

## Agenda Item 05

### Supplementary Information Planning Committee on 4 July, 2018

Case No. 18/0742

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Location	Land surrounding Wembley Stadium Station, South Way, Wembley
Description	<p>Reserved matters application relating to condition 1 (layout, scale, appearance, access and landscaping) of outline planning permission 14/4931 dated 23/12/16 (subsequently amended by non-material amendment application 17/4755 dated 27/11/17). This application relates to Plots SW01, SW02 and SW07 and sets out the proposed details for the construction of three buildings ranging from 6 to 18 storeys in height, providing 156 residential units (affordable rent and shared ownership), with ground floor units in retail/commercial/community use (use classes A1-A4, B1, D1 and D2) and a permanent rail facility (use class B1) along with associated amenity space, car parking, cycle storage, plant and associated infrastructure.</p> <p>The application seeks to discharge the following conditions relating to Plots SW01, SW02 and SW07:</p> <p>13(h) (wind), 13(k) (internal layout of buildings), 13(l) (access), 13(m) (daylight levels), 13(n) (private external amenity space), 22 (play space) and 23 (accessible and easily adaptable units).</p>

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#### Amended wording in Informative 3:

Following publication of the committee report and agenda, legal advice has been received concerning the wording of Informative number 3 relating to the Sustainability Assessment and the requirements of the Section 106 agreement. The advice clarified that whilst the non-residential floorspace not to be Fitted Out by the Owner should be designed so as not to prejudice achieving BREEAM excellent standard, the Permanent Rail Facility (PRF) within plot SW07, which would be fitted out, was too small to be required to achieve BREEAM excellent standard, under the terms of the Section 106 agreement. Officers therefore consider that the wording of the informative should be amended as shown below:

'Notwithstanding the details contained within the Energy Statement submitted as supporting documentation for the application hereby approved, the applicant is advised that, in accordance with the s106 agreement attached to outline planning permission 14/4931, prior to the making of a Material Start in relation to plots SW01, SW02 and SW07, a Sustainability Assessment must be submitted showing a route to achieving BREEAM Excellent for the non-residential floorspace not to be Fitted Out by the Owner, demonstrating that it has been designed so as not to prejudice achieving BREEAM Excellent standard. This Assessment should be prepared by a BRE registered BREEAM assessor or suitably qualified BREEAM Accredited Professional.'

#### Additional Supporting Documents:

Condition 1 sets out the Supporting Documentation for this application. Officers consider that the following documents should be added as Supporting Documentation listed for this application. These documents do not change the material set out in the committee report, but they provide further details and it is considered that it would be beneficial to include them in the interests of clarity:

SW07 Screening Juniper Close drawing no. WBL-HTL-ZZ-XX-SK-064  
SW07 Screening Neeld Parade, drawing no. WBL-HTL-ZZ-XX-SK-065  
Landscape Sketch Amenity Space, drawing no. 487.SK011 Rev A

#### Recommendation:

Remains approval subject to the conditions set out in the Committee report, with an amendment to the wording of informative 3 as set out above, and the addition of three further items of Supporting Documentation within condition 1, as detailed above.

