

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on 14th, January 2009
at Council Chamber, Newham Town Hall, East Ham, E6 2RP**

Present:	Councillor Ron Manley (Chair – not present for Item 5) Councillors Patrick Murphy, Marie Collier, Patricia Holland, Maureen Jones, Khalil Kazi OBE, Riaz Ahmed Mirza, Lakmini Shah, Abdul Karim Sheikh BEM, Amarjit Singh and Mary Skyers
Also Present	Jeremy Appleson, Lisa Crownshaw, John Fannon, Chris Gascoigne, Alison Joyce, John Limbach, Victoria Geoghegan, Michelle Hoque, Stefan Sanctuary, Sunil Sahadevan and Narinder Ubhi,
Apologies:	None declared
Apologies due to other Council Business	None declared

The meeting commenced at 7.00 p.m. and closed at 7.55 p.m.

1. Chair of the Meeting

Councillor Patrick Murphy, in the absence of the Chair Councillor Manley, chaired the meeting.

As Councillor Murphy declared an interest in Item 5 (London City Airport) the Committee elected Councillor Amarjit Singh as Chair for this item.

2. Management of the Business of the Meeting

General Updates

The Chair drew the Committee's attention to the following updates:

- Item 6 – Vacant Land Adj. St Margaret's Convent, Chargeable Lane, Plaistow, E13
- Item 7 – Essex Primary School, Sheridan Road, Manor Park, E12
- Item 8 – 2 Broadway Chambers, Stratford, E15

3. Declarations of Interest

Councillor Patrick Murphy declared a personal and prejudicial interest in Item 5, (London City Airport) by virtue of having made public statements about the application.

Councillor Murphy left the meeting during discussion of this item.

4. Minutes

The minutes of the meeting held on 3 December 2008 were confirmed as a correct record.

5. Determining Planning Applications

Noted.

6. London City Airport, Harman Road, E16

Application under Section 73 of the Town and Country Planning Act 1990 to vary conditions 13 and 15 of the outline planning permission no.N/82/104 dated 23 May 1985, as previously varied by the Secretary of State on the 26 September 1991 and by the London Borough of Newham on 21 July 1998 and 11 July 2007, to allow up to 120,000 total aircraft movements per annum (number of total movements in 2006 was 79,616) with related modifications to other limits.

This is an update report, following a late representation received after Development Control Committee resolved on the 8th October 2008 to grant planning permission subject to completion of a S106 agreement.

The Borough Planning Officer advised the Committee that further representations had been received from Friends of the Earth relating to Climate Change.

The Borough Planning Officer also advised that a further late representation had been received in respect of the Race Equalities issue.

Officers recommended the Committee defer consideration of the report to a later meeting to allow the opportunity to seek legal advice and respond accordingly.

Decision

The Committee agreed to defer consideration to a later meeting in order to seek legal advice on the issues raised by Friend of the Earth.

7. Vacant Land Adjacent St Margaret's Convent, Chargeable Lane, Plaistow, E13

Redevelopment of vacant site to provide 80 residential units, including five

2-storey terraced houses and two 3½ storey apartment buildings. The proposal includes 1, 2, 3 and 4-bed units with a mixture of affordable housing and private housing, ancillary car parking and bicycle storage and an area of landscaping.

In exercise of delegated authority the Committee considered a report of the Head of Physical Regeneration and Development outlining the application for the above site.

The presenting Officer gave a presentation of the application before the Committee, which included the following update:

The update concerned the Legal Agreement:

The commitment to enter into a s278 agreement will not be included as a clause within the legal agreement as it is already included as a condition.

A further clause will be added to the legal agreement which requires the carrying out of a safety audit following occupation of the development to establish whether there is any traffic safety issues associated with the vehicular entrance in the south-west corner of the site.

Officers confirmed the issue of overlooking on to the neighbouring convent had been addressed.

Decision

The Committee agreed:

- (i) the reasons for approval as outlined in this report and granted planning permission, subject to conditions and the completion of a legal agreement under s106 of the Town and Country Planning Act 1990; and**
- (ii) that the application should be reconsidered and represented at Committee should agreement on the legal agreement under s106 of the Town and Country Planning Act 1990 not be reached.**

Conditions:

- 1. The development to which this permission relates must be commenced not later than the expiration of THREE YEARS from the date of this permission.**

Reasons: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2. All works are to be completed in accordance with the following drawing numbers:**

**206039/001; 206039/010; 206039/020; 206039/021; 206039/022;
206039/023; 206039/110/RevA; 206039/120/RevA; 206039/121/RevA;
206039/122/RevA; 206039/123/RevA; 206039/130/RevA;
206039/131/RevA; 206039/132; 206039/133/RevA and
206039/134/RevA.**

No further drawings apply, unless otherwise approved in writing by the Local Planning Authority.

Reasons: To ensure that the development is undertaken in accordance with the approved drawings and to protect the local amenity with regard to Policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State), and Policy 4B.1 of the adopted London Plan consolidated with alteration since 2004 (February 2008). The development is acceptable on the basis of the particulars contained within the application and this condition seeks to ensure the development is undertaken in strict accordance with those details as approved.

