



CANARY WHARF
GROUP PLC

NQ.PA.05

North Quay Development Specification

Quod
July 2020

DEVELOPMENT SPECIFICATION

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1. Introduction

1.1 Canary Wharf (North Quay) Ltd (“the Applicant”) are submitting applications for Outline Planning Permission (“OPP”) and Listed Building Consent (“LBC”) to enable the redevelopment of the North Quay site, Aspen Way, London (“the Site”).

1.2 Two separate applications are being submitted as follows:

- Application NQ.1: Outline Planning Application (all matters reserved) (“OPA”) - Application for the mixed-use redevelopment of the Site comprising demolition of existing buildings and structures and the erection of buildings comprising business floorspace, hotel/serviced apartments, residential, co-living, student housing, retail, community and leisure and sui generis uses with associated infrastructure, parking and servicing space, public realm, highways and access works; and
- Application NQ.2: Listed Building Consent Application (“LBCA”) - to stabilise listed quay wall and any associated/necessary remedial works as well as demolition of the false quay in connection with Application NQ.1.

1.3 The description of the Proposed Development is as follows:

“Application for outline planning permission (all matters reserved) for the redevelopment of the North Quay site for mixed use comprising:

- *Demolition of existing buildings and structures;*
- *Erection of buildings and construction of basements;*
- *The following uses:*
 - *Business floorspace (B1)*
 - *Hotel/Serviced Apartments (C1)*
 - *Residential (C3)*
 - *Co-Living (C4/Sui Generis)*
 - *Student Housing (Sui Generis)*
 - *Retail (A1-A5)*
 - *Community and Leisure (D1 and D2)*
 - *Other Sui Generis Uses*

- *Associated infrastructure, including a new deck over part of the existing dock;*
- *Creation of streets, open spaces, hard and soft landscaping and public realm;*
- *Creation of new vehicular accesses and associated works to Aspen Way, Upper Bank Street, Hertsmere Road and underneath Delta Junction;*
- *Connections to the Aspen Way Footbridge and Crossrail Place (Canary Wharf Crossrail Station);*
- *Car, motorcycle, bicycle parking spaces, servicing;*
- *Utilities including energy centres and electricity substation(s); and*
- *Other minor works incidental to the proposed development.”*

1.4 The OPA includes three Control Documents which describe the principal components of the Proposed Development, define the parameters for the Proposed Development (the "Specified Parameters") and control how the Proposed Development will come forward in future. They provide the parameters, design principles and controls that will guide future reserved matters applications ("RMAs"). These Control Documents are – (1) the Development Specification (NQ.PA.05); (2) the Parameter Plans (NQ.PA.03); and (3) the Design Guidelines (NQ.PA.04).

1.5 This document comprises the Development Specification and it has been prepared to define and describe the principal components of the Proposed Development, including the form and content of the OPA as well as the parameters for future detailed applications to be submitted under reserved matters.

1.6 The Development Specification also sets out the type and quantity of development that could be provided across the Site (including setting a maximum floorspace across the Site)

1.7 The remaining sections of the Development Specification are structured as follows:

- Section 2 provides a description of the Site;
- Section 3 outlines the scope of the OPA;
- Section 4 describes the development proposals and the quantum of floorspace proposed;
- Section 5 describes the Parameter Plans and the dimensions of each Development Zone and Development Plot; and
- Section 6 explains the proposed implementation and delivery of the OPA.

