
Development Specification Statement

Elm Grove Estate & 216-220 High Street, Sutton



Contents

1.	Introduction	1
2.	The Application Site and Surrounding Area	3
3.	The Application	7
4.	Development Parameters, Tolerances, Thresholds and	13
5.	Implementation and Delivery	29

Appendix A: Red Line Site Location Plan

Appendix B: Application Document List

Appendix C: Application Drawings List

1. Introduction

- 1.1. This Development Specification Statement has been prepared by Savills on behalf of the Applicant, London Borough of Sutton (“LBS”) in support of an Outline Planning Application (“Application”) for the regeneration of the Elm Grove Estate & 216-220 High Street, Sutton (“the Site”). The Site falls within the administrative area of London Borough of Sutton and therefore the LBS Local Planning Authority (“LBS LPA”) will determine the planning application. The Red Line Site Location Plan is found at **Appendix A**.
- 1.2. LBS wants to ensure that the Elm Grove Estate (“the Estate”) is a good place to live for existing residents and future generations and as a result are proposing to regenerate the existing Estate through comprehensive redevelopment. The scheme is coming forward in partnership with Elm Grove Estate residents, to deliver high quality homes across a mix of unit types and within a newly revitalised neighbourhood through:
- Replacement and additional affordable housing;
 - A sustainable mixed and inclusive community;
 - Significant public realm and green space to include a new east-west link across the site; and
 - A high standard of design throughout all tenure types.
- 1.3. Extensive consultation and engagement with a wide range of consultees, key stakeholders, the local community and residents to inform the proposals has been undertaken. Details on the consultation and engagement process are set out in the submitted Statement of Community Involvement (“SCI”).

Document Purpose and Structure

- 1.4. This Planning Development Specification Statement is a guidance document which sets out the elements of the Proposed Development that define the basis of the submitted Application. It describes the Proposed Development and explains the parameters that will guide future master planning and the detailed design to be submitted as Reserved Matters Applications (“RMAs”).

- 1.5. In addition, this Statement identifies the status of submission documentation in terms of what is submitted for approval, what is submitted as supporting information for formal consideration and finally what is submitted for contextual / illustrative purposes only.
- 1.6. This document should be read alongside the submitted Parameter Plans. The Parameter Plans are the “Controlling Documents” and establish the minimum and maximum parameters within which, future RMAs must come forward and comply with.
- 1.7. The parameter approach has been set to provide a series of master planning strategies and guiding principles which can be delivered in a consistent manner to ensure that the scheme can come forward comprehensively but with sufficient flexibility to respond to future market changes and detailed design development.
- 1.8. This Planning Development Specification Statement is structured as follows:
- Section 1 – introduces the application and purpose of this Statement (this section).
 - Section 2 – describes the physical features of the Site subject to this application and the surrounding area.
 - Section 3 – provides a summary of the Application, the description of development, matters for approval and matters reserved, and the application deliverables.
 - Section 4 – explains the development fixes that underpin the Illustrative Masterplan.
 - Section 5 – outlines the implementation and delivery programme of the Illustrative Masterplan.

2. The Application Site and Surrounding Area

- 2.1. The Planning Statement and Design and Access Statement submitted as part of this Application provide a detailed description of the Site and its surrounding context; alongside the relevant planning and environmental designations. These should therefore be referred to in full with a summary provided below.

Site & Surrounding Area

- 2.2. Elm Grove Estate (“the Estate”) is a 0.89 hectare site bounded to the north by Marshall’s Road, to the east by Throwley Way, to the south by Benhill Avenue and the west by Elm Grove, with the High Street beyond. It is located in the north eastern portion of Sutton Town Centre.
- 2.3. The existing Estate contains primarily three-storey blocks of flats adjacent to two-storey terraced houses and bungalows. There are 73 residential dwellings on the Estate at present. The majority of the units, in the form of flats, are accommodated in eight, three storey blocks fronting Throwley Way, with bookend blocks fronting Marshall’s Road to the north and Benhill Avenue to the south. There are a further six, two storey blocks to the rear of these main blocks which accommodate the remaining dwellings in the form of houses and bungalows. The unit mix is understood to be 45 x one-bedroom flats, 12 x two-bedroom flats, and 14 x three-bedroom houses and 2 x three-bedroom bungalows.
- 2.4. Immediately adjoining the Estate at the north western corner is Marshalls Court, a four storey apartment building which fronts Marshall’s Road. Beyond, to north and west, the area comprises commercial town centre uses. This includes large retail units such as Lidl and Asda supermarkets as well as small retail units with shop fronts onto the High Street and back of house areas that extend to the western edge of Elm Grove. To the east and south, the area is predominantly residential in nature. Rosebery Gardens Estate and Chestnut Terrace properties sit immediately to the east beyond Throwley Way and extend north along Lewis Road. These consist of 2 storey houses and flats of a similar style to those on the Elm Grove Estate. Further east, lies Benhill Estate which comprises a series of five storey flatted blocks distributed amongst areas of open green space.
- 2.5. The Estate’s location immediately east of the High Street means it is highly accessible with a Public Transport Accessibility Level (PTAL) rating of 6a. It is approximately a 10 minute walk (0.5 miles) from the Estate to Sutton train station, which is located within the southern part of the Town Centre.

- 2.6. The Estate benefits from an existing vehicular access off Benhill Avenue to the south of the site. This leads into Elm Grove as the singular vehicular route to serve the Estate and which runs north-south along its length. The road feeds into three small parking areas which sit within the Estate and provide 46 car parking spaces intended for use by existing residents.
- 2.7. The Estate is located in Flood Zone 1 and there are no trees subject to Tree Preservation Orders (TPOs) within or adjacent to it.

Table 1: Existing Housing Mix by Tenure

Existing Housing Tenure Mix	Number
Affordable / Social Rented	57
Housing Association Rented	N/A
Resident Home Owners (Freeholders & Leaseholders)	11
Non-resident Home Owners	1
Recently Purchased Freehold / Leasehold Properties (Voids)	4
AFFORDABLE TOTAL	57
OVERALL TOTAL	73

Table 2: Existing Unit, Habitable Room and Floorspace Split

	1 Bed	2 Bed	3 Bed	4 Bed	Total	Total GIA
Affordable / Social Rented						
Units	36 no.	10 no.	11 no.	0	57 no.	3,040 sqm
Hab Rooms	72 hr	30 hr	55 hr	0	157 hr	
Floorspace (sq.m) GIA	1,630 sqm	575 sqm	835 sqm	0	3,040 sqm	
Private Freehold / Leasehold / Non-resident Home Owners / Recently Purchased Freehold / Leasehold Properties (Voids)						
Units	9 no.	2 no.	5 no.	0	16 no.	899 sqm
Hab Rooms	18 hr	6 hr	25 hr	0	49 hr	
Floorspace (sq.m) GIA	412 sqm	114 sqm	373 sqm	0	899 sqm	

