering the building to that shown in the previous application and adjusted the fenestration pattern to be more vertical. This revision to the design is therefore not taken into account in the heritage consultant's notes and needs to be amended by him.</p>	<p>Montagu Evans have provided the following response:</p> <p>"In response to officer comments, building 10 has been reduced in height by one storey (to six storeys) to improve its relationship with the Buildings of Townscape Merit adjacent. The top storey is set back.</p> <p>As stated in the Montagu Evans consultation response dated 9th August 2021, it would be seen from the east (View 8) in the context of a roofscape of no particular quality with a set-back upper storey in contrasting lighter materials. The fenestration, as discussed in that document, contributes to the vertical rhythm of the</p>

Topic	Consultee Comment	Applicant Response (14 February 2023)
		<p>building, forming a well-articulated and modelled façade.</p> <p>Further west, along Mortlake High Street, the building would improve the appearance of the Site through the provision of a new active frontage and street vitality.</p> <p>We don't consider there would be any harmful setting effect on buildings of townscape merit, or on the Conservation Area."</p>
The EA	<p>Condition 1: Implementation of Flood Risk Assessment</p> <p>The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Risk Assessment (FRA (Version 5, March 2022 by Hydro-Logic Services) and associated documents, and the following mitigation measures detailed:</p> <ul style="list-style-type: none"> • finished floor levels for residential accommodation shall be set no lower than 7.03 metres above Ordnance Datum (mAOD) • no sleeping accommodation shall be located at basement level • the crest level of the proposed new flood defence line will be set at a minimum of 6.70 mAOD • the alignment of the proposed flood defence line will be as set out in drawing ref: P10736-00-004-GIL-106, Rev P00 (Gillespies, January 2022) <p>The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.</p> <p>Reasons</p> <p>To reduce the risk of flooding to the development and occupants.</p>	Noted – wording agreed

Topic	Consultee Comment	Applicant Response (14 February 2023)
	<p>To comply with paragraphs 159 and 164 of the NPPF, Policy LP 21- Flood Risk and Sustainable Drainage of the Richmond Local Plan (2018) and the requirements of the Thames Estuary 2100 plan.</p>	
	<p>Condition 2: Detailed flood defence design The development hereby permitted must not be commenced until such time as detailed design drawings for all new and upgraded flood defence structures has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme’s timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reasons To ensure a fit for purpose flood defence line is provided, and to reduce the risk of flooding to the development and occupants. To comply with paragraphs 159 and 164 of the NPPF, and Policy LP 21 of the Richmond upon Thames Local Plan (2018).</p>	<p>Noted – wording agreed</p>
	<p>Condition 3: Artificial lighting No development shall take place until a sensitive lighting management plan has been submitted to, and approved in writing by, the local planning authority. This plan should demonstrate no net increase in artificial lighting to the River Thames and foreshore, as well as to any primary bat foraging and commuting routes across the development site. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme’s timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority. Reasons Surveys have highlighted that a range of bat species are present at the development site for both roosting and foraging. These species are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes.</p>	<p>Waterman have the following comments on the proposed condition wording:</p> <p>The condition wording should be consistent with that of LBRuT recent comments on lighting. Specifically referring to 1 lux along the River Thames - rather than no net increase to ‘other primary bat foraging and commuting habitats on Site’.</p> <p>If this condition is to be implemented, the EA will need to define what the other ‘primary bat foraging and commuting habitats on Site’ are.</p>

Topic	Consultee Comment	Applicant Response (14 February 2023)
	<p>To comply with paragraph 185 of the NPPF and Policies LP 10 and LP 18 of the Richmond upon Thames Local Plan (2018).</p> <p>Condition 4: Remediation Strategy No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> 1. A preliminary risk assessment which has identified: <ul style="list-style-type: none"> • all previous uses; • potential contaminants associated with those uses; • a conceptual model of the site indicating sources, pathways and receptors; and • potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) 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. 4. 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reasons</p>	<p>Noted – wording agreed</p>

Topic	Consultee Comment	Applicant Response (14 February 2023)
	<p>To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF and Policies LP 10 and LP 23 of the Richmond upon Thames Local Plan (2018).</p>	
	<p>Condition 5: Verification Report Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. 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. Reasons 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 174 of the NPPF and Policies LP 10 and LP 23 of the Richmond upon Thames Local Plan (2018).</p>	<p>Noted – wording agreed</p>
	<p>Condition 6: Previously unidentified contamination 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. The remediation strategy shall be implemented as approved. Reasons To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by,</p>	<p>Noted – wording agreed</p>

