
RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	London & Quadrant Housing Trust	Reg. Number	12/AP/2332
Application Type	Full Planning Permission	Case Number	TP/H1059
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and redevelopment of the site to provide 147 residential units including flats, maisonettes and houses (30 x 1 bed, 71 x 2 bed, 13 x 3 bed, 28 x 4 bed, 5 x 5 bed) of which 58% would be affordable housing. The proposed residential blocks range between 3 and 10 storeys in height (10 Storeys at Thurlow Street) with a basement car park together with new vehicle access, plant, landscaping, cycle storage and refuse/recycling facilities.

At: 1-27 AND 28-59 WOLVERTON, SEDAN WAY, (SITE 7 AYLESBURY ESTATE REGENERATION) LONDON, SE17 2AA

In accordance with application received on 17/07/2012

and Applicant's Drawing Nos. PL-(90)001 B, PL-(90)010 A, PL(90)020 A, PL(90)030 A, PL(90)040, PL(00)099 C, PL(00)100 B, PL(00)101 B, PL(00)102 B, PL(00)103 B, PL(00)104 B, PL(00)105 B, PL(00)106 B, PL(00)107 B, PL(00)108 B, PL(00)109 B, PL(00)200 A, PL(00)300 A, PL(00)301 A, PL(00)302 A, PL(00)303 A, PL(00)304 A, PL(00)400, PL(00)401 A, PL(00)410 A, PL(00)500, PL(00)501 A, PL(00)502, 133-01-P, 133-10-P

Planning Statement, Transport Assessment, Travel Plan, Daylight & Sunlight Analysis Report, Statement of Community Involvement, Site Waste Management Plan - Rev 1.0, Energy Statement, Sustainability Statement, Flood Risk Assessment & Sustainable Drainage Strategy - Rev 1.0, Noise Assessment, Air Quality Assessment, Arboricultural Submission, Design & Access Statement

Reasons for granting planning permission

This planning application was considered with regard to various policies including, but not exclusively:

- a) Saved policies 2.5 planning obligations, 3.1 environmental effects, 3.2 protection of amenity, 3.4 energy efficiency, 3.6 air quality, 3.7 waste reduction, 3.8 waste management, 3.9 water, 3.11 efficient use of land, 3.12 quality in design, 3.13 urban design, 3.14 designing out crime, 3.15 'Conservation of the historic environment', 3.19 'Archaeology' 3.28 biodiversity, 4.1 density of residential development, 4.2 quality of residential accommodation, 4.3 mix of dwellings, 5.2 transport impacts, 5.3 walking and cycling, 5.6 car parking of the Southwark Plan 2007.
- b) Supplementary Planning Documents: Sustainable Transport Planning SPD, Sustainable Design and Construction SPD, Design and Access Statements SPD, Section 106 Planning Obligations SPD, Residential Design Standards SPD 2011, Aylesbury Area Action Plan 2010.
- c) Strategic policies 1 sustainable development, 2 sustainable transport, 5 providing new homes, 6 homes for people on different incomes, 7 family homes, 12 design and conservation and 13 high environmental standards of the Core Strategy 2011.
- d) Policies 3.3 Increasing housing supply, 3.5 Quality and design of housing, 3.6 Childrens and young peoples play, 3.8 Housing choice, 3.13 Negotiating affordable housing, 3.17 Protection and enhancement of social infrastructure, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 6.3 Assessing transport capacity, 7.4 Local character, 7.15 Reducing noise, 7.19 Biodiversity, 8.2 Planning obligations, of the replacement London Plan 2011.
- e) National Planning Policy Framework (March 2012). Section 1 'Delivering Sustainable Development', Section 4 'Promoting Sustainable Transport', Section 6 'Delivering a wide choice of high quality homes', Section 7 'Requiring good design', Section 12 'Conserving and enhancing the historic environment'

The principle of redevelopment of this site for residential use is supported and in line with Southwark and London Plan policies which seek to increase the supply of housing. The proposals generally accord with the aims of the Aylesbury

Area Action Plan (AAP) 2010. The design and massing of the buildings has evolved through a long pre-application process and would successfully relate to the surrounding buildings, subject to further design details being secured. The overall quality and standard of accommodation provided is acceptable. The amenity impacts resulting from the development have been considered, and having regard to the representations received from nearby occupiers, are on balance considered to be acceptable. The impacts on the highway network can be controlled through mechanisms secured through the S106 agreement, and are on balance considered to be acceptable. The S.106 offer is considered appropriate and therefore provides the required level of mitigation against impacts associated with the development, including infrastructure. The scheme is therefore considered to comply with the relevant Southwark Core Strategy and saved Southwark Plan and London Plan policies, and the Aylesbury Area Action Plan 2010.

