

LLDC Reference	22/00283/AOD	Arup Reference	2016-0221-055 2016-0221-061
Site name/address	Imperial Phase 2, Land at Imperial Street, Bromley by Bow, London, E3 3AE	Condition(s)	17, 28, 49 & 50
LLDC PPDT Contact(s)	Richard McFerran	Arup Contact(s)	Emilia Fahy
Documents reviewed	Cover letter Landscape Plans	Review Round	2
Instructions to Reviewer			

Submission of details pursuant to partially discharge of Conditions 17 (Landscape Plan), 28 (Lighting Strategy), 49 (Play) and 50 (Boundary Treatment) attached to the Full planning permission 17/00344/FUL (as varied by planning references 19/00357/NMA as defined by plan A3261-SK-190312-01-R6 the approved phasing plan) in so far as it relates to the approved development for Imperial 1 Phase 1 - Block D1 (known as Imperial Phase 2)

Condition 17 (Landscape Plan):

“Prior to any above ground works (excluding superstructure works) of the relevant phase of the development hereby permitted, full details of hard and soft landscape works and means of enclosure of all un-built, open areas and public realm have been submitted to and approved in writing by the Local Planning Authority for the relevant phase. The submitted details shall include all aspects of the public realm within the red-line boundary including streets, the terraces, the pocket park, residential courtyards, residential roof terraces and biodiverse living roofs. Insofar as this condition relates to Imperial Phase 2 (former Plot D1) of the development hereby approved, and as shown as a purple line on drawing ref. IS1-PRP-D1ZZ-ZZ-DR-L-02509 P02, the details submitted shall have regard to the Imperial Phase 2 (Plot D1) Landscape Response and Design Intent Rev A (November 2020) by PRP.

Hard landscape details shall include:

- a) details of proposed finished levels or contours including any alterations in existing ground levels;
- b) car parking layouts including details of petrol and oil interceptors and electrical charging points;
- c) details of all vehicle and pedestrian access points and circulation areas;
- d) details of inclusive design including external steps and ramps, tactile warning or wayfinding paving, mobility features and dropped kerbs;
- e) hard surfacing materials, including dimensions, bonding and pointing;
- f) minor artefacts and structures e.g. street furniture, play equipment, refuse or other storage units, planters (fixed and moveable), bollards and hostile vehicle mitigation;
- g) general arrangement plan of functional services above and below ground including service trenches, drainage, power (such as in ground power units, operating controls and feeder pillars), communications cables, pipelines etc. indicating lines, access covers and supports to ensure no conflicts with tree and planting pits and integration of access covers with paving/surfacing layout;
- h) details of all short-stay cycle parking for residential and commercial uses to include no less than 20 spaces for Phase 2 and a provision in line with the adopted London Plan (2016) for Phase 3; and
- i) materials samples of all areas of hard landscaping.

Soft landscape details shall include:

- j) planting plans including plant schedules, noting species, plant sizes including girth and clear stem dimensions of trees and proposed numbers/densities where appropriate;
- k) written specifications including cultivation and other operations associated with plant and grass establishment;
- l) all planting systems including tree pits and planting beds demonstrating plant stabilisation, drainage, aeration/irrigation, volume and specification of growing medium, tree pit surfacing and measures for protection of planting beds during establishment;
- m) biodiversity enhancements; and
- n) implementation programme including time of year for planting.

The landscaping scheme shall be provided in accordance with the approved details prior to the first occupation/use of the development and shall be retained for the lifetime of the development thereafter.”

Condition 28 (Lighting Strategy):

“Prior to the installation of any external lighting, a lighting strategy shall be submitted and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the lighting scheme has been designed to ensure that it minimises impacts on bats and other species impacted by artificial lighting and minimises any impact

upon residential amenity. Lighting design must follow advice set out in DCLG and BCT guidance. The lighting shall be carried out in accordance with the approved strategy.”

Condition 49 (Play):

“Prior to any above ground works (except superstructure works) of the relevant phase of the development hereby permitted, full details of the proposed children's play strategy including location and equipment have been submitted to and approved in writing by the Local Planning Authority for the relevant phase.