2. Site Description

- 2.1 The Site is located in the north of the Isle of Dogs, within the administrative boundary of the LBTH, at Canary Wharf. It is bounded by Canary Wharf Crossrail Station to the south, Aspen Way (A1261) to the north, Hertsmere Road to the west and Billingsgate Market to the east. The West India Quay Docklands Light Railway (“DLR”) station and Delta Junction are located on the western side of the Site and the Site also incorporates parts of North Dock, Upper Bank Street and Aspen Way.
- 2.2 The Site is 3.28 hectares (ha) in area. Currently the Site comprises mostly cleared land, being previously used as a construction laydown site for the Canary Wharf Crossrail Station. There are some temporary uses currently on site, including the LBTH Employment and Training Services, WorkPath and advertising structures. The red line planning application boundary is shown in **Figure 2.1** below:

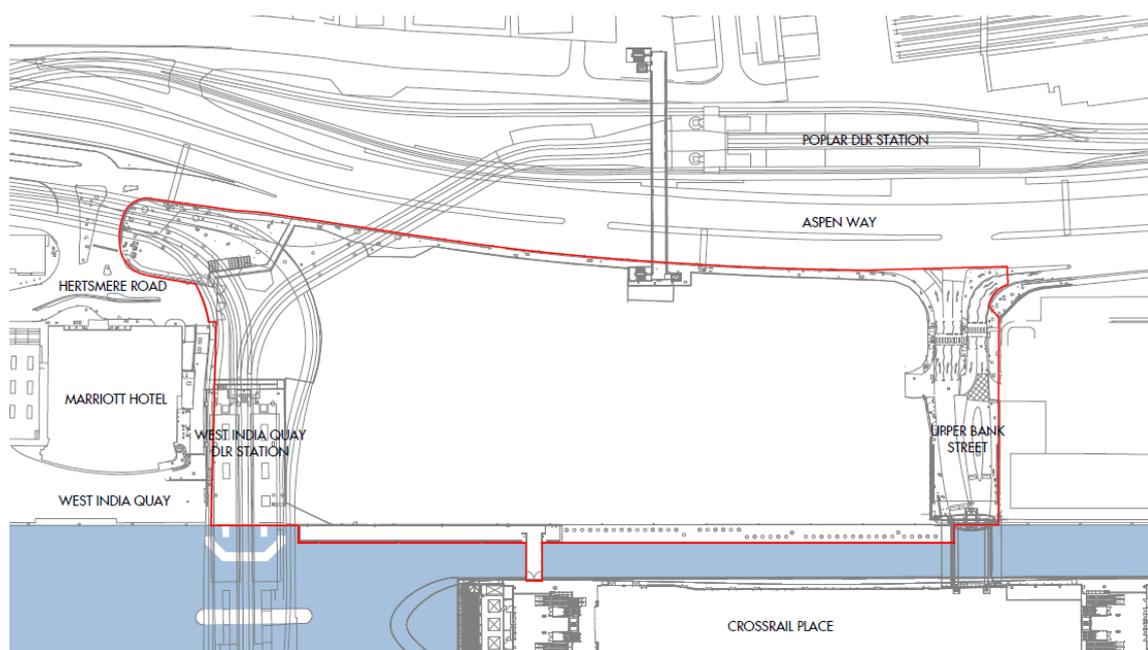


Figure 2.1: North Quay Site Location

- 2.3 A Grade I Listed brick dock wall (Banana Wall) exists below the surface of part of the Site, which originally formed the dockside until it was extended over to the south.
- 2.4 Existing access to the Site for vehicles is from Upper Bank Street to the east and Hertsmere Road to the west, which both link to Aspen Way. The Site is not currently accessible to the public, however pedestrian routes are located on each side of the Site (Aspen Way, Hertsmere Road,

Upper Bank Street, and the western part of the dockside to the south). The Aspen Way footbridge which leads to Poplar also lands on the southern side of Aspen Way.