Topic	Consultee Comment	Applicant Response (14 February 2023)
	<p>unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the NPPF and Policies LP 10 and LP 23 of the Richmond upon Thames Local Plan (2018).</p>	
	<p>Condition 6: Sustainable Drainage Systems (SuDs) No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reasons To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF and Policy LP 23 of the Richmond upon Thames Local Plan (2018).</p>	<p>Noted – wording agreed</p>
	<p>Condition 7: Piling Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. Reasons. To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF and Policy LP 23 of the Richmond upon Thames Local Plan (2018).</p>	<p>Noted – wording agreed</p>
TfL	<p>Provided in letter, dated 3 February 2023.</p>	<p>See Appendix 8.</p>

Application B (ref: 22/0902/FUL)

Topic	Consultee Comment	Applicant Response
Accelar	Response provided in separate document, dated 27 January 2023.	See Appendix 9.
Thames Water	Comments provided in email, dated 16 December 2022	Hoare Lea and Waterman IE preparing a response. This is due w/c 13 February 2023.
TfL	Provided in letter, dated 3 February 2023.	See Appendix 8
Ecology	The Biodiversity Net Gain report (Gillespies dated March 2022) provided covers both sites but should be individual to the site, please redo the calculation and resubmit.	The applications have been considered together as the applications are linked.
	Confusion as to whether the school is going to have a green roof or not as two UGF values have been produced or is the green wall instead of the green roof? Also Z3 School – Proposed roof plan (18125 C645_Z3_P_RF_001) has potential green roof – please confirm, if there is a green roof will it have general access, as it looks like it has play space next to it? It may be that after the individual BNG calculations are done Application B may need a green roof to mitigate for the loss of soft landscaping.	<p>The potential green roof and green wall on the school were labelled as indicative areas which could be provided subject to further sustainability and viability checks by the school operator. The green roof, if provided, would not have general access and there would be some way of dividing it off from the rooftop play area.</p> <p>As explained in the Landscape DAS, P79: “Two UGF scores are provided for the school under the below assumptions:</p> <ol style="list-style-type: none"> 1. The UGF not including a green roof, as the inclusion of the green roof is subject to future detailed design which will be undertaken by the school developer 2. The UGF including the full extent of the potential green roof. <p>The school design incorporates a generous rooftop play area for students, next to the</p>

Topic	Consultee Comment	Applicant Response
		<p>area of the potential biodiverse roof. The school roof design also provides skylights that bring natural light to the levels below.”</p> <p>The green roof and green wall are potential. As a result, they were not included in the BNG assessment.</p>
Waste	It would be supported if some space was allocated for food waste collection as the council can provide this service free of charge to schools.	This has been included in the updated OWMP. Please see para. 6.3.3.
Police	<p><u>Secured by Design –</u> I strongly recommend the below conditions are placed on the development and that the developer follows the latest Secured by Design “New Schools” Guide, a copy of which can be found here www.securedbydesign.com/guidance/design-guides.</p> <p>1. The development shall achieve 'Secured by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO).</p> <p>2. Prior to first use accreditation will be evidenced as achieved and evidence of such accreditation will need to be submitted and approved in writing by the Local Planning Authority.</p>	Noted
	<p><u>Design and Layout</u></p> <p>As already stated we recommend that the Secured by Design “New School Guide” is followed for this development. It is extremely important that schools provide a safe and secure environment. In addition to the staff and student needs schools often house valuable equipment which can be attractive to criminals and this needs to be secured.</p>	Noted
	The shell of the main building will need to be secure with security rated doors and windows where these are accessible. The inner door	Noted