- 3. a) Prior to the commencement of works, full details, samples and specifications of the materials to be used on the external surfaces of all buildings and enclosures (fences/walls/gates) shall be submitted to and approved in writing by the Local Planning Authority.**
- b) The approved materials shall be constructed and permanently maintained thereafter to the satisfaction of the Local Planning Authority.**

Reasons: To ensure a satisfactory standard of external appearance and to protect local amenity and with regard to Policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State and Policy 4B.1 of the London Plan consolidated with alterations since 2004 (February 2008).

- 4. Prior to the commencement of works, a scheme showing how the original bricks in the sections of the southern boundary wall to be removed are to be reused within the boundary treatment of the development shall be submitted to and approved by the Local Planning Authority. The development shall only be completed in accordance with the approved scheme.**

Reasons: To ensure a satisfactory standard of external appearance, to protect local amenity and to protect the historic environment with regard to Policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of

September 2007 in accordance with the direction from the Secretary of State and Policy 4B.1 of the London Plan consolidated with alterations since 2004 (February 2008).

5. All residential units within the development shall be constructed in accordance with Lifetime Homes standards, as defined in the Joseph Roundtree Foundation publication "Achieving Part M and Lifetime Homes standards" and the joint collaboration of JRF, Major of London, GML Architects and Habinteg HA in the publication 'Lifetime Homes' and as referred to in the GLA Accessible London SPG (Appendix 4).

Reason: To ensure that accessible housing is providing, in accordance with Policies EQ18, EQ19, EQ25, H14 and H17 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State) and Policies 3A.5, 4B.1, 4B.2 and 4B.3 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).

6. Unless otherwise agreed in writing by the Local Planning Authority, no fewer than 10% of the total number of social rented units within the development shall be constructed to be easily adapted for residents who are wheelchair users in accordance with the publication "Wheelchair Housing Guide Second Edition" by Stephen Thorpe and Habinteg HA.

Reason: To ensure that accessible housing is provided, in accordance with Policies EQ18, EQ19, EQ25, H14 and H17 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State) and Policies 3A.5, 4B.1, 4B.2 and 4B.3 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).

7. a) Prior to the commencement of works on the development hereby permitted, details relating to the means of refuse storage shall be submitted to and be approved in writing by the Local Planning Authority.

b) The approved scheme is to be implemented prior to occupation of the development and shall be permanently maintained thereafter to the satisfaction of the Local Planning Authority.

Reasons: To ensure adequate and hygienic refuse disposal with regard to policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State) and Policy 4B.6 of the adopted London Plan (Feb 2008, Consolidated with Alterations Since 2004).

- 8. a) Prior to the commencement of works, full details of all landscaping within the site including a planting plan and plant specifications shall be submitted to and approved by the Local Planning Authority.**
- b) The approved works are to be completed prior to first occupation and shall be permanently maintained to the satisfaction of the Local Planning Authority thereafter.**

Reason: To ensure a satisfactory standard of public realm and to protect local amenity and with regard to Policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policy 4B.1 of the London Plan consolidated with alterations since 2004 (February 2008).

- 9. Unless otherwise agreed in writing by the Local Planning Authority all existing trees on site identified for retention on drawing numbers 206039/120/RevA shall be retained within the development to the satisfaction of the Local Planning Authority.**

Reason: The existing trees represent an important visual amenity that the Local Planning Authority considers should be maintained, with regard to Policy EQ14, EQ15 and EQ21 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policy 4B.1 and 3D.15 of the London Plan consolidated with alterations since 2004 (February 2008).

- 10. All existing trees to be retained pursuant to condition 9 are to be protected during construction in accordance with the Arboricultural Impact Assessment dated August 2008 and in accordance with the standards set out in BS 5837:2005 'Trees in relation to construction - Recommendations'. No construction shall begin until these protection measures have been put in place, inspected and approved in writing by the Local Planning Authority. The scheme as approved shall be in operation at all times during construction until the development is complete.**

Reason: The existing trees represent an important visual amenity that the Local Planning Authority considers should be maintained, with regard to Policy EQ14, EQ15 and EQ21 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policy 4B.1 and 3D.15 of the London Plan consolidated with alterations since 2004 (February 2008).

- 11. Any works affecting trees pursuant to condition 9 must be carried out outside of the nesting bird season (March – September) or after**

an inspection by a suitably qualified ecologist.

Reasons: In the interest of impacts on biodiversity and maximising the ecological potential of the site, in accordance with Policies EQ4, EQ9, EQ10, EQ11, EQ12, EQ18, EQ19 and EQ21 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State) and Policies 3D.14, 4A.3, 4B.1 and 4C.3, 4C.4 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).

**12. a) Full details of the proposed external lighting scheme shall be submitted to and be approved by the Local Planning Authority. Details shall include the appearance, siting, orientation and screening of the lights and the means of construction and the lay out of cabling.
b) The approved scheme shall implemented and permanently maintained to the satisfaction of the Local Planning Authority.**

Reasons: With regard to design, residential amenity and community and highway safety in accordance with regard to Policies EQ19, EQ26, EQ45 and H17 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policy 4B.1, 4B.2, 4B.3 and 4B.6 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).

13. Prior to first occupation, details of the recommendations on ecological enhancement and biodiversity made in the Code for Sustainable Homes Ecology Report shall be submitted to and approved by the Local Planning Authority.

Reasons: In the interest of impacts on biodiversity and maximising the ecological potential of the site, in accordance with Policies EQ4, EQ9, EQ10, EQ11, EQ12, EQ18, EQ19 and EQ21 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State) and Policies 3D.14, 4A.3, 4B.1 and 4C.3, 4C.4 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).