Planning and Environmental Designations

- 2.8. The Development Plan for the Site comprises: the London Plan (March 2021) & Sutton Local Plan (SLP) (February 2018).
- 2.9. Other material considerations include the National Planning Policy Framework (NPPF) (December 2023) alongside DLUHC's housing growth announcements (February 2024); Planning Practice Guidance (PPG); regional and local supplementary planning guidance/documents (SPG/SPD's) to include the Sutton Town Centre Masterplan (June 2016) and any other emerging policy and guidance and site specific circumstances.
- 2.10. The Site is subject to a number of designations as identified in the Sutton Local Plan (2018) Policies Map:
- I. Site STC45 (Elm Grove Estate)
 - II. Sutton Town Centre (within the Northern Gateway)
 - III. Sutton Central Setting
 - IV. Area of Potential Intensification
 - V. Area of Taller Building Potential (7-10 storeys)
 - VI. Secondary Shopping Frontage
 - VII. Sutton Town Centre Conservation Area (216-220 High Street only)
 - VIII. Archaeological Priority Area
 - IX. Decentralised Energy Opportunity Areas
 - X. Proposed Tramlink Extension
- 2.11. STC45 is identified to have an indicative capacity for 47 net additional dwellings as well as limited non-residential floorspace in the form of Town Centre uses (indicatively 281 square metres). This therefore provides an indicative baseline unit capacity position of 120 units across the Estate but with the potential for taller elements at Throwley Way frontage to achieve potentially higher density, as per the 'Area of Taller Building Potential' designation and STC Masterplan.

2.12. In planning policy terms, there is a strong presumption in favour of new housing development on the Estate with the following allocation parameters providing a framework for considering future development proposals.

- I. Building heights 2 to 6 storeys along St Nicholas Way, with taller elements located on the Throwley Way frontage
- II. An active frontage to Marshall's Road in the form of retail or other town centre uses
- III. A mix of housing types, including family-sized units
- IV. Retaining and enhancing connection between the High Street and Throwley Way
- V. Protecting land for Tramlink along the Throwley Way frontage
- VI. Enabling connection to any planned decentralised energy network serving the town centre
- VII. The need to provide flood risk assessment and appropriate Sustainable Urban Drainage System measures

2.13. Under SLP Policy 3, the Estate is defined as part of Sutton Town Centre's Northern Gateway regeneration area, which comprises areas that are considered could benefit from housing renewal and regeneration. In the Council's Sutton Town Centre Masterplan (2016), Elm Grove is identified as a 'key project' for neighbourhood improvements.

Historical Designations

2.14. There are no statutory or locally listed /scheduled assets on the Estate. 216 -220 High Street is located within Sutton Town Centre Conservation Area.

2.15. The closest scheduled monument is the 'Milestone in Sutton High Street' which is located approximately 50 metres to the south west of the Site boundary.

3. The Application

Description of Development

- 3.1. The formal Description of the Development for which planning permission is being sought (“the Proposed Development”) is as follows:

“Outline planning application (with all matters reserved) for development including demolition of existing buildings and structures within Elm Grove Estate and erection of new buildings to provide residential floorspace (Class C3); retention, refurbishment and rear extension of 216-220 High Street to provide town centre (Class E), community (Class F2), sui generis and residential floorspace (Class C3); new pedestrian and vehicular access; associated amenity space, open space, public realm and landscaping; car and cycle parking spaces; plant; refuse storage; servicing; other works incidental to the proposed (phased) development; and Phase 0 enabling preliminary works in the form of demolition of two existing bungalows on-site.”

Summary of the Proposals

- 3.2. This Application is being submitted as an outline proposal which seeks permission for development of 282 units overall.
- 3.3. Matters of appearance, landscaping, layout and scale, and access are all reserved. Notwithstanding this, an illustrative scheme has been prepared to demonstrate one way in which the outline components could come forward in the future in line with the parameters; as detailed further in this Development Specification Statement. This has been submitted as part of the application for formal approval and is based upon the proposed parameters. It therefore sits within the envelope of development assessed as part of the application.
- 3.4. Illustrative details on matters such as materials, unit types, internal unit layouts and public realm and landscaping contained within the submitted Design and Access Statement also illustrate how matters of detailed design might be addressed. As such, these indicative details are not for approval, but are intended to demonstrate to LBS LPA as the decision-maker that the design detailed for the Proposed Development can be brought forward in an acceptable manner and that the proposed parameters of the Proposed Development are acceptable.

- 3.5. Similarly, the submitted technical strategies, for example in relation to drainage and energy, provide high level strategies which will need to be developed further as the scheme proposals are developed at future RMA stages. In this context, it is anticipated that planning conditions or obligations will be attached to the planning permission where necessary to secure these future requirements in line with the detail that comes forward.

Matters for Approval and Matters Reserved

- 3.6. The Proposed Development is being submitted with all matters reserved. In this respect, parameter plans and supporting documents are being submitted to underpin the principles of future development. For clarity, **Appendix C** of this Development Specification Statement provides a full list of all plans being submitted for approval and those provided for contextual information and illustrative purposes.
- 3.7. Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ('DMPO') sets out the requirements for outline planning applications. The following are "reserved" for later approval as part of future RMAs.
- I. **Access** – As defined in the DMPO as "*the accessibility to and within the Site, for vehicles, cycles and pedestrians in terms of positioning and treatment of access and circulation routes and how these fit into the surrounding access network*" is reserved.
 - II. **Layout and Scale** – As defined in the DMPO, "*the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development*" [layout] and "*the height, width and length of each building proposed within the development in relation to its surroundings*" [scale] are reserved.
 - III. **Appearance and Landscaping** – As defined in the DMPO, "*the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture*" [appearance] and "*the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated*" [landscaping] are reserved.

- 3.8. In this respect, the Parameter Plans (as listed in **Appendix C**) are being submitted for approval and set the minimum and maximum parameters within which RMAs will be brought forward. On the grant of Outline Planning Permission, it is anticipated that planning conditions will be imposed requiring the development proposed under any RMAs to be in full accordance with these approved documents.
- 3.9. The design principles set out in the submitted Design and Access Statement, provide the guidelines within which the Illustrative Masterplan has been produced. It is anticipated that compliance with these in relation to the detailed design that should come forward as part of future RMAs will be secured via the approved Design Code.
- 3.10. Save as set out above, the Illustrative Masterplan being submitted as part of this Application is purely indicative – the details of which are set out in the submitted Design and Access Statement. The Illustrative Masterplan represents “design intent” and serves as a demonstration of how the regeneration of the Site can come forward holistically in accordance with the Parameter Plans. This approach provides the decision-maker with a level of control and certainty over the scope and content of future RMAs. It also offers a degree of flexibility for the future RMAs which will be subject to detailed design development underpinned by the established parameters. This allows the Proposed Development to evolve in response to site and market conditions relevant at the time of implementation.

Application Documents

- 3.11. This Application comprises a range of planning, design and technical documents, some of which are being submitted for approval and others of which are being submitted in support for contextual information and illustrative purposes. A comprehensive list of the documents that have been submitted with this Application is set out in **Appendix B**. This list clearly identifies the following:
- 1) The documents that are for formal approval under the Application;
 - 2) The documents that are for illustrative purposes as planning information under consideration; and
 - 3) The documents that are provided for contextual purposes.