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 Before any above grade work hereby authorised begins (excluding demolition), material samples / sample-boards of all external facing materials, including 1.0m x 1.0m sample panels of all the brick types including the feature panels to be used in the carrying out of the development, shall be made available on site for inspection, and details submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007 and Strategic Policy 12 in the Core Strategy.

- 3 Prior to the commencement of any works above grade hereby approved (excluding demolition), 1:5/10 section detail-drawings through each detail type for:
 - a) the facades;
 - b) parapets;
 - c) roof edges;
 - d) balconies; and
 - e) heads, cills and jambs of all openings;to be used in the carrying out of the development, shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the local planning authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & conservation of the Core strategy (2011).

- 4 Before any above grade work hereby authorised begins (excluding demolition), detailed drawings at a scale of 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details, all boundary treatments such as walls and fences, play equipment, material samples of hard landscaping and podium soil depths, sections and planting), and including a proposed landscape management scheme to be used in the carrying out of each phase of the development, including the publically accessible spaces and mews street, shall be submitted to and approved in writing by the local planning authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason: In order to ensure that the design and details are acceptable and the spaces around the site are acceptable in accordance with saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' and 13 'High Environmental

Standards' in the Core Strategy.

- 5 Notwithstanding any details hereby approved, before any above grade work hereby authorised begins (excluding demolition), details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the local planning authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In the interests of visual and residential amenity in accordance with saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007 and Strategic Policy 12 of the Core Strategy.

- 6 Any machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the plant, etc. is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Planning Policy Guidance 24 Planning and Noise.

- 7 a) All residential premises shall be designed to attain the following internal noise levels:
Bedrooms- 30dB LAeq,8hr* and 45dB LAfmax

Living rooms- 30dB LAeq,16hr**

* 8 hours between 23:00-07:00

**16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with saved Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of The Southwark Plan 2007 and PPG 24 Planning and Noise.

- 8 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

- 9 Before any above grade work hereby authorised begins (excluding demolition), a Refuse Management Plan detailing how the residential units would be serviced and including full details of the bin stores including type and size of bins and details showing the appearance of any external bin stores for the townhouses, to be used in the carrying out of each phase of the development, shall be submitted to and approved in writing by the local planning authority before any above grade work in connection with that phase is carried out. The development shall be carried out in accordance with the approval given.

Reason

To ensure compliance with saved policy 5.2 Transport Impacts of the Southwark Plan 2007 and Strategic Policy 2 'sustainable transport' in the Core Strategy.

- 10 The development shall not commence until details of a Construction Environmental Management Plan has been submitted to, and approved in writing by the local planning authority for that part of the development. The Construction Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following

information for agreement

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.
- Road safety measure and a delivery and servicing plan (all construction access routes to be approved by TfL)

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the local planning authority.

Reason:

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of The Southwark Plan July 2007.

- 11 Prior to the commencement of development (excluding demolition) a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with saved policy 3.9 'water' of the Southwark Plan 2007

- 12 Prior to the commencement of any works above grade hereby approved (excluding demolition), full details of the cycle parking for the whole development including types of stands, layout, covered storage details and full details of the cycle parking for the houses, to be used in the carrying out of the development, shall be submitted to and approved in writing by the local planning authority. The cycle parking facilities shall be provided prior to first occupation of the development and maintained in accordance with the details approved.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with saved policy 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan 2007 and Strategic Policy 2 'sustainable transport' in the Core Strategy.

- 13 Prior to first occupation of the development hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the local planning authority, confirming that the agreed standards at Code Level 4 have been met.

Reason

To ensure the proposal complies with saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 200 and strategic policy 13 'High Environmental Standards' in the Core Strategy 2011.