14. All car parking spaces on site shall be allocated proportionately across all housing tenures unless otherwise agreed by the Local Planning Authority. This method of allocation shall be permanently maintained thereafter.

Reasons: To ensure overall quality in the provision of residential amenity and the fair and equitable distribution of on-site facilities with regard to Policies S22, S23 and H17 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State).

15. All off-street parking spaces, including disabled parking spaces,

are to be constructed prior to first occupation in accordance with drawing number 206039/120A/RevA.

Reasons: To ensure that adequate on-site parking is provided, in the interest of pedestrian and vehicular safety and with regard to Policy 3C.23 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).

16. The cycle and motorcycle parking facilities identified on the plans hereby approved shall be allocated proportionately across all housing tenures and provided prior to the occupation of the development and shall thereafter be permanently maintained for users of the development, to the satisfaction of the Local Planning Authority.

Reasons: In order to ensure that adequate cycle and motorcycle parking is provided on this site, with regard to Policy T26 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policies 3C.22 and 3C.23 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).

17. Prior to the commencement of the development the applicant must enter into a S.278 Agreement with the Local Highway Authority to include the following:

- a) the removal of redundant cross-overs and reinstate as public footpath.
- b) the reinstatement of public footpath fronting the site;
- c) the creation of vehicular accesses to the site.

The use hereby approved shall not commence until the above works have been completed to the satisfaction of the Local Highway Authority with the written approval of the Local Highway Authority's Engineer, and all costs in relation to this S.278 Agreement shall be met exclusively by the applicant.

Reason: In the interest of highway safety, in accordance with Policies T1, T3, T4 and T10 14 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State), and Policy 3C.1 and 3C.2 of the London Plan (Consolidated with alterations since 2004 (February 2008)).

18. a) Prior to the commencement of works on the development hereby permitted, details with regard to the proposed biomass boiler(s) should be submitted to the local planning authority for approval. The development will need to show compliance with the London Mayor's Energy strategy. Details should include the siting of the boiler(s) and fuel, the size of the boiler(s) and the calculation details regarding

the height of the chimney, certification for use in a smoke control area and where it is to be situated on the building. The report should detail the impact on air quality of the boiler and include mitigation measures to reduce emissions to an acceptable level.

b) The biomass boiler shall be installed prior to the first occupation of the development and shall be operated permanently in accordance with the approved details, to the satisfaction of the Local Planning Authority.

Reason: In the interest of climate change, air quality and the amenities of users of the development, with regard to Policies S4, EQ19, EQ45, EQ46 EQ47 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policies 4A.1, 4A.2, 4A.4, 4A.7, 4A.19, 4A.20 and 4B.1 of the London Plan consolidated with alterations since 2004 (February 2008).

19. The report submitted in accordance with condition 19 shall include a life cycle analysis showing a net benefit to carbon emissions from the plant. This shall consider where the fuel is sourced and how it is transported. Fuel usage shall be monitored for 3 years from the first operation of the plant. Details of fuel usage shall be forwarded to the Local Planning Authority annually, the first report to be forwarded 1 year after the commencement of operation of the plant.

Reason: To allow the fuel usage of the biomass boiler to be monitored, in the interest of climate change, air quality and the amenities of users of the development, with regard to Policies S4, EQ19, EQ45, EQ46 EQ47 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policies 4A.1, 4A.2, 4A.4, 4A.7, 4A.19, 4A.20 and 4B.1 of the London Plan consolidated with alterations since 2004 (February 2008).

20. Prior to the commencement of works on the development hereby permitted, full details of the proposed solar PV panels shall be submitted in writing by the Local Planning Authority for approval. Details shall be in accordance with the Energy and Renewable Report (Revision B) and the proposed Site Plan (Revision A) submitted November 2008 and shall include details of location, size and design. The solar PV panels shall be installed prior to the first occupation of the development and shall be operated permanently in accordance with the approved details, to the satisfaction of the Local Planning Authority.

Reason: In the interest of climate change, air quality and the

amenities of users of the development, with regard to Policies S4 and EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policies 4A.1, 4A.2, 4A.4 and 4A.7 of the London Plan consolidated with alterations since 2004 (February 2008).

21.a) Prior to the commencement of works on the development hereby permitted, full details of any mechanical ventilation or other plant shall be submitted to and approved by the Local Planning Authority. Details should include full specifications of all filtration, deodorising systems, noise output and termination points.

b) The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reasons: To protect the amenity of future occupants and/or neighbours and with regard to policy EQ45 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007) and Policies 4a.19 and 4A.20 of the London Plan (Feb 2008, Consolidated with Alterations Since 2004).

22. Prior to the commencement of works on the development hereby permitted, an Environmental Code shall be submitted to and approved by the Local Planning Authority, in respect of such matters as are likely to cause nuisance to adjoining occupiers during construction. Details should include noise, dust, smoke, road cleaning and any other matters relevant to this particular site. The approved environmental code shall be adhered to for the duration of the construction works.

Reasons: To ensure that the construction does not prejudice the ability of neighbouring occupiers reasonable enjoyment of their properties and with regard to policy EQ45 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007).

23. Remediation works as detailed in the submitted Ground Investigation Report (dated November 2007) shall be undertaken before the development is occupied.

Reasons: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans, or the environment and with regard to policy EQ49 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007).

