

## **Appendix 2 DRAFT LIST OF PLANNING CONDITIONS**

RESERVED MATTERS RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR THE DEVELOPMENT OF PLOT 1 COMPRISING: OFFICE (USE CLASS B1); FLEXIBLE OFFICE/EDUCATIONAL USE INCLUDING TEACHING, RESEARCH AND ASSOCIATED ANCILLARY FACILITIES ASSOCIATED WITH A UNIVERSITY SUCH AS OFFICE, STUDY, CATERING AND CAFETERIA SPACES (USE CLASSES B1/D1); AND FLEXIBLE RETAIL SPACE AT GROUND FLOOR (USE CLASS A1, A2, A3, A4, A5), AS WELL AS CYCLE AND REFUSE STORAGE SPACE WITHIN A BUILDING OF UP TO 13 STOREYS IN HEIGHT. THE APPLICATION IS SUBMITTED PURSUANT TO CONDITION 1.3(V) AND 2.1 WITHIN PHASE 5A OF PLANNING PERMISSION F/04687/13 (DATED 23RD JULY 2014) FOR THE COMPREHENSIVE MIXED USE REDEVELOPMENT OF THE BRENT CROSS CRICKLEWOOD AREA. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT OF COMPLIANCE

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless minor variations are agreed in writing after the date of this reserved matters consent with the Local Planning Authority.

BXS-S2001-PRJ001-A-SKM-DR-07-0000-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0001-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0004-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0010-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0011-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0099-B1  
BXS-S2001-PRJ001-A-SKM-DR-07-0100-00  
BXS-S2001-PRJ001-A-SKM-DR-07-0101-01  
BXS-S2001-PRJ001-A-SKM-DR-07-0102-02  
BXS-S2001-PRJ001-A-SKM-DR-07-0103-03  
BXS-S2001-PRJ001-A-SKM-DR-07-0104-04  
BXS-S2001-PRJ001-A-SKM-DR-07-0105-05  
BXS-S2001-PRJ001-A-SKM-DR-07-0106-06  
BXS-S2001-PRJ001-A-SKM-DR-07-0107-07  
BXS-S2001-PRJ001-A-SKM-DR-07-0108-08  
BXS-S2001-PRJ001-A-SKM-DR-07-0109-09  
BXS-S2001-PRJ001-A-SKM-DR-07-0110-10  
BXS-S2001-PRJ001-A-SKM-DR-07-0111-11  
BXS-S2001-PRJ001-A-SKM-DR-07-0112-12  
BXS-S2001-PRJ001-A-SKM-DR-07-0113-13  
BXS-S2001-PRJ001-A-SKM-DR-07-0114-14  
BXS-S2001-PRJ001-A-SKM-DR-07-0115-15  
BXS-S2001-PRJ001-A-SKM-DR-07-0200-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0201-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0202-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0203-ZZ

BXS-S2001-PRJ001-A-SKM-DR-07-0250-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0251-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0252-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0253-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0254-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0255-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0256-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0257-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0300-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0301-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0302-ZZ  
BXS-S2001-PRJ001-A-SKM-DR-07-0303-ZZ  
BXS-S2001-PRJ001-A-SKM-SH-07-0001-XX

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with Policies CS NPPF, CS1, CS4 and CS5 of the Barnet Local Plan Core Strategy DPD (2012), Policy DM01 and DM02 of the Barnet Local Plan Development Management Policies DPD (2012), and the London Plan (2021).

2. The flexible office/higher education unit on levels 00 – level 06, illustrated on approved plan numbers;

BXS-S2001-PRJ001-A-SKM-DR-07-0100-00  
BXS-S2001-PRJ001-A-SKM-DR-07-0101-01  
BXS-S2001-PRJ001-A-SKM-DR-07-0102-02  
BXS-S2001-PRJ001-A-SKM-DR-07-0103-03  
BXS-S2001-PRJ001-A-SKM-DR-07-0104-04  
BXS-S2001-PRJ001-A-SKM-DR-07-0105-05  
BXS-S2001-PRJ001-A-SKM-DR-07-0106-06

may be occupied for uses falling within either Classes B1 or D1 (where the permitted D1 use may only be for higher education) of the Town and Country Planning (Use Classes) Order 1987 (as amended) as permitted by this Reserved Matters Approval, subject to the following:

- (a) Prior to first occupation of the flexible office/higher education unit details of the proposed use shall be notified to the Local Planning Authority, to confirm that the proposed use accords with the Zonal Floorspace Schedule and the Floorspace Thresholds for Building Zones contained in Appendix 5 and Appendix 2 (Table 6) of the Revised Development Specification Framework respectively.
- (b) Prior to any subsequent occupation for a different use within those use classes specified in this condition, details of the proposed use shall be notified to the Local Planning Authority, to confirm that the proposed use accords with the Zonal Floorspace Schedule and the

Floorspace Thresholds for Building Zones contained in Appendix 5 and Appendix 2 (Table 6) of the Revised Development Specification Framework respectively.

