

ADDENDUM REPORT

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference Nos: HGY/2022/0823 and 2816	Ward: West Green
Address: Broadwater Farm Estate, N17 and Tangmere, Willan Road, N17 6NA	
Proposal – Planning Permission: Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing): Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate.	
Proposal – Listed Building Consent: Listed building consent for the removal of Grade II listed mosaic mural to facilitate its re-erection in a new location.	

Updates to the Committee Report

Para 2.1

That the Committee resolve to GRANT planning permission and that the Head of Development Management or the Assistant Director of Planning, Building Standards and Sustainability is authorised to issue the planning permission and impose conditions and informatives subject to the ~~agreement of planning obligations~~ **measures** set out in the heads of terms below.

2.3 That the ~~agreement~~ **measures** referred to in resolution (2.1) above is to be completed no later than 23rd December 2022 within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards and Sustainability shall in her/his sole discretion allow; and

2.4 That, following completion of the ~~agreement(s)~~ **receipt of written confirmation from the Director of Placemaking and Housing regarding the measures** referred to in resolution (2.1) within the time period provided for in resolution (2.3) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

Summary of Conditions and *Planning Measures Obligations*²

- 2.7 The Council cannot impose conditions on planning permissions requiring the payment of monies and so the Director of Placemaking and Housing has confirmed in writing that the payment of **the** contributions and for the matters set out below will be made to the relevant departments/provided before the proposed development is implemented/occupied.

8. RECOMMENDATION

GRANT PERMISSION and GRANT LISTED BUILDING CONTENT subject to conditions in Appendix 1 **and measures in paragraph 2.11 above**

Paragraph 5.1 (amendments in **bold**):

The planning application has been publicised by way of a press notice, several site notices which were displayed in the vicinity of and around the site and 1,390 individual letters sent to surrounding local properties. The listed building consent application has been publicised by way of a site notice **and a press notice**. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

- No of individual responses: 5 (for both applications)
- Objecting: 1
- Commenting: 2
- Supporting: 2

Updated Conditions

Updated Condition 43:

(new or revised wording in **bold**)

43) The development hereby approved shall be constructed in accordance with the Energy Statement by XCO2 (dated **October 2022**) delivering a minimum **65.8%** improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, new central energy centre, and a minimum 332 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction in SAP2012 carbon factors, including details showing how thermal bridging is reduced;
- ~~Details of the proposed heating solution (location, specification, efficiency of proposed preferred and alternative heat sources) [can be moved to separate condition];~~
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;

- Details of the PV, demonstrating the roof areas have been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).
- ~~Calculation of the Carbon Offset Contribution (for the preferred and alternative low carbon heating solution scenarios) and details of the off-site carbon offset mechanism to provide an overprovision of low carbon heat in the energy centre for the existing dwellings on the estate.~~

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, and an energy generation statement for the period that the solar PV array has been installed.

(c) Within one year of first occupation of each phase, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement. ~~[can also be a separate planning condition]~~

Conditions 45 and 46 replaced with the following:

45) Prior to commencement of above ground construction, a revised carbon offset calculation and details of the off-site carbon offset mechanism shall be submitted to and approved by the Local Planning Authority. This should separately identify the carbon savings achieved by the heat network in the new build development and the existing development for both the ASHP and DEN connection scenarios (noting that the saving in the existing homes is expected to be substantial in both cases). If the calculation shows the combined savings in the new and existing development are over and above those required to make the new development zero carbon, the savings may be banked by the developer for future projects.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy,

and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

46) 6 months prior to the above ground commencement of construction work by phase or block, details relating to the future design of the energy centre must be submitted to and approved by the local planning authority before construction works commence. This shall include:

- Fully coordinated layouts, sections and elevations of the energy centre showing
- how it can accommodate either a heat substation for future DEN connection or suitable Air Source Heat Pump (ASHP). The heat substation will provide a single point of connection and shall be sized to meet the peak heat load of the site. The drawings should demonstrate adequate space for maintenance, provision of lifting beams etc. to facilitate plant movement and cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation and space for maintenance and repairs are in accordance with good industry practice
- Details of the extension to the site wide community heating network, linking all new buildings of the development (unless <500m²),
- Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);
- Details of the proposed heat sources for the development in the absence of the DEN including
 - Details of the proposed heat mix to include gas boilers and ASHPs
 - Details of the phasing of plant including how gas boilers will be installed to provide peak heating prior to installation of ASHPs and the timing of installation of ASHPs
 - Details of the Seasonal Coefficient of Performance (SCOP) of any heat pumps based on a dynamic hourly calculation of the system boundaries over the course of a year
 - A detailed hourly analysis of how the heat pump will operate alongside any other heat sources such as gas boilers being specified for the development including thermal stores demonstrating how gas boilers will provide no more than 25% of the annual heat load and how the scheme as a whole will reduce reliance on the grid at peak periods through careful plant sizing and use of thermal storage
 - the CO₂ savings that are expected to be realised through the use of these technologies taking account of the grid's performance at different times
 - the expected heating costs to occupants, taking into account the cost of electricity from the grid at different times

- Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
- Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion
- A commitment to submit calculations via the Product Characteristics Database to secure better distribution loss factors in Building Regulation compliance calculations and to provide evidence that this has been done prior to occupation;
- Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;
- Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;
- Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;
- Details of a future pipework route from the temporary boiler location to the plant room.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and SI3, and Local Plan (2017) Policies SP4 and DM22.

Conditions 47 and 51 updated:

47) No development shall take place beyond the superstructure of the development until a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. The details shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/ low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building and the monitored data for each block shall be submitted to the Local Planning Authority, at daily intervals for a period of 5 years from final completion. ~~Within six months of first occupation of any dwellings, evidence shall be submitted in writing to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.~~

- 51) ~~(a) Prior to commencement beyond the superstructure of the building with the GP Practice, an assessment should be submitted to and approved by the Local Planning Authority demonstrating that the health and wellbeing, pollution, water use and energy categories of the shell & core for the GP practice are met and prioritise sustainable design requirements as set out by the BREEAM New Construction manual.~~
- (b) Prior to occupation of the GP practice unit, a BREEAM Fitout Pre-Assessment should be submitted to and approved by the Local Planning Authority. Following occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

New Condition 58:

- 58) (a) Prior to the completion of the superstructure a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building.
- (b) Prior to each Building being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance.
- (c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.
- (d) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

All data and supporting evidence should be submitted to the GLA using the 'Be Seen' reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>).) If the 'In-use stage' evidence shows that the 'As-built stage' performance estimates have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.

The full EQIA is attached as Appendix 9 of the report.