24. As soon as reasonably practicable, and before the occupation of any remediated area of the site, a validation report shall be submitted and approved by the Local Planning Authority in writing, stating what works were undertaken and that the remedial scheme was completed in accordance with the approved remediation strategy.

Reasons: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans, or the environment and with regard to policy EQ49 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007).

25. No soils, or infill materials, are to be brought onto the site unless they have been satisfactorily proven to be uncontaminated and present no risks to human health, planting and the environment. A declaration to this effect, together with acceptable documentary evidence to confirm the origin of all imported soils and infill materials, supported by appropriate chemical analysis test results, must be submitted to and be approved in writing by the Local Planning Authority prior to occupation.

Reasons: To prevent uncontaminated and remediated land from becoming contaminated with material that is potentially harmful to humans, planting and the environment and with regard to policy EQ49 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007).

26. No impact piling shall be permitted during the construction of this development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties, with regards to Policies EQ47 and EQ48 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policy 4A.20 of the London Plan consolidated with alterations since 2004 (February 2008).

27. No construction/building works shall be carried out except between the hours of 0800 and 1800 on Mondays to Fridays and between 0800 and 1300 on Saturdays and at no time on Sundays or Statutory holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties, with regards to Policies EQ47 and EQ48 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policy 4A.20 of the London Plan consolidated with alterations since 2004 (February 2008).

28. The development shall be carried out in accordance with the measures identified in the submitted Flood Risk Assessment (ref: 38045) dated July 2008 (Revision B).

Reason: To protect the residents in case of flooding and reduce the risk of flooding in accordance with Policy EQ62 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policies 4A.12 and 4A.13 of the London Plan consolidated with alterations since 2004 (February 2008).

29. Prior to the first occupation of each development phase, a report which demonstrates that all appliances are A-rated shall be submitted and approved by the Local Authority.

Reason: In the interest of climate change with regard to Policies S4, EQ19, EQ45, EQ46 EQ47 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policies 4A.1, 4A.2, 4A.4, 4A.7, 4A.19, 4A.20 and 4B.1 of the London Plan consolidated with alterations since 2004 (February 2008).

Reasons for the Recommendations

The proposal provides a mixture of family and non-family housing, over 50% of which would be affordable, on previously developed land. The proposed external design is of a high architectural standard that relates well to the surroundings and the existing streetscape. There will be no significant loss of sunlight/daylight, privacy or outlook for surrounding residential properties and the proposed level of onsite car parking is considered sufficient given the amount of on-street car parking availability in the area.

The proposal includes significant private amenity space and communal garden space as well as financial contributions towards the provision and enhancement of public open space off-site. Overall, the application is considered to be acceptable with regard to the relevant development plan policies and guidance identified in this report and it is recommended that full planning permission is granted

subject to the proposed conditions and S106 heads of terms identified in this report.

8. Essex Primary School, Sheridan Road, Manor Park, London E12 6QX

Erection of single-storey classroom extensions, erection of first floor staff accommodation extension, installation of solar panels on roof of staff accommodation building, installation of boiler flues and improvements to existing external play and teaching spaces.

In exercise of delegated authority the Committee considered a report of the Head of Physical Regeneration and Development outlining the application for the above site.

The presenting Officer gave a presentation of the application before the Committee, which included the following update:

The update concerned the following: -

1) Update for Internal Responses - Paragraph 5.1

5.1 Internal Consultation

- *Transportation: Concern as to loss of 4 parking spaces, updated School Travel Plan required by condition to mitigate.*
- *Environmental Health: No objection, subject to conditions.*
- *Design and Conservation: No objection to design of proposal.*

2) Amendments to Paragraph 8.9

Paragraph 8.9 currently reads as:

8.9 As there will be no increase in pupil or teacher numbers, and no loss of car parking, the proposal is considered acceptable on parking grounds. Amended to the following:

8.9 The proposal includes 29 car parking spaces, which is a total loss of 4 spaces compared to the existing 33. There is concern that this loss of car parking may lead to pressure on on-street car parking spaces located on the periphery of the Ruskin Controlled Parking Zone. As the proposal is for an overriding community benefit, will improve education facilities by replacing temporary structures and will not involve an increase in pupil or teacher numbers, it is recommended that a condition be attached to any approval requiring an updated School Travel Plan to mitigate any parking problems in the area.

3) Additional Conditions:

5. Prior to the commencement of works on the development hereby permitted, an Environmental Code shall be submitted to and approved by

the Local Planning Authority, in respect of such matters as are likely to cause nuisance to adjoining occupiers during construction. Details should include noise, dust, smoke, road cleaning and any other matters relevant to this particular site. The approved environmental code shall be adhered to for the duration of the construction works.

Reasons: To protect the amenity neighbours and with regard to Policy EQ45 of the Newham Unitary Development Plan (adopted June 2001) saved from the 27th of September 2007 in accordance with the direction from the Secretary of State and Policy 4A.20 of The London Plan February 2008 (consolidated with alterations since 2004).

6. Prior to the commencement of works on the development hereby permitted, an amended School Travel Plan shall be submitted to and approved by the Local Planning Authority. Details should include specific targets towards encouraging the use of sustainable transport modes and reducing reliance on private motor vehicles. The approved School Travel Plan is to be permanently implemented to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure that adequate parking is provided for staff and surrounding neighbours of the development, in accordance Policies 3C.22 and 3C.23 of The London Plan February 2008 (consolidated with alterations since 2004) and Policy T24 of the Newham Unitary Development Plan (adopted June 2001) saved from the 27th of September 2007 in accordance with the direction from the Secretary of State.