Insofar as this condition relates to Imperial Phase 2 (former Plot D1) of the development hereby approved, and as shown as a purple line on drawing ref. IS1-PRP-D1ZZ-ZZ-DR-L-02509 P02, the details submitted shall have regard to the Imperial Phase 2 (Plot D1) Landscape Response and Design Intent Rev A (November 2020) by PRP.

The submitted details shall include:

- a) boundary treatments and access points;
- b) details of age provision and age appropriate equipment;
- c) associated surfacing, planting and street furniture;
- d) security considerations including lighting, proximity to roads, natural surveillance from adjacent properties, access from family accommodation;
- e) risk and safety testing of imaginative and innovative play proposals; and
- f) details of inclusive play (access, age provision and details of equipment).

The play areas/equipment shall be provided in accordance with the approved details prior to the first occupation of the development and shall be retained for the lifetime of the development thereafter.”

Condition 50 (Boundary Treatment):

“Prior to any above ground works (except superstructure works) of the relevant phase of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected including Secured by Design considerations and any access points and access control measures has been submitted to and approved in writing by the Local Planning Authority for the relevant phase. All boundary treatments shall be provided in accordance with the approved details prior to the first occupation of the development and shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority. Insofar as this condition relates to Imperial Phase 2 (former Plot D1) of the development hereby approved, and as shown as a purple line on drawing ref. IS1-PRP-D1ZZ-ZZ-DR-L-02509 P02, the details submitted shall have regard to the Imperial Phase 2 (Plot D1) Landscape Respond and Design Intent Rev A (November 2020) by PRP.”

Notes to LLDC PPDT Officer

Landscape and visual

R1: A number of comments requiring further information and clarification.

R2: A number of comments requiring further information and clarification.

Daylight and sunlight

R1: Lighting strategy to be provided based on position of fixtures, specifications and a commentary alongside the guidance of ILP GN 01. Applicant to provide a commentary to reassure that ILP guidance is adhered to in respect to all listed metrics. The information provided, as an example, reads "we have not been able to calculate this as no housing is shown on the drawing". This needs addressing.

R2: The applicant has provided a statement which summarised the approach taken. In future we would expect this statement alongside the relevant information to follow ILP guidance (PLG04 - Guidance on undertaking environmental lighting impact assessments).

Notes to Applicant

Please return comments in the applicant response column on this form. A Microsoft Excel version should be returned to the relevant LLDC PPDT Officer. Files sent without responses or in any other format may result in a delay to the review of these documents.

Key for Action Required

	Further information required (For EIA developments this constitutes a Regulation 25 request, formal resubmission of documents required)
	Clarification required (Formal resubmission of documents may not be required, but updated documents or email clarifications to be provided for information)
	No action required No further action required and comment can be closed out.
	LLDC PPDT Officer Advice LLDC PPDT Officer action required, including potential Planning Condition

ID	Ch. & Para./ Drwg. Nos.	Arup Comments (23/08/2022)	Action Required	Applicant Response (21/12/2022)	Arup Comments/ Further Action Required (27/01/2023)
Landscape and visual					
LA01	General	No Urban Greening Factor plans have been provided so cannot assess the greening credentials of the drawings, in respect of the detailed elements delivering on the target.	Further information required: Provide Urban Greening Factor drawing and suitable evidence to support the target score.	UGF did not form a requirement of the original application, due to being permitted before the adoption of the London Plan, therefore not applicable to the detailed landscaping condition.	No further action required.
LA02	IS1-PRP-D1ZZ-ZZ-DR-L-03503 - General Arrangement Plan	Biosolar roof - no details on Biodiverse roof combined with PV units are provided.	Further information required: Provide a biosolar roof specification/detail/section.	Please refer to FCH green roof note.	No further action required. NBS spec provides more detail. Typical build up details would have been useful.
LA03	IS1-PRP-D1ZZ-ZZ-DR-L-03503 - General Arrangement Plan	Details for the biodiverse roof should be provided along with reasoning for why are no habitat features are provided e.g. log piles, rock piles etc variation of soil depth.	Further information required: Provide details and planting plans for the biodiverse roof.	Please refer to FCH green roof note.	No further action required. No reasoning has been provided for not including habitat features. NBS spec provides more detail. Typical build up details would have been useful.
LA04	IS1-PRP-D1ZZ-ZZ-DR-L-03503 - General Arrangement Plan - Roof	No planting plan has been provided so it is difficult to gauge appropriateness of tree and shrub, herbaceous planting.	Further information required: Provide planting plans for the roof.	Planting plan has been produced based on the GA issued against this condition	No further action required. The planting plan for the roof should really be more detailed. The GA only provides limited information.
LA05	IS1-PRP-D1ZZ-ZZ-DR-L-03503 - General Arrangement Plan - Roof	General comment - F9 planter is not correctly or consistently labelled, one F9 planter is labelled SL2 which is not a sufficient depth to support a tree. Some planters do not have F9 attributed to them and one F9 label is on a cube seat. F12 planter not labelled on all occasions.	Clarification required: Review labelling to drawings to ensure they are correct.	Labels reviewed and updated accordingly in updated plans	No further action required. Some inconsistencies still remain in the drawing labelling.