- 2.5 The Site is highly accessible by public transport. The West India Quay DLR station is located on the Site, the Poplar DLR station is accessed directly from the Aspen Way Footbridge, the Canary Wharf Crossrail Station is located immediately to the south of the Site, beyond which are the Canary Wharf underground and DLR stations. The Site's PTAL varies from 5 ("very good") to 6a ("excellent"), with improved PTAL closer to Upper Bank Street. The score is expected to improve to 6a across the entire Site by 2021 owing to the planned opening of the Crossrail Station.
- 2.6 Beyond the Site, 1 West India Quay (the Marriot Hotel (107m AOD) and residential building (41m AOD)) are located to the west, adjacent to the DLR tracks. Beyond these, along Hertsmere Road is a cinema, museum, shops, restaurants and other leisure facilities, forming part of the West India Quay Centre.
- 2.7 Billingsgate Market is located to the east of the Site, on the opposite side of Upper Bank Street. Billingsgate Market is identified as a Site Allocation (4.2: Billingsgate Market) for redevelopment in LBTH's Local Plan 2031: Managing growth and sharing the benefits (Adopted January 2020) ("Local Plan").
- 2.8 To the north of the Site on the other side of Aspen Way are the Tower Hamlets (New City) College and The Workhouse leisure facility. They comprise part of a Site Allocation (4.1: Aspen Way) for redevelopment in the Local Plan. In close proximity to these there are lower rise residential properties (some with shops beneath them) as well as the Poplar Recreation Ground.
- 2.9 Beyond the Crossrail station and Crossrail Place to the south of the Site is the Canary Wharf commercial area, with the buildings closest to the Proposed Development including the HSBC (200m AOD), Bank of America and One Canada Square buildings (235m AOD).

3. The Outline Planning Application

- 3.1 Outline planning permission is sought for the Proposed Development. Details of means of access, appearance, landscaping, layout and scale are reserved for future approval.
- 3.2 The OPA is submitted with matters reserved to provide the necessary flexibility for the detailed design of the scheme at a later date. However, this Development Specification document, the Parameter Plans and Design Guidelines, collectively known as the Control Documents, will inform and control all future Reserved Matters Applications (RMAs).
- 3.3 Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“DMPO”) provides that outline planning applications may be granted subject to a condition specifying reserved matters for the local authority's subsequent approval. All of the matters set out below are reserved for later approval:

1. **Access** – As defined in the DMPO: *“the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network”*.

The Parameter Plans set the location of vehicle, cycle and pedestrian routes, accesses and egresses to and within the Site. They also show areas where access points to the Proposed Development and the existing network will be situated. The Design Guidelines provide details of the treatment of the access and circulation routes.

2. **Appearance** – 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”*.

The Design Guidelines establish the design principles to be applied to the massing and appearance of the buildings and the public realm at reserved matters stage.

3. **Landscaping** – As defined in the DMPO: *“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 and includes—*
 - (a) *screening by fences, walls or other means;*
 - (b) *the planting of trees, hedges, shrubs or grass;*
 - (c) *the formation of banks, terraces or other earthworks;*
 - (d) *the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and*

(e) the provision of other amenity features.”

The Parameter Plans identify the areas of public realm and Design Guidelines describe the treatment of the different spaces within the Site.

4. **Layout** - 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”*.

The Parameter Plans identify a series of Development Zones and Development Plots across the Site where built development can come forward. The Parameter Plans also identify the main routes and open spaces. The Design Guidelines establish a series of rules about how these different elements interact with each other.

5. **Scale** – As defined in the DMPO: *“height, width and length of each building proposed within the development in relation to its surroundings”*.

The Parameter Plans describe the maximum building and structure heights and site levels within Development Plots. This Development Specification sets out the maximum width and length of each Development Plot. The Design Guidelines set further rules to control the relationship between different buildings (e.g. height differences or breaks between blocks). All three of these Control Documents read together in the development of the RMAs and the development that is built out.

- 3.4 In addition to Development Specification, Parameter Plans and the Design Guidelines, a suite of other supporting documents are submitted with the OPA. The proposed submission documents are listed in **Figure 3.1** below.