Decision

The Committee agreed the reasons for approval as outlined in this report and grant planning permission subject to the following conditions:

2. The development to which this permission relates must be commenced not later than the expiration of THREE YEARS from the date of this permission.

Reasons: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. All works are to be completed in accordance with drawing numbers ED2276/P/1, ED2276/P/2A, ED2276/P/3A, ED2276/P/4, ED2276/P/5A, ED2276/P/6A, dated August 2008, ED2276/P/7, dated October 2008 and ED2276/P/8, dated February 2008, prepared by London Borough of Newham Design Services. No further drawings apply, unless otherwise approved in writing by the Local Planning Authority.

Reasons: To ensure that the development is undertaken in accordance with the approved drawing(s), and to protect the local

amenity with regard to Policy EQ19 of the London Borough of Newham Unitary Development Plan adopted June 2001 and saved in accordance with the direction given by the Secretary of State from 27 September 2007 and Policy 4B.1 of the adopted London Plan, February 2008 (consolidated with alterations since 2004). The development is acceptable on the basis of the particulars contained within the application and this condition seeks to ensure the development is undertaken in strict accordance with those details as approved.

3. Prior to the commencement of works on the development hereby permitted, a sample of materials to be used on all external surfaces on the proposed extension shall be submitted to and be approved by the Local Planning Authority. The approved materials are to be constructed/installed prior to the occupation of the development to the satisfaction of the Local Planning Authority and shall be permanently maintained thereafter to the satisfaction of the Local Planning Authority.

Reasons: To ensure a satisfactory standard of external appearance and to protect local amenity and with regard to Policy EQ19 of the London Borough of Newham Unitary Development Plan (adopted June 2001) and Policy 4B.1 of the adopted London Plan, February 2008 (consolidated with alterations since 2004).

4. Prior to the commencement of construction works on the development hereby permitted, protective fencing must be installed around the existing trees on the Essex Road school boundary, and be retained until the completion of construction works, to the satisfaction of the Local Planning Authority. The fencing must extend to the edge of the crown canopy of each tree and be capable of alteration in case of tree growth.

Reasons: To ensure the protection of existing trees and to protect local amenity with regard to Policies EQ14 and EQ19 of the London Borough of Newham Unitary Development Plan, adopted June 2001, and saved from the 27th of September 2007 in accordance with the direction from the Secretary of State and Policy 4B.1 of The London Plan, February 2008 (consolidated with alterations since 2004).

Additional conditions

5. Prior to the commencement of works on the development hereby permitted, an Environmental Code shall be submitted to and approved by the Local Planning Authority, in respect of such matters as are likely to cause nuisance to adjoining occupiers during construction. Details should include noise, dust, smoke, road cleaning and any other matters relevant to this particular site. The approved environmental code shall be adhered to for the duration of

the construction works.

Reasons: To protect the amenity neighbours and with regard to Policy EQ45 of the Newham Unitary Development Plan (adopted June 2001) saved from the 27th of September 2007 in accordance with the direction from the Secretary of State and Policy 4A.20 of The London Plan February 2008 (consolidated with alterations since 2004).

6. Prior to the commencement of works on the development hereby permitted, an amended School Travel Plan shall be submitted to and approved by the Local Planning Authority. Details should include specific targets towards encouraging the use of sustainable transport modes and reducing reliance on private motor vehicles. The approved School Travel Plan is to be permanently implemented to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure that adequate parking is provided for staff and surrounding neighbours of the development, in accordance Policies 3C.22 and 3C.23 of The London Plan February 2008 (consolidated with alterations since 2004) and Policy T24 of the Newham Unitary Development Plan (adopted June 2001) saved from the 27th of September 2007 in accordance with the direction from the Secretary of State.

9. 2 Broadway, Stratford, London, E15

This report concerns an application for full planning permission (ref: 08/01953/LTGDC) proposing the demolition of all existing buildings on the site and the erection of two buildings (ground plus 37 storeys and ground plus 14 storeys) to comprise 388 residential units (C3), 1,345 sq m retail (A1-A4) floorspace, 1,274 sq m commercial (B1) floorspace, 124 sq m of leisure (D1) floorspace, associated landscaping and parking.

In exercise of delegated authority the Committee considered a report of the Head of Physical Regeneration and Development outlining the application for the above site.

The presenting Officer gave a presentation of the application before the Committee, which included a copy of the amended location plan the following

The Committee noted that the Thames Gateway Development Corporation (LTGDC) is the Local Planning Authority for these applications and will therefore determine the application at their Planning Committee.

In response to a question from members, Officers confirmed that there was 16 meters separation the two buildings.

Decision

The Development Control Committee agreed to delegate authority to the Borough Planning Officer to make representations to the LTGDC recommending that, subject to referral to the Mayor of London (GLA), planning permission be refused for the reasons set out below.