LA06	IS1-PRP-D1ZZ-ZZ-DR-L-03503 - General Arrangement Plan - Roof	<p>Tree soil volume - no planting plans provided so not clear what sizes are trees. However, rough calculations suggest:</p> <p>Two types of planter: $6 \times 1.5\text{m} \times 0.745\text{m} = 4.47\text{m}^3$ soil supporting 1no 2.5m diameter tree (is this tree or shrub?). If tree minimum depth should be 0.9m or 1m and 8-12m³ soil volume. $2.8\text{m} \times 2.8\text{m} \times 0.745 = 5.84\text{m}^3$ soil supporting 3no 1.85m diameter tree (is this tree or shrub). Again, if tree increased soil volume required. If large shrub then minimum 3-5m³ per plant.</p>	<p>Further information required: Provide planting plans and soil depths for tree planting.</p>	<p>Planting plan has been produced based on the GA issued against this condition. Requires review with structural engineer for increase in loadings</p>	<p>Further information required: The updated revision of Drawing 03503 has not been received. Note, in line with the original comment the planting volume for the trees (<i>Amelanchier lamarckii</i>) on the podium GA (3103 / planting plan 3204) suggest approx. $5\text{m} \times 1.5\text{m} \times 0.745 = 5.59\text{m}^3$ soil volumes. Increased planter sizes/soil volumes need to be explored and reviewed with the structural engineer to ensure the trees will thrive.</p>
LA07	IS1-PRP-D1ZZ-ZZ-DR-L-03503 - General Arrangement Plan - Roof	<p>No irrigation drawings. The management plan says Podium Roof Level planting to be irrigated by 'suitable permanent irrigation system' so needs to be considered in the design.</p>	<p>Clarification required: Confirm commitment to 'suitable permanent irrigation system'.</p>	<p>Please refer to FCH green roof note which includes irrigation details</p>	<p>Clarification required: The FCH NBS spec P21037-FCH-XX-XX-SP-A-1737 mentions surface mounted sprinklers p.8, it would be useful to identify the location of the watering points on a drawing. Also provide more information within the specification on the details of the irrigation system proposed and which areas will be irrigated. <i>'The more intensive a roof finish, the more likely irrigation will be required. The plants must have sufficient levels of water to ensure they remain healthy during prolonged dry periods. An automated system is generally the best option to ensure the long term health of expensive planting stock. Specimen tree and shrubs will require a comprehensive irrigation and maintenance regime to ensure they establish fully and do not suffer die back'</i> Bauder.</p>