REFERENCE	DOCUMENT TITLE
NQ.PA.01	Application Form
NQ.PA.02	Community Infrastructure Levy Additional information form
NQ.PA.03	Application drawings
NQ.PA.03.A	Volume 1 - Drawings for Approval
NQ.PA.03.B	Volume 2 - Drawings for Information
NQ.PA.04	Design Guidelines
NQ.PA.05	Development Specification
NQ.PA.06	Planning Statement
NQ.PA.07	Design and Access Statement
NQ.PA.08	Environmental Statement
NQ.PA.09	Environmental Statement Non Technical Summary
NQ.PA.10	Transport Assessment
NQ.PA.11	Framework Travel Plan
NQ.PA.12	Residential Travel Plan
NQ.PA.13	Delivery and Servicing Plan
NQ.PA.14	Statement of Community Involvement
NQ.PA.15	Heritage Assessment
NQ.PA.16	Sustainability Statement

NQ.PA.17	Energy Statement
NQ.PA.18	Affordable Housing Statement
NQ.PA.19	Viability Appraisal
NQ.PA.20	Internal Daylight, Sunlight and Overshadowing Report
NQ.PA.21	Economic and Regeneration Statement
NQ.PA.22	Site Waste Management Plan
NQ.PA.23	Foul Sewerage and Utilities Assessment
NQ.PA.24	Aviation Safeguarding Assessment
NQ.PA.25	Radio and TV Interference Assessment
NQ.PA.26	Archaeological Desk Based Assessment
NQ.PA.27	Ecological Impact Assessment
NQ.PA.28	Ground Contamination Desk Study and Risk Assessment
NQ.PA.29	Flood Risk Assessment and Drainage Strategy

Figure 3.1: OPA Submission Documents

4. Development Content

Description of Development

4.1 The description of the Proposed Development is as follows:

“Application for outline planning permission (all matters reserved) for the redevelopment of the North Quay site for mixed use comprising:

- *Demolition of existing buildings and structures;*
- *Erection of buildings and construction of basements;*
- *The following uses:*
 - *Business floorspace (B1)*
 - *Hotel/ Serviced Apartments (C1)*
 - *Residential (C3)*
 - *Co-Living (C4/Sui Generis)*
 - *Student Housing (Sui Generis)*
 - *Retail (A1-A5)*
 - *Community and Leisure (D1 and D2)*
 - *Other Sui Generis Uses*
- *Associated infrastructure, including a new deck over part of the existing dock;*
- *Creation of streets, open spaces, hard and soft landscaping and public realm;*
- *Creation of new vehicular accesses and associated works to Aspen Way, Upper Bank Street, Hertsmere Road and underneath Delta Junction;*
- *Connections to the Aspen Way Footbridge and Crossrail Place (Canary Wharf Crossrail Station);*
- *Car, motorcycle, bicycle parking spaces, servicing;*
- *Utilities including energy centres and electricity substation(s); and*
- *Other minor works incidental to the proposed development.”*

Site Wide Total Floorspace

4.2 The OPA seeks planning permission for a maximum GIA of 355,000 sqm of floorspace across the Site (**Figure 4.1**).

Total Floorspace	355,000 sqm GIA
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Note: This is the level of floorspace shown in the Indicative Scheme rounded to the nearest 1,000. It includes basement areas that could be used either for the uses set out in Figure 4.2 or ancillary plant, servicing areas, car and cycle parking, storage areas, energy centres and electricity substations.

Figure 4.1: Site Wide Total Floorspace

Land Use

- 4.3 The OPA seeks planning permission for the mixed-use redevelopment of the Site. The predominant land use proposed comprises business (Use Class B1) floorspace.
- 4.4 At the time of making the OPA, the Applicant is unable to determine exactly how much of the Proposed Development is likely to come forward in which land use. For this reason, the description of development provides the Applicant with flexibility as to the uses that could be undertaken on the Site.
- 4.5 The Parameter Plans indicate which Development Zones may be suitable for which use and therefore manage where the various proposed uses could be positioned on the OPA Site. The Parameter Plans also indicate where Any Permitted Uses (i.e. all of those listed in **Figure 4.2** below) are to be undertaken and where Predominant Uses (as indicated on Parameter Plans NQMP-PP-007 and NQMP-PP-008) are to be undertaken within Development Zones.
- 4.6 The land use figures are expressed as ranges, so when added together, the proposed upper levels within each range generate a cumulative floorspace figure that is greater than the total amount for which OPP is sought. For the avoidance of doubt, the OPP sought sets a maximum total floorspace (**Figure 4.1**) and the cumulative floorspace of the potential uses to be delivered across the OPA Site could not exceed this maximum total floorspace figure.
- 4.7 Planning permission for the following land use ranges is sought (**Figure 4.2**):