Reasons for Refusal:

1. The proposed development, by reason of the unsympathetic design and appearance of the proposed buildings and the excessive scale and height of the proposed buildings, particularly that of the lower building (Building 2), would neither preserve or enhance the Stratford St John's Conservation Area and would have a discordant, dominating, overbearing and detrimental impact on the historic character and setting of the Stratford St John's Conservation Area, causing significant and demonstrable harm to local heritage, townscape and visual amenity, contrary to Policies S3, S11, EQ18, EQ19, EQ27, EQ28, EQ30, EQ31, EQ36, EQ38, H17 and SH2 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.6, 4B.1, 4B.2, 4B.9, 4B.10, 4B.11 and 4B.12 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

2. The proposed development, by reason of the unsympathetic design and appearance of the proposed buildings and the excessive scale and height of the proposed buildings, would have a discordant, dominating, overbearing and detrimental impact on the setting of the Grade II listed buildings and locally listed buildings within the Stratford St John's Conservation Area and surroundings, particularly The Church of St John the Evangelist, Martyrs' Memorial, Gurney Memorial Drinking Fountain, former West Ham Town Hall, 13 Broadway, 47 Broadway, 49 Broadway and 361-383 High Street. The proposed development would consequently cause significant and demonstrable harm to local heritage, townscape and visual amenity, contrary to Policies S3, S11, EQ18, EQ19, EQ27, EQ28, EQ30, EQ31, EQ36, EQ38, H17 and SH2 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.6, 4B.1, 4B.2, 4B.9, 4B.10, 4B.11 and 4B.12 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

3. The height and scale of the proposed development, particularly that of the taller tower (Building 1), would significantly exceed the height of existing or permitted development in the locality and would be out of keeping with the wider context in terms of proportion and composition, resulting in a development that would have a dominating, overbearing and detrimental impact on the character of the area, causing significant and demonstrable harm to local

townscape and visual amenity, contrary to Policies S3, S11, EQ18, EQ19, EQ27, EQ28, EQ30, EQ31, EQ36, EQ38, H17 and SH2 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.6, 4B.1, 4B.2, 4B.9, 4B.10, 4B.11 and 4B.12 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

4. The design and appearance of the proposed development is not of sufficient architectural quality as to justify buildings of the height and scale proposed in this location, by reason of the unsympathetic appearance and material palette of the development in relation to the surrounding historic context, the repetitive and severe appearance of the elevations and the lack of depth and articulation to the facades, resulting in a development that would have an incongruous, dominating and detrimental impact on the character of the area, causing significant and demonstrable harm to local heritage, townscape and visual amenity, contrary to Policies S3, S11, EQ18, EQ19, EQ27, EQ28, EQ30, EQ31, EQ36, EQ38, H17 and SH2 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.6, 4B.1, 4B.2, 4B.9, 4B.10, 4B.11 and 4B.12 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

5. The proposed development, by reason of its scale and height, would have a detrimental impact on levels of sunlight and overshadowing to the habitable room windows of the residential units within the development proposed at Station House, Station St, London, E15 (known as Olympian Tower), to the detriment of the amenities of future residents of that property, contrary to Policies S3, EQ18, EQ19, EQ27, EQ28, EQ31 and H17 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State), Policies 3A.6, 4B.1, 4B.2, 4B.9 and 4B.10 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004) and the London Borough of Newham Residential Planning Guidelines SPG (2001).

6. The form and layout of the ground floor of the proposed development would have an incongruous and unsatisfactory relationship with the public realm, resulting in a disjointed retail frontage, an over-complicated building form, a poorly designed residential entrance and a lack of clarity between public and private space, to the detriment of the character and appearance of the street scene, the legibility of public realm and public amenity, contrary to Policies S3, EQ18, EQ19, EQ30, EQ31, EQ42, H17, SH2 and SH15 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.6, 4B.1, 4B.2, 4B.3 and 4B.10 of the London Plan (Feb 2008:

Consolidated with Alterations Since 2004).

7. The design and form of the proposed development would impact on the local microclimate, resulting in adverse wind conditions in the public realm around the base of the proposed building, to the detriment of the quality of the public realm, pedestrian safety and public amenity, contrary to Policies S3, EQ18, EQ19 and H17 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.6, 3C.21, 4B.1, 4B.2, 4B.3 and 4B.10 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

9. The proposed development would provide an inadequate amount of affordable housing that fails to meet housing need and achieve a mixed and balanced community, contrary to Policy S20 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State), Policies 3A.9 and 3A.10 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004) and the London Plan Housing SPG (Nov 2005).

10. The proposed development would include the provision of studio flats with cramped and poorly arranged internal layouts, resulting in an unsustainable form of residential accommodation that would fail to contribute towards the creation of a stable and secure community, contrary to Policies S3, S19, H13, H14 and H17 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.6 and 4B.1 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

11. The proposed development, by virtue of a) a deficiency in private and communal amenity space; b) overlooking and privacy concerns resulting from the proximity and scale of the proposed towers; c) provision of units with limited sunlight conditions resulting from the proximity and scale of the proposed towers; d) provision of single aspect northern-orientated units with limited sunlight conditions; and e) provision of poorly designed studio flats, results in an unacceptably poor living environment for future residents, contrary to Policies S3, EQ18, EQ19, EQ27, H13 and H17 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State), Policies 3A.6, 4B.1, 4B.2 and 4B.10 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004) and the London Borough of Newham Residential Planning Guidelines SPG (2001).