LA08	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	Planting areas around building are in places very narrow. Sometimes 400mm. These, coupled with adjacent foundations of hard standing materials, will dry out. Our recommendation is that the planting width is no less than 700/800mm once consideration has been given to the concrete foundations of the building and the rigid construction holding the paving.	Clarification required: Review and amend design to remove narrow areas of planting to avoid failure of this area.	This is in line with the approved planning approach. Circa 400mm width only occurs in very localised areas with the majority of planting being in much wider beds.	No further action required: The planting beds remain narrow. It is understood there is one pinch point where the pavement width is dictating the planter width which means planting beds are restricted.
LA09	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	Eastern planter is too narrow as the new road tapers. If design had a more rational approach the area of planting would increase.	Clarification required: Review and amend design to remove narrow areas of planting to avoid failure of this area.	Planting bed is between 500-800mm+ width. Planting bed has to narrow to allow sufficient footpath width.	No further action required: The planting beds remain narrow. It is understood there is one pinch point where the pavement width is dictating the planter width which means planting beds are restricted. It should be ensured that where possible, plant species are selected to withstand constrained conditions and possible drying out of soil to ensure the planting has the best chance to thrive.
LA10	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	Paving detail 'in and out detail' is complicated and could lead to awkward cuts. A detail should be provided to show how this will be avoided. Currently the detail is just a zoom in of the GA plan and provides no more information	Clarification required: Review and provide greater detail to ensure quality on site.	Refer to drawing '3403' the 'in and out' detail is part of the approved approach across the site wide masterplan and implemented on previous phases. Due to the nature of this detail there will be cuts required which will required as unavoidable and will need to be managed during implementation.	Clarification required: Drowning 3403 has not been received. Some basic typical paving details would ensure no awkward slivers of paving are used and 'minimum' cuts are adhered to by the contractor.

LA11	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	Area between the F6 URS surrounds on west and south and the kerb is very narrow and will lead to unnecessary cutting of paving. This should either be widened or the URS surround to be placed hard against the kerb.	Clarification required: Recommendation to review the landscaping design in this area.	Please see updated plan	No further action required.
LA12	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	F6 URS overlaps kerb on east 'New Road'.	Clarification required: Review labelling/drawing to ensure they are correct.	Please see updated plan	No further action required.

LA13	<p>BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1</p> <p>BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2</p>	<p>Drainage & Levels:</p> <ul style="list-style-type: none"> - 1:338 is too shallow and will lead to ponding. The pavement should have 1:40 crossfall. 1:60/80 is acceptable where this cannot be achieved. - 1:21 crossfall across pavement is not acceptable where shallower gradients can be achieved. Maximum cross fall for pavement should be 1:30. There are options to improve this - e.g. lower the +7100 level to relax this crossfall or change the ST1 step depth to 170mm and bring levels down - Cycle entrance on NE corner causes levels to be very erratic. In the small area there is 1:152, 1:49, 1:21, 1:341 - Door entrances with 'no slope' on northern façade (should be compliant with Part M (min 1:60) - 1:304 gradient is not acceptable - see previous comments - Western pavement has gradients broken up into two - if 1:60 cannot be achieved by changing the kerb height or door FFL then simplify with a consistent fall the full width. 	<p>Clarification required:</p> <p>Recommend a review of levels to ensure these items are addressed, to promote compliant design and reduce long term maintenance issues.</p>	<p>Please refer to waterman below ground drainage layout plan</p>	<p>Clarification required:</p> <ul style="list-style-type: none"> - Add gradients to the drawings to demonstrate Part M compliance by all access / egress points and access routes; - Show additional pavement cross falls to south of building, near the 1:21. If the 1:21 is part of an access route, and cannot be changed due to the existing drainage CL that would be appropriate, as a 'route' gradient but not a crossfall. - Add the linear drainage channels or gullies from the Waterman information to the levels plan for clarity. Footpath drains off to carriageway in certain locations - confirm if this has been agreed.
LA14	<p>BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1</p> <p>BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor -</p>	<p>The drawings do not provide information as requested in the Landscape condition b - parking layouts/spaces require dimensions and clarification on drainage approach.</p>	<p>Further information required:</p> <p>Review and provide additional information on the parking layout and drainage approach.</p>	<p>Parking bays illustrated on updated plan. Also refer to waterman below ground drainage layout plan</p>	<p>No further action required.</p>