Land Use	Minimum Floorspace (GIA)		Maximum Floorspace (GIA)
Ground and above			
Retail (A1-A5)	Total 10,000 sqm	A1 – A5 5,000 sqm	20,000 sqm
Community (D1)			20,000 sqm
Leisure (D2)			20,000 sqm
Business (B1)	150,000 sqm		240,000 sqm
Hotel/Serviced Apartments (C1)	0 sqm		150,000 sqm
Residential (C3)	0 sqm		150,000 sqm

Land Use	Minimum Floorspace (GIA)	Maximum Floorspace (GIA)
Co-Living (C4 / Sui Generis)	0 sqm	150,000 sqm
Student Housing (Sui Generis)	0 sqm	150,000 sqm
Sui Generis Uses (refer to Figure 4.3)	0 sqm	25,000 sqm
Ancillary floorspace comprising Business, Back of House, Enclosed Plant, Storage, Servicing, Car and Cycle Parking Areas, Energy Centres, Electricity Sub Stations etc.	0 sqm	No maximum
Below Ground		
Retail (A1-A5)	0 sqm	5,000 sqm
Business (B1)	0 sqm	20,000 sqm
Community (D1)	0 sqm	5,000 sqm
Leisure (D2)	0 sqm	10,000 sqm
Ancillary floorspace comprising Business, Residential, Back of House, Enclosed Plant, Storage, Servicing, Car and Cycle Parking Areas, Energy Centres, Electricity Sub Stations, development infrastructure required to support the development etc.	0 sqm	No maximum

Note: Kiosks – Ground and above Retail (A1 – A5) floorspace includes the provision of retail kiosks within the public realm areas. The height of the retail kiosks would exceed Maximum AOD levels set for the public realm areas in [Parameter Plan NQMP-PP-009]. Prior to installation, details of the kiosks shall be submitted to and approved in writing by the Local Planning Authority

Figure 4.2: Land Uses

4.8 In order to create an active and vibrant place, OPP for a wider range of other uses that fall outside of the Use Classes Order is also sought. The quantum of other uses for which OPP is sought is set out in **Figures 4.2** and **4.3** and the locations within which such uses can be located is defined within the Parameter Plans.

Ground & Above and Below Ground	
Sui Generis	Conference Centres, Casinos, Private Members Clubs, Nightclubs, Theatres, Launderettes (unless otherwise agreed with the Local Planning Authority)

Note: Total maximum casino floorspace = 6,000sqm (GIA)

Figure 4.3: Other Permitted Sui Generis Uses

4.9 It is proposed that a floorspace limit is placed on the proposed Residential (C3), Co-Living (C4/Sui Generis) and Student Housing (Sui Generis) floorspace. The combined total floorspace of these uses is set out in **Figure 4.4** below.

Land Use	Maximum Floorspace (GIA)
Total maximum floorspace of Residential (C3) + Co-Living (C4/Sui Generis) + Student Housing (Sui Generis) uses	150,000 sqm

Figure 4.4: Floorspace Limits

4.10 Whilst not a land use in its own right, a minimum quantum of open space for which OPP is sought is also set (**Figure 4.5**).

Category	Minimum	Maximum
Public Open Space	0.4 ha	No maximum

Note: Public Open Space is defined as those areas where access for the public is permitted. In accordance with the definitions set out in the Local Plan 2031 (adopted 2020) it does not include areas of water or incidental areas, such as road verges, or streets (unless these form part of a link in the open space network).