12. The submitted application does not adequately assess the potential impacts of air pollution on the future residents of the

development, to the detriment of the health and amenities of future residents of the development, contrary to Policies H17, EQ45 and EQ46 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State), Policies 3A.6, 4A.3, 4A.19 and 4B.1 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

13. The proposed development would not incorporate appropriate measures to adequately mitigate the impacts of the development on climate change, particularly in terms of energy efficiency, heating, cooling, power, and renewable energy, contrary to Policy S4 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 4A.1, 4A.6 and 4A.7 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

14. The proposed development would result in the removal of existing mature trees which currently enhance the setting of the Stratford St John's Conservation Area. The proposed development is not of a sufficient design quality as to justify the loss of the trees due to the significant and demonstrable impacts of the proposed buildings on local heritage, townscape and visual amenity, contrary to Policies S3, S9, S11, EQ14, EQ18, EQ19, EQ27, EQ28, EQ30, EQ33, H17 and SH2 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.6, 3D.15, 4B.1, 4B.2, 4B.9, 4B.10, 4B.11 and 4B.12 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

15. The application does not adequately assess the impacts of the development in terms of flood risk, to the detriment of the safety of residents of the development and the locality, contrary to Policies EQ62 and EQ63 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 4A.12, 4A.13 and 4A.14 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

16. The proposed development provides an inadequate S106 contribution that fails to mitigate the impacts of the development on physical and social infrastructure, contrary to the London Thames Gateway Development Corporation's Planning Obligations Community Benefit Strategy, Policy S2 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 6A.4 and 6A.5 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004) and the Lower Lea Valley Opportunity Area Planning Framework.

17. The proposed excessive residential density and the resulting

design, height and scale of the buildings would result in the overdevelopment of the site, by reason of the creation of unsympathetic buildings with a dominating and detrimental impact on local heritage, townscape character and visual amenity and the creation of a poor quality of residential accommodation with a deficiency in amenity space, negative overlooking and sunlight conditions, contrary to Policies S3, S9, S11, EQ14, EQ18, EQ19, EQ27, EQ28, EQ30, EQ33, H17 and SH2 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State) and Policies 3A.3, 3A.6, 3D.15, 4B.1, 4B.2, 4B.9, 4B.10, 4B.11 and 4B.12 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004).

18. The proposed development, by reason of the excessive density, scale and height of the proposed buildings and the resulting significant impacts in terms of townscape, sunlight, daylight and overshadowing, would set an undesirable precedent and could constrain future redevelopment of adjoining land. As a consequence the proposed development would prejudice the redevelopment options and regeneration potential of Stratford town centre and the Council's regeneration objective for the transformation of Stratford town centre into a cosmopolitan centre of quality, contrary to Policies S3, S5, S7, S11, S31, EQ18, EQ19, EQ27, EQ28, EQ30, EQ36, EQ38 and SH2 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27/09/2007 by direction from the Secretary of State), Policies 1.3, 2A.1, 2A.2, 2A.5, 2A.7, 2A.8, 3A.3, 3A.6, 3D.1, 3D.2, 4B.1, 4B.2, 4B.9, 4B.10, 4B.11 and 4B.12 of the London Plan (Feb 2008: Consolidated with Alterations Since 2004) and the Lower Lea Valley Opportunity Area Planning Framework.

- 10. Land above northern outfall sewer from Old Ford Lock Bridge to Manor Road (including Lea Navigation Access Ramp) excluding, Canning Road, Great Eastern Railway and Land>Directly to the east of, and Stratford High Street in PDZ's 3, 8, 12 and 13**

Submission of details pursuant to condition OD.0.20, 'Submission of details for other engineering works' and condition OD.0.28 'Landscape and planting details' of the facilities and their Legacy Transformation permission 07/90010/OUMODA comprising of path resurfacing; temporary concourse; soft landscaping; replacement and new fencing railing; street furniture; finger posts; and upgrade works to the Lea Navigation ramp.

In exercise of delegated authority the Committee considered a report of the Head of Physical Regeneration and Development outlining the application for the above site.

The presenting Officer gave a presentation of the application before the Committee.

The Committee noted that the Olympic Development Authority is the Local Planning Authority for this application and will therefore determine the application at their Planning Committee.

Decision

The Committee agreed to:

- (i) present their views on the application as submitted to the ODA;**
- (ii) the Council's general support in regards to the application subject to the successful resolution of keys issues detailed in section 6 below;**
- (iii) delegate authority to the Borough Planning Officer to make representation directly to the ODA**

Reasons for the Recommendations

The Council is supportive of the principle of the improvement works for the Greenway; however, it does have concerns with regards to the limited improvement of the access points as well as the lack of DDA compliancy. The Council also seeks reassurance that the other 'infill' projects being developed for critical crossing points do fully integrate into the design in Legacy to make a seamless whole. It is requested that the Council is given reassurance that the following issues are addressed in full prior to the approval of any details.

The Council is concerned that the submission does not fully take into consideration the integration of landscaping with other projects associated with the Olympic Park and would request that more information is submitted to establish the relationship, particularly for the following:

The relationship between the High Street crossing bridge and the proposed lamp clusters

- The relationship between the improvement to ramps/ stairs to be submitted under other applications.
- The linkage under the railway line
- Reassurance that the existing area of scrub which is presently overgrown is suitably thinned and cleared of existing debris, particularly the bank on the south side of the crossing with Stratford High Street and the interface with Abbey Lane Children's Centre and Abbey Lane open space.
- Further details are required with regards to the durability of the concrete path
- A management plan is requested with regards to existing and replacement fencing to ensure that there are no detrimental impacts on surrounding residents in terms of security.