Documents for Approval

- 3.12. The Parameter Plans will inform and control the detailed design of areas of the Site as they are progressed through future RMAs on a phase by phase / plot by plot basis.
- 3.13. The Parameter Plans provide the framework within which the detailed design proposals will be produced through future RMAs and with which development must comply. The list of Parameter Plans is provided in full at **Appendix C** of this Statement, with a further description of each contained in Section 4 below. In summary the Parameter Plans identify:
- I. Parameter Plan 1 - Development Plots;
 - II. Parameter Plan 2 – Building Heights;
 - III. Parameter Plan 3 - Access and Movement;
 - IV. Parameter Plan 4 – Hard and Soft Landscape;
 - V. Parameter Plan 5 – Land Uses – Ground Floor; and
 - VI. Parameter Plan 6 – Land Uses – Upper Floors.
- 3.14. Compliance with the Parameter Plans will be enforced by appropriately worded planning conditions attached to the Outline Planning Permission.

Development Specification Statement

- 3.15. The Development Specification Statement should be read alongside the Parameter Plans. Specifically, Section 4 of this Statement identifies the minimum and maximum parameters in relation to the Land Uses, Development Plots, Building Heights, Access and Movement and Hard and Soft Landscape. It explains their role and function and also sets out the fixes, thresholds and tolerances that apply to these in determining the proposed uses and the quantum of development.

Design Code

- 3.16. The Design Code sets out a series of advisory and mandatory design principles that will guide the detailed design at reserved matters stage. This includes principles on place-making, the public realm and new buildings.

- 3.17. Each mandatory component of the Design Code must be fully considered as part of the detailed design process. Design principles should be integrated to ensure that there is a cohesive and consistent approach across the Site, whilst also creating variety in the design and a series of unique but harmonious buildings and spaces.

Core Supporting Documents and Drawings

- 3.18. Lists of the supporting documents and drawings submitted with this application are set out at **Appendices B and C**, respectively and these Appendices contain, more detailed schedules which identify those for approval and planning information or illustrative purposes.

- 3.19. For the avoidance of doubt therefore, the following documents / drawings are not Controlling Documents:

The Design and Access Statement

- 3.20. This document explains the vision and aspirations for the regeneration of the Estate and the design principles that have been applied to it. It demonstrates how both the Site's context and pre-application consultation and engagement with LBS LPA, a number of consultees, key stakeholders and the local community and residents have influenced the approach to the Proposed Development and, in turn, how site specific constraints have been addressed through the established parameters.
- 3.21. In addition, the Design and Access Statement also contains Computer Generated Images ("CGIs") which illustrate how the Proposed Development could appear as part of the townscape. The CGIs are provided on the basis of the Illustrative Masterplan and therefore if built out in full would be in accordance with the design principles and Parameter Plans.
- 3.22. The Design and Access Statement is therefore not a Controlling Document but is an important design reference for future RMAs and it provides a useful explanation of the background, context, rationale and approach for the Proposed Development. It contains a set of design principles for each Character Area of the Illustrative Masterplan to guide the place-making aspirations for the Site.

The Illustrative Masterplan

- 3.23. Details of the Illustrative Masterplan and the technical baseline and impact assessments based on this, are referenced throughout the supporting documents (as listed at **Appendix B**). These are however hypothetical, in setting out how the Proposed Development could be delivered in conformity with the Parameter Plans, and with consideration to the supporting narrative contained within this Development Specification Statement as guidance. It is therefore not a Controlling Document but has been used to inform the testing of the established parameters.

Contextual and Illustrative Application Drawings

- 3.24. Further details are set out in **Appendix C** of this document and, in summary, comprise a mix of plans and drawings illustrating existing layouts / levels; elevations and sections of the existing Estate; alongside, indicative elevations, sections and views of the Illustrative Masterplan. These drawings are being submitted for contextual information and illustrative purposes. The drawings do not therefore dictate or influence the form or configuration of the Proposed Development. Accordingly, they are not Controlling Documents.

4. Development Parameters, Tolerances, Thresholds and Fixes

- 4.1. This section identifies and describes the parameters, tolerances, thresholds and fixes which future RMAs will need to be designed and developed in accordance with.
- 4.2. In this respect, the Design and Access Statement is also important insofar as containing a set of design principles to guide future development. As noted above, the design of proposals brought forward through future RMAs must comply with the Parameter Plans and will be subject to the Design Code.

Proposed Floorspace Areas and Land Uses

- 4.3. The maximum overall Gross Internal Floor Area (GIA)* proposed for the Site is 19,715 sqm.

Summary of Overall Floorspace Areas and Uses

- 4.4. The maximum floorspace for each residential and non-residential use proposed is set out in Table 3 below.

Table 3: Proposed Maximum Floor Area

Land Use	Maximum Floorspace (GIA)*
Residential Units	19,135 sqm
Non-Residential	580 sqm
Overall Total	19,715 sqm

**Notes: All figures are in GIA format, and reflective of floorspace within each dwelling or commercial unit to represent those areas usually occupied by people i.e. habitable spaces. Therefore, plant rooms, car / cycle parking areas, ancillary stores, cores, stairwells, corridors and circulation routes, and spaces for on-site energy generation are excluded from these calculations. All floor area figures within the table are maximums, with the final total provision to not exceed these unless an amendment to this proposal is regularised in future.*

- 4.5. In addition to the areas and uses set out in Table 3, the Illustrative Masterplan also includes provision for the following on-site:

- I. Public Realm and Open Space (to include publicly accessible, communal (private) and private).
- II. Formal and Informal Play Space for all ages.
- III. Green Infrastructure as part of a comprehensive Landscape Strategy.
- IV. Resident Car Parking.
- V. Resident and Visitor Cycle Parking (within safe and secure integrated stores as well as distributed within the public realm).
- VI. Vehicular, Cycle and Pedestrian Access (to include a network of new and improved links through the Site).

Distribution of Floorspace Areas and Uses

- 4.6. The proposed floorspace is proposed and distributed across three 'Development Plots' as shown on Parameter Plan 1. These plots define the extent of development area and identify the maximum and minimum building widths and footprints within each block layout plot.
- 4.7. The Development Plots are configured to create a north & south series block separated by a primary movement route running east to west, as well as the secondary movement routes running north to south along Elm Grove.
- 4.8. The orientation and distribution of development plots allows for good levels of lighting and adequate space for streets and open spaces (private, communal and public). The distance between development plots varies across the masterplan to enable a variety of streets of different character, in line with the vision and movement strategy.
- 4.9. Table 4 below indicates how the maximum GIA for the Proposed Development could be distributed by Development Plot and Block.