Figure 4.5: Public Open Space

Target Dwelling Mix

4.11 It is important that the Proposed Development delivers a range of unit sizes to meet a broad spectrum of needs across the Proposed Development as a whole. At the time this OPA is made the exact mix of dwellings that might be needed is unknown and the unit mixes for open market and intermediate housing tenures are therefore expressed as ranges. Affordable/Social Rented units will be delivered in accordance with the specific target mix. An overall target mix for the OPA Site as a whole is set out, split by tenure.

4.12 **Figure 4.6** details the target dwelling mix by unit.

Tenure	Unit Type	% by Unit
Open Market	Studio	5 – 25%
	1 bed	20 – 50%
	2 bed	20 - 50%
	3+ bed	5 – 25%
Intermediate	1 bed	15 - 50%
	2 bed	35 - 45%
	3+ bed	5 - 45%

Tenure	Unit Type	% by Unit
Affordable/Social Rented	1 bed	25%
	2 bed	30%
	3+ bed	30%
	4+ bed	15%

Note: Where a specific target % is stated but is not exactly achievable, a deviance of 0.1% in either direction will be acceptable.

Figure 4.6: Target Dwelling Mix

5. Parameter Plan Summary

Introduction

- 5.1 The Parameter Plans set the parameters associated with the scale, layout, access and circulation and distribution of use classes and public space for the Proposed Development. They also establish the Development Zones and Development Plots across the Site. The Parameter Plans identify features such as maximum building heights, widths and lengths; areas of public realm; and access and circulation routes. The Parameter Plans are set up to provide a level of flexibility for the detailed design of the scheme at a later date which will need to be approved by the local planning authority through subsequent RMAs.

Written Description of the Parameter Plans

- 5.2 A set of 11 Parameter Plans have been prepared which explain how the Proposed Development should come forward. These are described in **Figure 5.1** below. All of the Parameter Plans need to be read together in order to establish all of the relevant parameters for the Proposed Development and for a particular Development Zone and Development Plot contained within it.

PARAMETER PLAN	DESCRIPTION
Parameter Plan NQMP-PP-001 – Marine Deck and Proposed Structures	The Plan describes the area of the Site in which the new marine deck will be constructed. It also shows areas of the Site which may be reconstructed following demolition.
Parameter Plan NQMP-PP-002 – Buildings and Structures to be Demolished	The Plan identifies the areas (above and below ground) within the Site where structures are proposed to be demolished. The Plan defines these areas as “potential” given that they may not be removed in their entirety.
Parameter Plan NQMP-PP-003 – Land Uses Below Ground	The Plan identifies the extent and depth of the proposed basement (-18m AOD) as well as the uses that are permitted within the basement area. This maximum depth excludes slab build ups, substructure foundations or piling, which may go below this level if required. There will also be below ground foundations and piling outside of the hatched area on the Plan.
Parameter Plan NQMP-PP-004 – Development Zones – Ground Level and Above	The Plan identifies eight Development Zones (NQ.A – NQ.H) within which new buildings and public realm can come forward at ground floor and above. Each zone represents a maximum extent, allowing inward deviation for the building edges from this boundary.
Parameter Plan NQMP-PP-005 – Public Realm	The Plan identifies the location of public realm within the Site, including the Development Zone within which a public square will come forward.
Parameter Plan NQMP-PP-006 – Access and Circulation Routes	The Plan identifies the location of the principal vehicle, cycle and pedestrian circulation routes, accesses and egresses to and within the Site. It also shows areas where access points to the Proposed Development will be situated. The Plan includes Limits of Deviation for the routes to provide flexibility in the layout and identifies the location of the pedestrian route to connect to the Aspen Way Footbridge.