11. Olympic Park Planning Delivery Zones 1 And 2 Proposed Bridge H05 Crosses The Waterworks River To The East Of The Main Stadium, To The West Of The Great Eastern Railway And To The North Of The Greenway Within The London Borough Of Newham

Reserved Matters application for the construction of road bridge H05 as a partial discharge of Conditions OD.0.19 (details of bridges) and OD.0.59 (foundation details) in respect of the Olympic Facilities and Legacy Transformation Application (07/90010/OUMODA).

In exercise of delegated authority the Committee considered a report of the Head of Physical Regeneration and Development outlining the application for the above site.

The presenting Officer gave a presentation of the application before the Committee and advised that confirmation of crowd modelling figures have been received.

The Committee noted that the Olympic Delivery Authority is the Local Planning Authority for this application and will therefore determine the application at their Planning Committee.

Decision

The Committee agreed to:

- (i) present their views on the application as submitted to the ODA;**
- (ii) to the Council's support in regards to the application subject to the successful resolution of keys issues detailed in section 5 below;**
- (iii) to delegate authority to the Borough Planning Officer to make representation directly to the ODA.**

Reasons for the Recommendations

Bridge H05 is considered satisfactory in its design and appearance. In regards to Transportation related matters, further information is required as follows, all of which should be provided to the Council, and deemed satisfactory, prior to the granting of any permission:-

- Details of the highway 'tie ins' either side of the bridge, and the outputs from the traffic modelling exercise.**
- Clarification that the crowd modelling referred to in the application which has been used to determine appropriate bridge widths will be endorsed and approved by all the relevant parties.**
- Details of eventual ownership and responsibility.**

12. Olympic Park Planning Delivery Zones 2 And 4. Proposed Bridge F06 Spans The River Lea, To The North Of The Main Stadium And Directly Over Carpenters Lock Within The London Boroughs Of Newham And Tower Hamlets

Full planning application for the construction of a permanent footbridge (F06) for Games and Legacy modes, temporary (Games mode) bridge deck, parapets in both Games and Legacy modes, lighting and earthworks to create two landscape bowls.

In exercise of delegated authority the Committee considered a report of the Head of Physical Regeneration and Development outlining the application for the above site.

The presenting Officer gave a presentation of the application before the Committee.

The Committee noted that the Olympic Delivery Authority is the Local Planning Authority for this application and will therefore determine the application at their Planning Committee.

Decision

The Committee agreed to:

- (i) present their views on the application as submitted to the ODA**
- (ii) the Council's support in regards to the application subject to the successful resolution of key issues detailed in section 5 below**
- (iii) delegate authority to the Borough Planning Officer to make representation directly to the ODA.**

Reasons for the Recommendations

Footbridge F06 is considered acceptable in its design and appearance. With regard to Transportation related matters, the crowd modelling referred to in the application must be endorsed by all relevant parties, and details of the layout of cycle and pedestrian routes within the park are requested to demonstrate this bridge will integrate effectively with these.

The ODA Planning Decisions Team is also advised to contact British Waterways are consulted to check the proposal does not conflict with their proposals to renovate Carpenters Lock. Any comments received from the London Borough of Tower Hamlets should also be taken into account.

13. Olympic Site 2012, Stratford, London

Olympic Parklands and Public Realm applications.

In exercise of delegated authority the Committee considered a report of the Head of Physical Regeneration and Development outlining the application for the above site.

The presenting Officer gave a presentation of the application before the Committee.:

The Committee noted that the Olympic Delivery Authority is the Local Planning Authority for this application and will therefore determine the application at their Planning Committee.

Decision

The Committee agreed:

- (i) to present their views on the application as submitted to the ODA;**
- (ii) to the Council's general support in regards to the application subject to the successful resolution of keys issues detailed in section 6 below**
- (iii) to delegate authority to the Borough Planning Officer to make representation directly to the ODA.**

Reasons for the Recommendations

The Council is broadly supportive of the parklands and public realm submissions, as they are generally consistent with meeting the Councils key objective for the parklands which is to deliver an appropriately scaled destination parkland that provides both a high standard amenity for local residents, as well as a destination that attracts visitors and makes a significant contribution to changing the image of Newham and the East End of London.

The Council has number of concerns in regards to the proposals as follows and will request to the ODA that these issues are addressed in full prior to the granting of any planning permission:-

1. The parklands area is the same overall 102 hectares as shown in the outline planning application. The Council's aim of increasing the overall open space provision as detailed in the Council's representations to the ODA regarding the outline applications is therefore not achieved. Open space provision should be increased through measures such as reducing further the concourse areas within the park.

- 2. Concern the parklands could sit uncomfortably with empty or interim uses of the development platforms post Games – a strategy needs to be place to ensure development platforms are visually pleasing before they are developed.**
- 3. Concern over whether the stated parklands transformation budget will actually deliver the Legacy parklands described in the proposals.**
- 4. Uncertainly over the transformation, development, management and role of the parklands in Legacy, and concern over the lack of management plans and budgets to manage the parklands to Royal Park standards.**
- 5. The potential conflicts between the Legacy velopark cycle circuit, which is currently shown to cut across a significant area of the ‘north park’ – this may have adverse impacts on biodiversity and wild nature of ‘north park’.**
- 6. It needs to be demonstrated that connectivity of the site to the South and with Stratford City will be maximised.**