Table 4: Maximum Floor Area by Development Plot and Block (Indicative)

Development Plot	Block (as identified in the key on the Illustrative Masterplan)	Residential Unit No and Floor Area (GIA)*	Non-Residential (GIA)*
A	1	64 no. 4,049 sqm	-
	2	37 no. 2,678 sqm	-

	3	29 no. 1,806 sqm	-
B	1	73 no. 4,838 sqm	-
	2	37 no. 2,670 sqm	-
	3	32 no. 2,534 sqm	-
C	1	10 no. 560 sqm	580 sqm
Total		282 no. 19,135 sqm	580 sqm
Overall Total		19,715 sqm	

**Notes: All figures are in GIA format, and reflective of floorspace within each dwelling unit to represent those areas usually occupied by people i.e. habitable spaces. Therefore, plant rooms, car / cycle parking areas, ancillary stores, cores, stairwells, corridors and circulation routes, and spaces for on-site energy generation are excluded from these calculations. All floor area figures within the table are maximums, with the final total provision to not exceed these unless an amendment to this proposal is regularised in future.*

Residential Development

- 4.10. This Application seeks permission for a maximum level of residential floorspace of 19,135 sqm.
- 4.11. Spaces not considered to usually be inhabited by people to include that comprising plant, parking, storage and energy generation, are excluded from the maximum residential floorspace figures. However, these spaces do form part of the building footprints within the Development Plots and therefore are controlled by the minimum and maximum built extents set by Parameter Plan 1.

Indicative Unit Mix

- 4.12. The Illustrative Masterplan is underpinned by an Indicative Unit Mix (by size and tenure) (Table 5(a) below) and Indicative Unit Range Mix (%) (Table 5(b) below).
- 4.13. The cumulative mix is only indicative on the basis that it includes a Maximum Unit Parameter per unit type (e.g. an upper limit in terms of size and tenure) this has informed the Indicative Unit Range Mix. It has underpinned the Illustrative Masterplan which for the purposes of the supporting baseline and impact assessments, provides a basis for testing and demonstrates how the Maximum Parameters can be applied to deliver a comprehensive regeneration scheme.

- 4.14. Accordingly, the scheme will deliver 282 units overall comprising a mix of unit tenures and size as set out in Table 5(a) and within the indicative unit range (%), up to the maximum proportion as identified in Table 5(b) to ensure a mixed and inclusive sustainable community.
- 4.15. The unit mix has been developed having regard to identified needs of existing and returning residents; adopted local policy requirements to include LBS's most up to date housing needs; and current market demands.
- 4.16. All homes are to be designed so that they meet the National Technical Standards, and the relevant Building Regulation standards. 10% of all homes, will be designed to be wheelchair accessible. Final unit layouts will be determined through future RMAs.

Table 5(a): Indicative housing size and tenure mix across the Illustrative Masterplan

	1 Bed	2 Bed	3 Bed	Total
Social Rent Replacement Homes	36 no. 1,800 sqm 72 hr	10 no. 745 sqm 36 hr	11 no. 995 sqm 55 hr	57 no. 3,540 sqm 163 hr
London Affordable/ Social Rent	19 no. 1,164 sqm 38 hr	42 no. 3,456 sqm 129 hr	12 no. 1,312 sqm 60 hr	73 no. 5,932 sqm 227 hr
Shared Ownership	5 no. 251 sqm 10 hr	5 no. 310 sqm 15 hr	0 no. 0 sqm 0 hr	10 no. 561 sqm 25 hr
Private	62 no. 3,301 sqm 124 hr	80 no. 5,801 sqm 240 hr	0 no. 0 sqm 0 hr	142 no. 9,102 sqm 364 hr
TOTAL	122 no. 6,516 sqm 244 hr	137 no. 10,312 sqm 420 hr	23 no. 2,307 sqm 115 hr	282 no. 19,135 sqm 779 hr

Table 5(b): Indicative Unit Range Mix (%) across the Illustrative Masterplan

	1 Bed	2 Bed	3 Bed
Indicative Unit Range (%)	23% - 43%	29% - 49%	5% - 8%

- 4.17. The unit mix comprises a Maximum Parameter approach that could be delivered through the regeneration

of the Site. This provides the decision-maker with a level of certainty in demonstrating that an indicative mix of units (in term of both size and tenure) could come forward. It also ensures that there is sufficient flexibility at future RMA stages for the amount of units per type and tenure to be determined as part of the detailed design process on a phase by phase / plot by plot basis.

Affordable Housing

- 4.18. As an estate regeneration scheme, the affordable housing strategy is expected to (in accordance with London Plan Policy H8 and the Affordable Housing and Viability London Plan Guidance (2017)):
- I. Provide replacement affordable housing of an equivalent amount on the basis of floorspace.
 - II. Integrate replacement affordable housing into the development to ensure mixed and inclusive communities.
 - III. Seek to provide an uplift in affordable housing (which is viable) as part of the Proposed Development, in addition to the replacement affordable provision.
- 4.19. Tables 1 and 2 illustrate the existing residential provision across the existing Estate.
- 4.20. As an estate regeneration scheme, the affordable housing strategy is expected to:
- IV. Provide replacement affordable housing of an equivalent amount on the basis of floorspace.
 - V. Integrate replacement affordable housing into the development to ensure mixed and inclusive communities.
 - VI. Seek to provide an uplift in affordable housing (which is viable) as part of the Proposed Development, in addition to the replacement affordable provision.
- 4.21. Tables 1 and 2 illustrate the existing residential provision across the existing Estate. There is a total of 57 existing affordable units which comprises 157 habitable rooms and covers an area of 3,040 sqm GIA. As a minimum, this provision must be replaced as part the overall development, Estate-wide.
- 4.22. In supporting the delivery of 282 units across the Site in total, the Illustrative Masterplan comprises a residential uplift of 209 units, 573 habitable rooms and 15,196 sqm of floorspace. As part of this a total of 140 affordable units are proposed (including replacement provision) and comprise a total of 415 habitable rooms and 10,033 sqm of floorspace. This equates to a 52% affordable provision Estate-wide based on

floorspace. Compared to the existing provision, this represents an indicative uplift of 83 units, 258 habitable rooms and 6,993 sqm of floorspace, as shown in Table 6 below and based on the Illustrative Masterplan.

Table 6: Affordable Provision Net Gain

Unit Status	Tenure	Unit No, Floorspace and Habitable Room	% Split by Floorspace
Existing Units to be Demolished	Affordable / Social Rent	57 no. 3,040 sqm 157 hr	77%
	Private Leasehold (including Recently Purchased Freehold / Leasehold Properties (Voids))	16 no. 899 sqm 49 hr	23%
Proposed Units	Social Rent Replacement Homes	57 no. 3,540 sqm 163 hr	19%
	London Affordable / Social Rent	73 no. 5,932 sqm 227 hr	31%
	Shared Ownership	10 no. 561 sqm 25 hr	3%
	Private	142 no. 9,102 sqm 364 hr	47%
Net Gain	Social Rent Replacement Homes	0 no. 500 sqm 6 hr	3%
	London Affordable / Social Rent	73 no. 5,932 sqm 227 hr	39%
	Shared Ownership	10 no. 561 sqm 25 hr	4%
	Private	126 no. 8,203 sqm 315 hr	54%
TOTAL new-build units (replaced + uplift)		282 no. 19,135 sqm 779 hr	-
Affordable Total		140 no. 10,033 sqm 415 hr	52%
Affordable Net Gain		83 no. 6,993 sqm 258 hr	37%

- 4.23. The unit mix (in terms of size and tenure) and location of units will be determined as part of each future RMA on a phase by phase / plot by plot basis and subject to up to date local needs at that point in time.
- 4.24. In accordance with London and local planning policy, the units will be distributed across the phases and plots to ensure a mixed and inclusive community. The Illustrative Masterplan and Indicative Tenure Plan demonstrate one way in which this could be achieved.