PARAMETER PLAN	DESCRIPTION
Parameter Plan NQMP-PP-007 – Land Uses - Ground Mezzanine & First Floor	The Plan identifies the permitted uses within the different Development Zones at ground floor, mezzanine level and first floor level. Predominant uses are defined as a proportion of area greater than 51%. Where a Development Zone contains both 'Any Permitted Use Classes' and 'Predominant Use Classes' categories, any proportion only applies to that part of the Development Zone identified for Predominant Use Class categories.
Parameter Plan NQMP-PP-008 – Land Uses – Upper Levels (Above First Floor)	The Plan identifies the permitted uses within the different Development Zones at upper levels (above first floor level). Predominant uses are defined as a proportion of area greater than 51%. Where a Development Zone contains more than one use category, any proportion only applies to that part of the Development Zone identified for Predominant Use Classes categories.
Parameter Plan NQMP-PP-009 – Development Plots Maximum Heights, Widths & Lengths	The Plan describes the maximum heights, widths and lengths to which buildings or structures could be built within each Development Zone and Development Plot. Within the public realm areas, the maximum heights exclude hard and soft landscaping features.
Parameter Plan NQMP-PP-010 – Land Use Building Frontages – Ground, Mezzanine & First Floor Only	The Plan identifies the permitted uses within the different Development Zone frontages at ground floor, mezzanine level and first floor. Predominant uses are defined as a proportion of area greater than 51%. Where a Development Zone contains more than one use category within the Building Frontages, any proportion only applies to that part of the Building Frontage identified for the respective Predominant Use Classes categories.
Parameter Plan NQMP-PP- 011 – Proposed Site Levels	The Plan identifies a series of spot heights showing the proposed Site levels. The levels are provided with a height limit of deviation which means the final ground level in each location can vary up and down within the limits shown.

Figure 5.1: Description of the Parameter Plans

Development Plot Height, Length and Width

5.3 Figure 5.2 below sets out the maximum dimensions of Development Plots within each Development Zone, within which buildings can occur.

Development Zone	Development Plot	Maximum Length	Maximum Width	Maximum Height (AOD)
NQ.A	NQ.A1	48.00m	40.00m	150.00m
NQ.A	NQ.A2	84.00m	56.50m	25.00m
NQ.A	NQ.A3	40.00m	7.50m	150.00m
NQ.A	NQ.A4	40.50m	40.00m	225.00m
NQ.A	NQ.A5	40.50m	37.50m	37.00m
NQ.B	NQ.B1	64.00m	48.00m	180.00m
NQ.C	NQ.C1	48.00m	18.00m	25.00m
NQ.D	NQ.D1	46.90m	33.00m	190.00m
NQ.D	NQ.D2	58.50m	48.60m	150.00m

NQ.D	NQD3	60.00m	40.50m	85.00m
NQ.D	NQ.D4	44.25m	43.00m	190.00m
NQ.E	NQ.E1	142.50m	48.00	8.00m
NQ.F	NQ.F1	74.20m	6.00m	8.00m
NQ.F	NQ.F2	26.10m	21.00m	25.00m
NQ.F	NQ.F3	143.00m	6.00m	8.00m
NQ.G	NQ.G1	185.00m	117.00m	8.00m
NQ.H	NQ.H1	116.50m	96.00m	12.00m
NQ.H	NQ.H2	25.00m	3.00m	25.00m

Notes: All figures in m AOD Refer to Parameter Plans [NQMP-PP-009] for clarity.

Figure 5.2: Development Plot Maximum Dimensions

6. Implementation and Delivery

Introduction

6.1 Implementation and delivery of the Proposed Development is expected to be controlled through planning conditions and, where appropriate, section 106 planning obligations. These are principally expected to relate to the following matters:

- Submission of Reserved Matters Applications; and
- Securing of effective mitigation measures necessary to address the impacts that are predicted to arise from the Proposed Development

Reserved Matters Applications

6.2 On submission of each RMA, the Applicant will be required to submit details auditing the proposals against the Control Documents.

Phasing

6.3 Implementation of the Proposed Development will be phased over a number of years to ensure that the demolition and construction activities required are delivered in a timely, proper and orderly way, and to ensure that any disruption is minimised. Broadly speaking, it is anticipated that construction will progress in a west-to-east direction across the Site.