Reason: To ensure that the quantum of land use within Plot 1 and within the Station Quarter Development Zone does not exceed the gross floorspace for individual land uses in accordance with Condition 36.1 of Outline Planning Permission for the Brent Cross Cricklewood Regeneration, reference: F/04687/13 (dated 23rd July 2014), as set out in the Zonal Floorspace Schedule contained in Appendix 5 of the Revised Development Specification Framework and assessed within the Environmental Statement (as amended) in support of Outline Planning Permission for the Brent Cross Cricklewood Regeneration, reference: F/04687/13 (dated 23rd July 2014).

3. The Use Class D1 floorspace within Plot 1 as permitted by this Reserved Matters Approval may only be occupied by a Higher Education Provider for the uses permitted by this Reserved Matters Approval.

Reason: To ensure the Use Class D1 floorspace within Plot 1 as permitted by this Reserved Matters Approval is only for use by a Higher Education Provider as defined in Informative 11 below, and to ensure its operation is consistent with the higher education details contained within this Reserved Matters Application and the Local Planning Authority's assessment of material planning considerations which forms the basis upon which this Reserved Matters Approval has been granted.

4. In the event that the ground floor retail unit is used for Use Class A3, A4 or A5 purposes, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended), that commercial unit shall not be open for use by visiting members of the public outside the hours of 6am – 12:00am.

Reason: To ensure that the use of the retail unit does not prejudice the amenities of occupiers of the development, nor the amenity of nearby residents in accordance with Policy DM04 of the Development Management Policies DPD (September 2012) and Policy D14 of the London Plan (2021).

5. No cooking facilities that would facilitate the cooking of raw food shall be installed within the development unless and until;
  - (a) details of associated kitchen extraction, including a scale diagram, are submitted to and approved by the Local Planning Authority. Details shall be supported by an assessment for the associated kitchen extraction unit prepared by a suitably qualified consultant, which assesses the likely impacts of odour and smoke on the neighbouring properties. This assessment shall specify the measures to be used to control and minimise odour and smoke to address its findings and should include some or all of the following: grease filters, carbon filters, odour

neutralization and electrostatic precipitators (ESP). The equipment shall be installed using anti-vibration mounts.

- (b) The development shall be implemented in accordance with details approved under this condition and shall be retained as such thereafter.

Reason: To ensure that the amenities of the neighbouring occupiers are not prejudiced odour and smoke in the immediate surroundings in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012), Policy CS14 of the Local Plan Core Strategy (adopted 2012) and Policies D13 and D14 of the London Plan 2021.

6. Prior to the Occupation of Plot 1, vehicle access to the external loading bay and the blue badge parking bay shall be provided and open to vehicular traffic, and the footways immediately adjacent to the south-east and south-west of the building shall be provided and open for pedestrian use (allowing access to bicycle stores and secondary and/or emergency entrances/exits).

Reason: To ensure the appropriate and timely provision of public realm and highways infrastructure to support the Plot 1 development.

7. Prior to the first occupation of the development, a delivery service plan for Plot 1 shall be submitted to and approved in writing by the Local Planning Authority. This delivery service plan shall align with the Brent Cross Cricklewood Framework Servicing and Delivery Strategy approved pursuant to Condition 1.21 of planning permission F/04687/13 and the Brent Cross South: Phase 5A Servicing and Delivery Strategy approved pursuant to Condition 1.22 of planning permission F04687/13 in respect of the Phase 5A sub-phase of the Brent Cross Cricklewood regeneration scheme.

Reason: to ensure that servicing and deliveries to the development can be achieved both in the interim and final stages of development of Brent Cross Town as far as reasonably practicable by sustainable transport methods in the interests of avoiding unnecessary transport emissions and congestion in accordance with the Framework Servicing and Delivery Strategy approved pursuant to Condition 1.21 of planning permission F04687/13 and Policy CS13 of the Barnet Local Plan Core Strategy DPD (2012).