Non Residential Uses

- 4.25. The Proposed Development will provide a maximum of up to 580 sqm of non-residential floorspace. This will take the form of retention and enhancement of the existing Music Venue (Sui Generis) to continue to serve the local community and provide enhanced provision for the space currently located at the Ground Floor of 216 – 220 High Street. In addition, the Proposed Development will retain and refurbish the existing non-residential floorspace located across First and Second Floors of 216-220 High Street for Office (Class E) and/or Community (Class F2) uses. It will also introduce additional non-residential (Flexible Class E / Class F2) floorspace at Ground Floor.
- 4.26. Parameter Plans 5 and 6 confirms the proposed location of the non-residential floorspace within Development Plot C.

Table 7: Non Residential Uses Proposed

Use Class	Existing Use (GIA)	Proposed Use (GIA)	Net Gain / Loss (GIA)
Sui Generis	244 sqm	243 sqm	-1 sqm
Flexible Class E / Class F2	506 sqm	337 sqm	-170 sqm
TOTAL	750 sqm	580 sqm	-171 sqm

Open Space, Public Realm and Amenity Space

- 4.27. The Application includes open space and public realm in the form of new publicly accessible east-west multi-functional green routes through the Site, as well as communal (private) external amenity space in the form of courtyards located between the blocks and rooftop gardens. Significant public realm and landscape improvements within the Site are also proposed, which includes along Elm Grove.
- 4.28. This is in addition to private gardens, terraces, courtyards and balconies. Amenity space across the Illustrative Masterplan can be categorised into three key types; public; communal (private), and private as set out in more detail below.
- *Public*
A total of 1,735 sqm of public open space, public realm and landscaping is proposed, as shown on the Illustrative Masterplan. This equates to 20% of the Site and comprises the east-west link and Elm Grove.
 - *Communal*
At total of 1,575 sqm of communal (private) amenity space is proposed, as shown on the Illustrative Masterplan. This comprises podium and ground floor courtyard gardens and dedicated rooftop gardens configured between blocks as part of the Development Plots.
 - *Private*
A total of 1,846 sqm of private external amenity space is proposed, as shown on the Illustrative Masterplan. This will take the form of front and rear gardens as well as rear terraces for ground floor and podium level units. Private balconies will be provided for units on upper floors of the residential blocks.
- 4.29. Parameter Plan 4 establishes the extent and distribution of, open space, public realm and amenity space in the context of the Development Plots. The Illustrative Masterplan shows how this could be delivered across the Site, as summarised in Table 8 below and further detail is provided within the submitted Illustrative Landscape Strategy enclosed within the Design and Access Statement.

Table 8: External Open Space, Public Realm and Amenity Space across the Illustrative Masterplan (Indicative)

Typology	Proposed Provision (sqm)
Private Balconies, Terraces and Gardens	1,846 sqm
Communal (private) Amenity Space	1,575 sqm
Public Open Space, Public Realm and Landscaping	1,735 sqm
Total	5,156 sqm

- 4.30. The delivery of Open Space, Public Realm and Amenity Space will be guided by the parameters established through Parameter Plan 4 as well as the Illustrative Landscape Strategy and design principles set out in the submitted Design and Access Statement. Table 8 above sets out the minimum quantum of each typology to be provided to serve the needs of future and returning residents.

Play Space

- 4.31. As set out in the Illustrative Landscape Strategy, a total of 887 sqm of children's play space is proposed. This comprises 621 sqm of play space for children aged 0-4 years; and, 266 sqm for children aged 5-11 years, as summarised in Table 9 below.

Table 9: Play Space Quantum proposed across the Illustrative Masterplan (Indicative)

Play Space Type	Policy Requirement	On-site Proposed Provision (sq.m.)
0-4 years	621 sqm	621 sqm
5-11 years	452 sqm	266 sqm
12+ years	264 sqm	-
Total playable area	1,337 sqm	887 sqm

- 4.32. As part of the Illustrative Masterplan, doorstep play will be incorporated within the communal podium and ground floor gardens with informal "play-on-the way" provision distributed throughout the adjoining east-west link. This is in addition to provision within the private residential amenity space in the form of balconies, terraces and courtyards. A total of 848 sqm of accessible doorstep play (to include private rear

gardens at courtyard and podium level) will therefore be permanently delivered to meet the needs of the 0-4 year olds anticipated to be generated as a result of the 282 units to come forward.

- 4.33. 'Local playable space' to serve the needs of 0-11 year olds with more informal intergenerational play space for all ages will be provided in the public realm and public open space to include the east-west link. The structure, form and final size of each of these areas of play space will be determined through the detailed design as part of future RMAs. The demand for older children's (12+ years) provision will be met through existing play facilities at nearby locations within 400m and 800m walkable distance from the site, for example at Collingwood Playground, Chaucer Gardens, Sutton Skate Park, Sutton Green, and Collingwood Recreation Ground respectively.

Trees

- 4.34. As existing, there are a total of 22 individual trees within the Site and immediately outside, along the boundaries. In order to facilitate the regeneration of the Estate, on the basis of the Illustrative Masterplan, all individual trees will need to be removed. A comprehensive network of new and enhanced green infrastructure, to include replacement plus new trees, is proposed as shown Estate-wide through the Illustrative Landscaping Strategy. Table 10 below provides clarity on the categorisation of the existing arboriculture features (to include individual trees, groups of trees and hedgerows) and identifies the proposed status of this on the basis of the Illustrative Masterplan.

Table 10: Existing Arboriculture Features for Removal and Retention

Category	Existing Number	Number for Removal	Number for Retention
Category A	0	0	0
Category B	9	9	0
Category C	12	12	0
Category U	1	1	0
Total	22	22	0

- 4.35. The Illustrative Landscape Strategy includes the provision of 77 new trees, the 49 trees that are to be planted at ground level will be large to medium sized trees, and the 28 trees that are to be planted at podium or roof level will be small to medium sized trees. This represents an uplift of 55 trees compared to the existing.

Car and Cycle Parking

Car Parking

- 4.36. A total of 16 no. car parking spaces are proposed as part of the regeneration of the Estate. The majority of this will provide replacement car parking for returning residents to the Estate (9 no.) as well as provide replacement and new disabled bays for “Blue Badge” holders (7 no.).
- 4.37. On the basis of the Illustrative Masterplan and the Maximum Unit Parameter (as set out at Table 5(a)), 13 no. spaces are proposed on-site located at ground level beneath podium area serving the residential blocks. An additional 3 no. spaces are to be provided on-street along access roads. Table 11 below sets out the maximum and indicative proposed car parking requirement on a Development Plot and block by block basis.
- 4.38. Table 11 below set out the maximum and indicative proposed car parking requirement on a Development Plot and block by block basis.

Table 11: Maximum and Indicative Total Residential Car Parking Provision by Development Plot

Development Plot	Block (as identified in the key on the Illustrative Masterplan)	Units	Grand Total	Parking Ratio	Blue Badge Ratio
A	1	64	3 no.	0.02	3 no.
	2	37			
	3	29			
B	1	73	13 no.	0.09	4 no.
	2	37			
	3	32			
C	1	10	0 no.	-	0 no.
Cumulative		282	16 no.	0.056	7 no.