- 14 Prior to the commencement of development (excluding demolition) an Ecology Report, including survey report and recommendations and a draft management plan including long- term objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The scheme shall include the following elements: Details of brown/green roofs, locations of bat and bird nesting features and details of soft landscaping of ecological value. The details approved shall be implemented in full prior to first occupation of the development and maintained permanently unless otherwise approved in writing by the local planning authority.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with PPS9, policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

- 15 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the

areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended) and to meet the requirements of PPS9, policy 3.28 of the Southwark Plan and Strategic Policy 11 'Open spaces and wildlife' of the Southwark Core strategy

- 16 Prior to the commencement of any works above grade (excluding demolition) Full details of the biodiversity (green/brown) roof(s) to be used in the carrying out of each phase of the development, shall be submitted to and approved in writing by the local planning authority before any above grade work in connection with that phase is carried out. The biodiversity (green/brown) roof(s) shall be:
- biodiversity based with extensive substrate base (depth 80-150mm);
 - planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 3D.14; 4A.3; 4A.9 and 4A.11 of the London Plan 2008 policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

- 17 Notwithstanding any drawings hereby approved, prior to the commencement of any works above grade (excluding demolition), full details of all proposed tree planting or transplanting, including species details, trunk girths and the proposed times of planting, have been approved in writing by the local planning authority. This will include planting and maintenance specifications, use of guards or other protective measures to prevent damage by dogs and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 18 Prior to works commencing, including any demolition, details of the means by which any existing and retained trees on or directly adjacent to the site are to be protected from damage by vehicles, stored or stacked building supplies, or other materials, and building plant or other equipment, shall be submitted to and approved in writing by the local planning authority. The protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Urban Forester. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

The existing trees on the site or adjoining the site which are to be retained shall be protected and both the site and trees shall be managed in accordance with the recommendations (including supervision schedule) contained in the arboricultural report. All tree protection measures and subsequent works required pursuant to that pre-commencement meeting and the arboricultural report shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the local planning authority. In any

case, all works must adhere to BS5837: (2012) and BS3998: (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 19 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with saved Policy 3.2 Protection of Amenity and 3.12 Quality in Design of the Southwark Plan 2007

- 20 Notwithstanding the provisions of Schedule 2, Part 1, Classes A and B of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved, without the prior written consent of the Council, to whom a planning application must be made.

Reason

The houses hereby approved are located on restricted plots and any extensions, or alterations to the roof should remain under the control of the local planning authority, in the interests of protecting the amenity of neighbouring residents, in accordance with Policy 3.2 Protection of Amenity of the Adopted Southwark Plan 2007.

- 21 Before any work hereby authorised begins, excluding demolition, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the local planning authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 22 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the local planning authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 23 Before the first occupation of any building hereby permitted, a Management Plan for any CHP plant, including details of its location, operation, maintenance, long term fuel supply, height of flue, emission mitigation equipment, chimney height calculations and plume pollutant dispersion modelling (which employs the best practicable option to mitigate and minimise emissions of NOx/kWh and other particulate matter) shall be submitted to and approved in writing by the local planning authority and the development shall not be occupied otherwise than in accordance with any such approval given and the CHP plant shall be operated and maintained in accordance with the approved Management Plan unless otherwise agreed in writing by the local planning authority.

Reason

To ensure the proposal minimises its impact on air quality in accordance with Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 24 No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) to be used in the carrying out of each phase of the development, has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker, before any work in connection with that phase is carried out. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason

The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 26 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

PL-(90)001 B, PL-(90)010 A, PL(90)020 A, PL(90)030 A, PL(90)040, PL(00)099 C, PL(00)100 B, PL(00)101 B, PL(00)102 B, PL(00)103 B, PL(00)104 B, PL(00)105 B, PL(00)106 B, PL(00)107 B, PL(00)108 B, PL(00)109 B, PL(00)200 A, PL(00)300 A, PL(00)301 A, PL(00)302 A, PL(00)303 A, PL(00)304 A, PL(00)400, PL(00)401 A, PL(00)410 A, PL(00)500, PL(00)501 A, PL(00)502, 133-01-P, 133-10-P

Reason:

For the avoidance of doubt and in the interests of proper planning.