	Landscape GA - Sheet 2				
LA15	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	The drawings do not provide clarity on crossing points to the perimeter road (Imperial Street for example) in terms of dropped kerbs and tactile paving etc (as required in the Landscape condition c).	Clarification required: Provide details of the crossing points to the perimeter road.	Paving and kerb details contained within GA plans submitted.	No further action required. The drawings do not include tactile paving.
LA16	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	The drawings do not provide clarity on the steps and associated tactile paving requirements (as required in the Landscape condition d). For example, confirmation is needed on how external doors, which open outwards, are designed to protect pedestrians on the adjacent pavement. Confirmation needed as to whether there are any automatic doors on site and push buttons provided for DDA users. No information is given on the handrail (H1) in the key.	Clarification required: Clarify details of the steps and tactile paving requirements.	Description for steps and tactile specification is provided within the key. Automated doors excluded from the scope of this landscaping condition.	No further action required. Door barriers for door opening externally, should be introduced where required in accordance with Part M.
LA17	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 -	K2 Corten Steel Edging - It is not clear whether this needs detail to ensure staining does not occur onto adjacent paving.	Clarification required: Recommend a review of material and ensure suitable information is provided in the specification.	This is flush to paving surface so only top 6mm exposed top flush surface.	No further action required.

	Ground Floor - Landscape GA - Sheet 2				
LA18	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	K2 Corten steel edging radius design layout leads to pinched points where it adjoins the radius of the geometry of the building terrace walls. Planting will dry out and the edging and its foundations could clash with the wall when built - more space should be provided.	Clarification required: Recommend a review of design and junctions.	This interface occurs in two minor isolated areas. Proposed planting will natural develop to cover and occupy these areas.	No further action required.
LA19	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	There is a concern a number of external benches on the pavement are numerous and very close to bedrooms, their positioning provides for an elevated position to stand on and look into ground floor apartments (for example on the south side to the New Road). In addition a seat is floating in a planting bed to the south east corner. Reduce number of benches provided and increase areas of planting - they are very close to bedrooms and front rooms. If this is for play as the 'play space further info' describes then make the planting more generous and use boulders, logs and stepping stones to create the playable edge.	Further information required: Review and provide additional information - Reduce number of benches provided and increase areas of planting - they are very close to bedrooms and front rooms. If this is for play as the 'play space further info' describes then make the planting more generous and use boulders, logs and stepping stones to create the playable edge.	Bench layout follows the approved planning design. This will be a departure from what has already been discussed and agreed at planning.	Further information required: We strongly recommend rationalising the bench layout, including the floating bench, further due the reasons given.

LA20	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	The location of F3 and F4 adjacent to each other, appears to negate the function of the bench (F4) - with the concrete cubes reducing area for legs and making the benches very awkward to access.	Clarification required: Review design layout and update.	Please see updated plan	No further action required.
LA22	BL9179C-PRP-XX-00-DR-L-3201 - Planting Plan 1 BL9179C-PRP-XX-00-DR-L-3202 - Planting Plan 2	Planting design is very blocky and lacking in variety and seasonal interest. Adding more specimen flowering perennial species would add variety throughout. The planting should provide natural relief from the orthogonal layout.	Clarification required: Recommend reviewing and updating planting schedule to further promote biodiversity - provide suitable supporting information on approach to ecology and explanation of how this scheme delivers on the project ambitions.	Reflects species palette within approved planting strategy drawings?	No further action required.
LA23	BL9179C-PRP-XX-00-DR-L-3201 - Planting Plan 1 BL9179C-PRP-XX-00-DR-L-3202 - Planting Plan 2	Planting beds on south pavement should increase from four types to seven and should be punctuated with specimen species.	Clarification required: Recommendation that the planting beds on the south pavement are reviewed.	Noted.	No further action required.
LA24	BL9179C-PRP-XX-00-DR-L-3412 - Typical Tree Pit Details	The section illustrates that the planter width of 885mm is too narrow - for a semi mature tree with rootball of circa 600mm diameter, a minimum of 1000-1200 should be provided to give the tree best opportunity to thrive - not withstanding the underground root system but these trees will not have automated irrigation and the	Clarification required: Review design layout and update - to ensure trees will thrive.	Layout follows approved planning design. In order to achieve this the benches will have to be removed to increase planter width.	Clarification required: Updated drawing has not been received - please provide.