Cycle Parking

- 4.39. Cycle parking is proposed in accordance with London Plan (March 2021) standards. On the basis of the Illustrative Masterplan and the Maximum Unit Parameter (as set out at Table 5(a)), a total of 486 no. long-stay spaces will be provided for future and returning residents as well as 8 no. short-stay spaces for visitors.

This in addition to 18 no. long-stay space to serve future residential occupiers at 216 – 220 High Street and 4 no. spaces to serve the proposed non-residential floorspace.

- 4.40. Table 12 below sets out the proposed maximum and indicative cycle parking requirement on a Development Plot and block by block basis.

Table 12: Maximum and Indicative Residential Cycle Parking Requirement by Block

Development Plot	Block (as identified in the key on the Illustrative Masterplan)	Long Stay Spaces (no.)
A	1	114 no.
	2	67 no.
	3	49 no.
B	1	131 no.
	2	67 no.
	3	58 no.
C	1	18 no.
Cumulative		504 no.

- 4.41. The number of cycle parking spaces will be subject to the final Unit Mix on a phase by phase / plot by plot basis and in accordance with the Indicative Unit Range Mix (%). It will therefore be determined and confirmed through future RMAs.

Demolition and Construction Phasing

- 4.42. An Illustrative Demolition and Phasing Strategy and supporting Method Statement have been prepared and submitted as part of this Application. Together, these provide details of the indicative approach to demolition and construction works on a phased basis.
- 4.43. The Demolition and Construction Method Statement identifies the demolition and construction processes that will be implemented on Site and details how each stage of works will be managed, to include consideration of on-site and immediate off-site impacts (particularly of sensitive uses such as existing Estate homes and neighbouring residents as well as biodiversity).

4.44. Upfront enabling preliminary works are proposed as 'Phase 0'. This will take the form of the demolition of two existing bungalows on the Site, numbers 58 and 59 Elm Grove and associated enabling works. The extent of these works are shown on the submitted Proposed Demolition Block and Elevation Plans and the specification is set out below. The works have been considered as part of the outline demolition proposals for the wider estate and in particular, are addressed through the Indicative Demolition and Construction Method Statement and Outline Constructions Logistics Plan.

- I. Asbestos survey
- II. Erection of hoarding
- III. Installation of noise/dust monitors
- IV. Disconnection of mains services to properties concerned and meters removed.
- V. Demolition of existing bungalow structures to grade level.
- VI. Removal of strip foundations
- VII. Removal of all spoil and debris from site.
- VIII. Other associated works with demolition works, as above.

4.45. Whilst the details of the enabling preliminary works ('Phase 0') are provided for approval, for the remainder of the Site, the indicative strategy seeks to provide the decision-maker with a level of comfort on the proposed approach to the regeneration of the Site. However, it is envisaged that a final Phasing Strategy will be required following appointment of the Developer / Contractor. It is proposed that this will be prepared and submitted to LBS LPA for approval through an appropriately worded planning condition attached to the Outline Planning Permission's Decision Notice. It is expected that this will require the submission of final details and granting of approval at an appropriate time ahead of works commencing on the Site.

Plans for Approval

Parameter Plans

4.46. Table 13 (and **Appendix C** in more detail) lists the Parameter Plans that underpin the spatial fixes for the

Application and provide the framework within which the detailed design proposals of future RMAs will be produced.

- 4.47. There are six individual Parameter Plans which are relevant to different elements of the Proposed Development. Further details on the role and function of each Parameter Plan and the parameters established are provided below.

Table 13: Parameter Plans

Drawing Title	Drawing Reference
Parameter Plan 1 - Development Plots	3465B - LB - XX - ZZ - D - A - 106000
Parameter Plan 2 – Building Heights	3465B - LB - XX - ZZ - D - A - 106100
Parameter Plan 3 - Access and Movement	3465B - LB - XX - 00 - D - A - 106200
Parameter Plan 4 – Hard and Soft Landscape	3465B - LB - XX - 00 - D - A - 106300
Parameter Plan 5 – Land Uses – Ground Floor	3465B - LB - XX - ZZ - D - A - 106400
Parameter Plan 6 – Land Uses – Upper Floors	3465B - LB - XX - ZZ - D - A - 106401

- 4.48. The Maximum Parameters are subject to horizontal and vertical tolerance margins. This is annotated on the relevant submitted Parameter Plans and comprises:

- Horizontal tolerance (south) to Plot A of + / - 3m (Parameter Plan 1)
- Horizontal tolerance (north) to Plot B of + / - 3m (Parameter Plan 1)
- Vertical tolerance to Plots A, B and C of + 3m. (Parameter Plan 2)

- 4.49. In relation to Parameter Plan 1, the Full Extent of the Development Plot i.e the Maximum Parameter assessed, comprises the Illustrative Masterplan Outer Footprint plus 1.5m tolerance for western edges of Development Plots A and B and the eastern edge of Plot C.

Parameter Plan 1 - Development Plots

- 4.50. This Plan defines the locations and configurations of the three Development Plots. These plots define the extent of development area within which the building blocks would be situated. They identify the outer building footprint of each Development Plot (and subject to a horizontal tolerance where appropriate as stated above) upon which baseline and impact assessments have been undertaken to support the application. Maximum and minimum building widths and footprints are also identified per Plot.

- 4.51. These defined Development Plots exclude Projections (to include balconies, winter gardens and bay

windows) at Upper Floor Levels (only) which will be accommodated within the defined Projection Zone comprising a depth of 1.5m, as annotated on Parameter Plan 1.

Parameter Plan 2 - Building Heights

- 4.52. The role and function of this plan is to define the maximum buildings heights as Above Ordinance Datum (AOD) for each Development Plot. As is evident this supports varying maximum heights across the Site according to the location within the Site and surrounding context and is informed by the existing Site levels.
- 4.53. Table 14 below sets out the Maximum Proposed Heights per Development Plot and in applying this to the Illustrative Masterplan, the Indicative Proposed Height on a block by block basis.
- 4.54. The maximum height parameters include an upper tolerance of +3m to allow for roof plant for example which may exceed the ridge of the roof but are incidental elements when considered against the maximum height parameter. Development below or above the maximum height parameters will therefore be permitted where the proposals comprise an incidental feature, as stated above, and/or through detailed design development where the overall height maintains compliance within the stated level of tolerance and AOD having regard to the other Parameter Plans.

Table 14: Maximum and Indicative Proposed Heights

Development Plot	Block (as identified in the key on the Illustrative Masterplan)	Maximum Height in AOD
A	1	Up to 13 storeys 81.2 m
	2	Up to 6 storeys 59.4 m
	3	Up to 6 storeys 59.4 m
B	1	Up to 16 storeys 92.0 m
	2	Up to 6 storeys 60.7 m
	3	Up to 6 storeys 60.7 m
C	1	Up to 6 storeys 59.9 m

Parameter Plan 3 - Access and Movement

4.55. This plan defines the means of access into the Site as well as a framework of movement routes into and through. This applies across a range of travel modes and comprises:

- I. Indicative proposed pedestrian and cycle route and access
- II. Indicative proposed pedestrian route and access
- III. Indicative proposed primary vehicular route and access (including emergency and service route)

4.56. The identified indicative routes or paths exclude any turning head, verge, landscaping, means of enclosure, visibility splay, passing places, and pull-ins or bus bays / junctions and any public areas of open space including pedestrianised areas which are to be considered at detailed design stage.