Topic	Consultee Comment	Applicant Response
	<p>allowing access to the school from reception will also need to be security rated as during school opening hours this will need the capability to be locked down.</p>	
	<p>Fencing for the site needs to be effective without being overbearing. The 4.5m high weld mesh fence shown in the plans for the sports pitch is appropriate for this as it is not easy to scale and does not tend to look oppressive. The MUGA has 3m high fencing which would also be appropriate. Of specific concern is the main boundary fence of 1.2m which is used for the areas of the school to define school grounds from the foot path. Lower heights of fencing (1.2m to 1.6m) are suitable for boundary demarcation and controlling movement only and not for security, the height of security fencing will generally start at 1.8m and above. This increases the risk of opportunistic theft within the cycle stores which are very close to this low boundary. We recommend that the fence is 2.1m high (a 1.8m high fence could be considered in conjunction with other measures) to minimise the risk of opportunistic thieves being able to easily access the site. A secure boundary will help staff manage the school site by limiting trespass and by channelling visitors to the site through appropriate entrances. A secure boundary will also frustrate the intruder intent on breaking into the school out of hours and or limit the quantity or type of goods that can be stolen.</p>	<p>The fence around the sports pitch is a weld mesh fence. The purpose of this is to reduce rattle and ball impact and therefore potential noise source. The scale of the fence was discussed and agreed in detail with Sport England and the LBRuT EHO as part of the consultation process for the Original Scheme (ref: 18/0548/FUL) (see paragraphs 7.1.16 and 7.7.9 of the LBRuT committee report, Jan 2020).</p>
	<p>Access gates to the site should be kept to a minimum to allow for these points to be monitored. They should be easily seen via windows of actively used offices (such as reception) within the school. The current plans show some access points to be in locations which would likely be obstructed by bike stores or other buildings. If these gates cannot be moved they should be covered by CCTV which is linked to main reception or a part of the building where they can be monitored.</p>	<p>Noted</p>
	<p>Vehicle access needs to be controlled so that it can be closed off when not in use. The school and its car park could easily become a source of antisocial behaviour if there are no measures in place to reduce this risk.</p>	<p>Noted</p>

Topic	Consultee Comment	Applicant Response
	<p>The bike stores need to have secure stands which allow for bikes to be locked at two points to a secure structure. They should be located in areas where they can be seen by actively used rooms to enhance surveillance. They should be monitored by CCTV cameras which are linked to the main office.</p> <p>If any of the facilities at the school are intended for community use outside of school hours they need to be designed in such a way so as to enable public access to these areas while keeping the rest of the school secure. The specific design requirements for this would be discussed with the developer prior to construction.</p>	<p>Noted. Sheffield stands proposed for bike store which would allow for bikes to be locked at two points.</p> <p>Noted.</p> <p>Outdoor MUGA pitch will be accessible for the community through a specific gate. Indoor facilities including sports hall, lockers and changing room accessible through a separate entrance and separated from the rest of the school.</p>
Police (contd.)	<p>Recommendations</p> <p>I see no reason why all aspects of this development cannot achieve Secured by Design accreditation and as stated above to ensure that the development achieves an element of security for the rationale above I would like to request the following planning conditions if an employee requirement to achieve SBD accreditation has not already been sought;</p> <p>1. The development shall achieve 'Secured by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO).</p> <p>2. Prior to first use accreditation will be evidenced as achieved and evidence of such accreditation will need to be submitted and approved in writing by the Local Planning Authority.</p> <p><i>These planning conditions are in pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well-being of the area in pursuance of the Council's</i></p>	Noted.

Topic	Consultee Comment	Applicant Response
	<i>powers under section 2 of the Local Government Act 2000 and to ensure the development provides a safe and secure environment in accordance with the London Plan 2021 in Section B of policy D11.</i>	

Appendices

Appendix 1 – Hoare Lea responses to Accelar comments (Application A), dated 10 February 2023 and ‘Be Seen’ Note, prepared by Hoare Lea, dated 10 February 2023. [Note: Issued to LBRuT on 10 February 2023].

Appendix 2 – Operational Waste Management Plan (Rev F), prepared by Stantec, dated January 2023 and associated plan drawings refs: 38262-5520-07 B and 38262-5520-20 C.

Appendix 3 – Letter to the PLA, dated 25 January 2023.

Appendix 4 –Tree Protection Plan (ref: WIE_ZZ_XX_7706_P01), prepared by Waterman IE.

Appendix 5 – Michael Grubb revised drawings and drawing schedule.

Appendix 6 – Michael Grubb revised Waterfront Lighting Assessment, dated January 2023.

Appendix 7 – Updated Drainage Strategy and drawing, prepared by Waterman IE – to be issued to LBRuT w/c 13 February 2023.

Appendix 8 – Response to Tfl letter, dated 3 February 2023, prepared by Stantec, dated 14 February 2023.

Appendix 9 - Hoare Lea responses to Accelar comments (Application B), dated 10 February 2023 and associated revised School Roof Plan, prepared by Squire & Partners (ref: 18125-SQP-A-C645_Z3_P_RF_001-C). [Note: Issued to LBRuT on 10 February 2023].