		exposed area of soil should be maximised.			
LA25	BL9179C-PRP-XX-00-DR-L-3413 - Typical Soft Landscape Details	No Soil Plan provided, and no depth provided on typical soil shrub detail so cannot deem depths of soil are sufficient for planting.	Further information required: Provide a soil plan with proposed soil depths, as required under the Landscape Condition I.	Soil depth to be added to detail and plan provided.	Clarification required: The soil plan is showing the topsoil / subsoil depths for tree planting incorrectly. Topsoil should be a max of 400mm and sub soil should be the 600mm. Same comment for the shrub planting - would recommend a max of 400mm topsoil and the remainder subsoil, to avoid topsoil becoming anaerobic.
LA26	BL9179C-PRP-XX-00-DR-L-3407 - Typical Play Equipment Sheet 1	Play mound, the junction between the mound and the horizontal surface creates an angle which will be hard to lay and the rubber crumb could crack - provide a radius where the surface transitions from horizontal plane to the mound.	Clarification required: Review this area of hard landscaping.	Noted.	No further action required.
LA27	General	No drainage plans provided; however, Landscape Management Plan makes reference to 'Land drains'. No detail is provided on where these are located. If the water from the paving is to fall into planting then more detail is need on the drainage elements within the planting.	Clarification required: Confirm the location of land drains and proposed drainage strategy.	Please refer to waterman below ground layout plan	No further action required.

LA28	BL9179C-PRP-XX-00-DR-L-3401	Information is provided to address Landscape Condition 17, part e - more detail is needed on jointing.	Clarification required: Provide a hardworks specification document to support drawings..	WSL to provide specification for build-up and jointing	Clarification required: Build up specification not received - please provide.
LA31	BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 1 BL9179C-PRP-XX-00-DR-L-3101 - Ground Floor - Landscape GA - Sheet 2	Landscape Condition 17, part i requires the submission of material samples.	LLDC PPDT Officer advice: Physical material samples of all the hard landscaping areas to be provided.		LLDC PPDT Officer advice: Physical material samples of all the hard landscaping areas to be provided.
LA35	General	No details have been provided to address the following parts of Condition 17, Parts k, l, m and n which require: k) written specifications including cultivation and other operations associated with plant and grass establishment; l) all planting systems including tree pits and planting beds demonstrating plant stabilisation, drainage, aeration/irrigation, volume and specification of growing medium, tree pit surfacing and measures for protection of planting beds during establishment; m) biodiversity enhancements; and n) implementation programme including time of year for planting.	Further information required: Provide suitable details to address the requirements of Condition 17, parts k, l, m and n including a soft works specification, a plan to clearly demonstrate volumes of tree pits must be provided, suitable information/drawings to demonstrate the approach to biodiversity enhancements and an implementation programme.	Parts K & L provided within landscape management plan and on drawings. Biodiversity enhancements to be provided by Ecologist.	Further information required: Landscape management plan not received.

LA36	General	Landscape Condition 49 Play	Further information required: Provide suitable information to address all the requirements of Condition 49, notably parts d, e and f.	Details included within initial submission.	No further action required. Ideally more detail would be provided to address considerations in the design which address security and inclusive play.
Daylight and sunlight					
DL1	General	The applicant has provided a plan with marked up light levels on the ground floor, typology of fixtures etc. However, the information provided is lacking a commentary on the strategy and in particular the results and metrics which are listed by the ILP GN 01 on the matter of obtrusive lighting.	Further information required: Provide a strategy document and ILP GN 01 commentary on how the proposed lighting meets the requirements.	The steps in which we have taken in line with the ILP guidance notes & GN01 requirements are that we have used 2700k-3000k CCT throughout, reduced spill light from the site where possible and utilised low mounting heights. Utilising the LED luminaires we also have no UV component & the peak wavelengths are greater than 550nm.	No further action required. The applicant has provided a statement which summarised the approach taken. In future we would expect this statement alongside the relevant information to follow ILP guidance (PLG04 - Guidance on undertaking environmental lighting impact assessments).