Parameter Plan 4 – Hard and Soft Landscape

4.57. The role and function of this plan is to define the extent and distribution of open space, public realm and amenity space in the context of the Development Plots. This includes the provision of green infrastructure as part of a comprehensive network of spaces and landscaping that frames and connects the built development. It comprises the following typologies:

- I. Public realm / Highway including landscape enhancements
- II. Proposed new public realm including landscape, amenity and play
- III. Proposed enhancements to existing public realm including landscape, amenity and play
- IV. Indicative communal amenity space located at either ground or first floor level

4.58. The open spaces, public realm, amenity spaces and green infrastructure will include environmental and landscape resources (and their interpretation), facilities for informal and formal recreation, enjoyment and outdoor entertainment, horticulture, surface water drainage and movement routes.

Parameter Plans 5-6 – Land Uses (Ground & Upper Floors)

4.59. The role and function of these Plans is to establish the spatial distribution of land uses that will be delivered.

4.60. The land uses as shown on these Parameter Plans will accord with the maximum height parameters established on Parameter Plan 2. Each developed land use area will gain access as shown on Parameter Plan 3.

5. Implementation and Delivery

Indicative Delivery Programme

- 5.1. As noted in Section 4, an Indicative Phasing Plan has been prepared and submitted as part of this Application along with an Illustrative Demolition and Phasing Strategy. This proposes a sequential approach to the demolition of the existing Estate and construction of the Proposed Development (subject to the granting of planning permission) in line with the Estate’s decanting strategy. Whilst this remains indicative until finalised with input from the appointed Developer / Contractor it details the Applicant’s intent for scheme delivery.
- 5.2. The enabling preliminary works (‘Phase 0’), as detailed at paragraph 4.44 above, are proposed to commence on-site in January 2025 (subject to the granting of planning permission). This proposed commencement of construction is then proposed to take place in May 2025, with completion of the regeneration of the whole Estate by June 2028 (subject to market conditions).
- 5.3. Table 15 below sets out the indicative demolition, construction and delivery programme across the phases. Based on the Illustrative Masterplan, this is sequenced to ensure that the demolition of existing buildings and subsequent construction of new residential blocks, roads and open space/ public realm takes place in a timely, proper and orderly way that minimises disruption and conflict.

Table 15: Indicative Construction and Delivery Programme

Proposed Development Phase		Start date	Finish date
	Phase 0 (Enabling Preliminary Works)	January 2025	March 2025
	Phase 1	May 2025	June 2027
	Phase 2	December 2025	June 2028
	Phase 2A	February 2026	March 2027

Approach to Subsequent Approvals

- 5.4. The implementation and delivery of the Proposed Development is expected to be controlled through appropriately worded planning conditions and, where required, planning obligations contained within the Planning Agreement. These are principally expected to relate to the following matters:
- I. Submission of additional details for approval that were not otherwise available at the time of submission of the Application (such as Demolition and Construction Phasing).
 - II. Securing effective mitigation measures necessary to address assessed impacts arising from the Proposed Development.
 - III. Submission and scope of RMAs.
 - IV. A set of triggers to ensure the comprehensive and timely delivery of new and replacement residential homes alongside necessary infrastructure.
- 5.5. The parameters set out within this Application ensure an appropriate level of control can be secured at this stage in the planning process. All pursuant RMAs submitted to LBS LPA for approval will be required to comply with the defined parameters provided by the Controlling Documents, as explained in this Development Specification Statement. This will guide and define the regeneration of the Site through future detailed design stages.

Appendix A

Red Line Site Location Plan



Notes

1. Do not scale this drawing.

2. All dimensions must be checked on site and any discrepancies verified with the architect.

3. Unless shown otherwise, all dimensions are to structural surfaces.

4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.

5. This drawing is the copyright of Levitt Bernstein and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.

6. This document is prepared for the sole use of London Borough of Sutton and no liability to any other persons is accepted by Levitt Bernstein. Levitt Bernstein accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Site Area = 8908.25 sqm = 0.890 ha

Elm Grove

Estate regeneration

Drawing number

3465B - LB - ZZ - ZZ - D - A - 101000

Rev

P04

Drawing

Site Location Plan

Purpose of issue

For Information

Scale

As indicated @ A3

First issue date

15/12/2023

Client

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Rev

Date

Description

Drawn / Checked

P04

01/03/24

OPA Submission

RC

P03

07/02/24

Design Freeze - Issue 3

RC

P02

18/01/24

Design Freeze - Issue 2

RC

P01

12/01/24

Design Freeze

JH

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Appendix B

Application Document List

Application Documents List

The following documents are submitted as part of this Application. These should be read together and in conjunction with the submitted drawings (as set out at **Appendix C**) to enable a full understanding of the Proposed Development and the assessment of its features, impacts and benefits. The submitted documents take into account relevant procedural and planning policy requirements and follow extensive pre-application engagement with LBS LPA and the GLA as well as key stakeholders.

Document Title	Document Status
Outline Planning Application Form and Certificate C	For approval
Community Infrastructure Levy Form	For approval
Design Code	For approval
Red Line Site Location Plan	For approval
Development Specification Statement	For approval
Planning Statement (incl. Affordable Housing Statement and Skills & Employment Strategy)	For supporting information
Economic Benefits and Social Value Summary (appended to the Planning Statement)	For supporting information
Topographical Survey	For context
Phase 1 Geoenvironmental and Geotechnical Desk Study	For supporting information
Daylight, Sunlight and Overshadowing Assessment	For supporting information
Heritage and Townscape Visual Impact Assessment (HTVIA)	For supporting information
Transport Assessment (including Parking Plans)	For supporting information
Outline Delivery and Servicing Plan	For illustrative purposes
Financial Viability Assessment	For supporting information
Preliminary Ecological Appraisal	For supporting information
Biodiversity Net Gain Assessment	For supporting information
Urban Greening Factor Assessment	For supporting information
Green Space Factor Assessment	For supporting information
Tree Survey and Arboricultural Impact Assessment	For supporting information
Outline Energy Statement	For supporting information
Outline Overheating Report	For supporting information
Outline Sustainability Statement	For supporting information
Outline Fire Safety Strategy	For supporting information
Design and Access Statement	For illustrative purposes
Illustrative Summary Accommodation & Area Schedule	For supporting information
Air Quality Assessment (including Air Quality Neutral Assessment and Air Quality Positive Assessment)	For supporting information
Archaeological Desk Based Assessment	For supporting information
Indicative Demolition and Construction Method Statement	For illustrative purposes
Outline Construction Logistics Plan	For illustrative purposes
Illustrative Refuse Management & Servicing Plan	For illustrative purposes
Flood Risk Assessment & Drainage Strategy (including LBS SUDs Proforma)	For supporting information
External Lighting Assessment	For illustrative purposes
Microclimate and Wind Assessment	For supporting information
Noise Survey and Preliminary Acoustic Assessment	For supporting information
Statement of Community Involvement	For supporting information
Framework Travel Plan	For supporting information
Foul Sewage and Utilities Statement	For supporting information
Circular Economy Statement	For supporting information
Whole Life Cycle Carbon Assessment	For supporting information

Appendix C

Application Drawings List

Application Drawings List

The following drawings are submitted as part of this Application. The below list identifies those submitted for approval and those of which are submitted in support for contextual information and illustrative purposes. The drawings should be viewed in conjunction with the submitted documents (as set out at **Appendix B**) to enable a full understanding of the Proposed Development.

Drawing Title	Drawing Reference	Scale	Drawing Status
Red Line Site Location Plan	3465B-LB-ZZ-ZZ-D-A-101000	1:1250	For Planning Approval
Site Topographical Survey		1:200	For Planning Information
Existing Drawings			
Site Plan	3465B-LB-ZZ-ZZ-D-A-102000	1:500	For Context
Site Wide Sections Sheet 1	3465B-LB-ZZ-ZZ-D-A-105000	1:500	For Context
Site Wide Sections Sheet 2	3465B-LB-ZZ-ZZ-D-A-105001	1:500	For Context
Market House Floorplans (216-220 High Street)	3465B-LB-MH-ZZ-D-A-103000	1:200	For Context
Parameter Plans			
Parameter Plan 1 - Development Plots	3465B-LB-XX-ZZ-D-A-106000	1:500	For Planning Approval
Parameter Plan 2 – Building Heights	3465B-LB-XX-ZZ-D-A-106100	1:500	For Planning Approval
Parameter Plan 3 - Access and Movement	3465B-LB-XX-00-D-A-106200	1:500	For Planning Approval
Parameter Plan 4 – Hard and Soft Landscape	3465B-LB-XX-00-D-A-106300	1:500	For Planning Approval
Parameter Plan 5 – Land Uses – Ground Floor	3465B-LB-XX-ZZ-D-A-106400	1:500	For Planning Approval
Parameter Plan 6 – Land Uses – Upper Floors	3465B-LB-XX-ZZ-D-L-106401	1:500	For Planning Approval
Enabling Preliminary Works Plans			
Proposed Demolition Plan	3465B-LB-BA-ZZ-D-A-110020	1:500	For Planning Approval
Proposed Demolition Elevations	3465B-LB-BA-ZZ-D-A-110021	1:100	For Planning Approval
Illustrative Proposed Plans			
Illustrative Masterplan (Roof Plan)	3465B-LB-XX-ZZ-D-A-110000	1:500	For Planning Information
Illustrative Masterplan (Ground Level Plan)	3465B-LB-XX-00-D-A-110001	1:500	For Planning Information
Illustrative Demolition Plan	3465B-LB-ZZ-ZZ-D-A-110002	1:500	For Planning Information
Illustrative Phasing Plan	3465B-LB-ZZ-ZZ-D-A-110003	1:500	For Planning Information
Illustrative Tenure Distribution Plan	3465B-LB-XX-XX-D-A-110004	1:500	For Illustrative Purposes

Drawing Title	Drawing Reference	Scale	Drawing Status
Illustrative Mix Distribution Plan	3465B-LB-XX-XX-D-A-110005	1:500	For Illustrative Purposes
Illustrative Aspect Plans	3465B-LB-XX-XX-D-A-110006	1:500	For Illustrative Purposes
Illustrative M4(3) units	3465B-LB-XX-XX-D-A-110007	1:500	For Illustrative Purposes
Illustrative Bin Stores, Drag Distances & Servicing	3465B-LB-XX-XX-D-A-110008	1:500	For Illustrative Purposes
Illustrative Site Wide Floor Plans Level 00 & 01	3465B-LB-XX-XX-D-A-110010	1:500	For Illustrative Purposes
Illustrative Site Wide Floor Plans Level 02-03 & 04	3465B-LB-XX-XX-D-A-110011	1:500	For Illustrative Purposes
Illustrative Site Wide Floor Plans Level 05 & 06-12	3465B-LB-XX-XX-D-A-110012	1:500	For Illustrative Purposes
Illustrative Site Wide Floor Plan Level 13-15 & Roof Level	3465B-LB-XX-XX-D-A-110013	1:500	For Illustrative Purposes
Illustrative Site Wide Roof Plan - Roof Uses	3465B-LB-XX-XX-D-A-110014	1:500	For Illustrative Purposes
Illustrative Site Wide Sections Sheet 1	3465B-LB-ZZ-XX-D-A-110050	1:500	For Illustrative Purposes
Illustrative Site Wide Sections Sheet 2	3465B-LB-ZZ-XX-D-A-110051	1:500	For Illustrative Purposes
Illustrative Site Wide Elevations	3465B-LB-ZZ-XX-D-A-110060	1:500	For Illustrative Purposes
Illustrative Block A Level 00 & 01 Block Plans (illustrating unit plans)	3465B-LB-BA-XX-D-A-120000	1:500	For Illustrative Purposes
Illustrative Block A Level 02-03 & 04 Block Plans (illustrating unit plans)	3465B-LB-BA-XX-D-A-120001	1:500	For Illustrative Purposes
Illustrative Block A Level 05 & 06-15 Block Plans (illustrating unit plans)	3465B-LB-BA-XX-D-A-120002	1:500	For Illustrative Purposes
Illustrative Block A Roof Level Block Plans	3465B-LB-BA-XX-D-A-120003	1:500	For Illustrative Purposes
Illustrative Block B Level 00-01 Block Plans (illustrating unit plans)	3465B-LB-BB-XX-D-A-120010	1:500	For Illustrative Purposes
Illustrative Block B Level 02-03 & 04 Block Plans (illustrating unit plans)	3465B-LB-BB-XX-D-A-120011	1:500	For Illustrative Purposes
Illustrative Block B Level 05 & 06-12 Block Plans (illustrating unit plans)	3465B-LB-BB-XX-D-A-120012	1:500	For Illustrative Purposes
Illustrative Block B Roof Level Block Plans	3465B-LB-BB-XX-D-A-120013	1:500	For Illustrative Purposes

Drawing Title	Drawing Reference	Scale	Drawing Status
Illustrative Market House Block Plans Level 00-05 & Roof	3465B-LB-MH-XX-D-A-120020	1:500	For Illustrative Purposes
Illustrative Landscape Masterplan - Ground Floor	3465B-LB-ZZ-00-D-L-200000	1:500	For Illustrative Purposes
Illustrative Landscape Masterplan - Podium Level	3465B-LB-ZZ-01-D-L-200001	1:500	For Illustrative Purposes
Illustrative Landscape Masterplan - Block A and Block B Roof Terraces	3465B-LB-ZZ-ZZ-D-L-200002	1:500	For Illustrative Purposes
Illustrative Landscape Masterplan - Open Space and Play Space	3465B-LB-ZZ-ZZ-D-L-210001	1:500	For Illustrative Purposes