8. Construction of the relevant part of the development hereby permitted shall not proceed unless and until details of materials (including samples where appropriate) to be used for the external surfaces of the building for those features shown and listed on approved Drawing(s) title: 'bay elevation + section 01, 02, 03, 04, 05, 06, 07 and 08 & ga plan - upper roof level, have been submitted to and approved in writing by the Local Planning Authority

The development shall thereafter be implemented in accordance with the details approved pursuant to this condition and the approved drawings listed in Condition 1 of this Reserved Matters Approval.

Reason: To achieve good design and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012) and saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006).

9. Construction of the relevant part of the development hereby permitted shall not proceed unless and until the following construction details at 1:20 scale (except where otherwise indicated), as they relate to the relevant part of the development, have been submitted to and approved in writing by the Local Planning Authority:

- main entranceways to the building;
- roof parapets and soffits to overhangs and recessed areas;
- rainwater goods (gutters, down pipes etc) (1:100);
- all plant enclosures at roof level;
- window setbacks and reveals; and
- locations of all service intakes and meters; .and

detailed features shown on approved plans as set out below:

Drawing(s) title: 'bay elevation + section 01, 02, 05 and 06'

- 19. full height glazing
- 21. retail signage
- 25. aluminium window sleeve – black

The development shall thereafter be implemented in accordance with the details approved pursuant to this condition and the approved drawings listed in Condition 1 of this Reserved Matters Approval.

Reason: To achieve good design and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012), saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006), and Policy D4 of the London Plan (2021).

10. Notwithstanding details contained within Section 6 'External Spaces' of the Design Statement (ShedKm, May 2022), construction of the relevant hard and soft landscaping areas associated with the development hereby permitted shall not proceed unless and until a detailed scheme of hard and soft landscaping and detailed planting scheme in respect of the relevant areas at ground and upper levels, including the biodiverse roof, have been submitted to and approved in writing by the Local Planning Authority. The

scheme of hard and soft landscaping and detailed planting scheme shall include the following:

- a detailed hard landscaping plan within the relevant landscaping area.
- a planting scheme including the following:
  - a) A plan(s) showing the location of all trees, shrubs and herbaceous plants to be provided within the relevant landscaping area;
  - b) Details of all species, the size and quantity/density of trees to be planted within the relevant landscaping area;
  - c) Details of all species, the size and quantity/density of shrubs and herbaceous plants to be planted within the relevant landscaping area.
  - d) a detailed programme for commencing and completing the planting.

The scheme of hard and soft landscaping and detailed planting scheme as approved pursuant to this Condition shall be implemented prior to the occupation of the development and be maintained throughout the lifetime of the development.

Reason: To ensure high standards of design and implementation of landscaping and delivery of a net biodiversity gain in accordance with Policy G6 of the London Plan (2021) and the National Planning Policy Framework (NPPF) Paragraphs 174(d).

11. Prior to the installation of secure cycle parking within the development hereby permitted details of cycle parking facilities, including types of stands, number of spaces and layout, shall be submitted to and approved in writing by the Local Planning Authority. Each secure cycle parking area shall be implemented in full prior to the occupation of the related office (Use Class D1) and/or flexible office/higher education (Use Classes B1/D1) uses in accordance with the approved details and shall thereafter be maintained in accordance with approved details.

Reason: To ensure that the development makes adequate provision for the secure storage of bicycles in the interests of encouraging alternative sustainable means of transport to and from the site. To ensure that a range of cycle parking for different types of cycles is provided for users of the development in accordance with Policy T5 (Cycling) and Table 10.2 (Minimum cycle parking standards) of the London Plan (March 2021).

12. Prior to the occupation of the development hereby permitted, 63no. (sixty-three) short stay cycle parking spaces within the vicinity Plot 1, for use by visitors to Plot 1 in accordance with Table 3.4 of the approved Plot 1 Reserved Matters Transport Report (Steer, May 2022) shall have been practically completed and made available for use, in accordance with

relevant Phase 5A details submitted to and approved in writing by the Local Planning Authority separate to this Reserved Matters Approval.

Reason: To ensure the appropriate and timely provision of short stay cycle parking to support the Plot 1 development in accordance with Policy T5 (Cycling) and Table 10.2 (Minimum cycle parking standards) of the London Plan (March 2021).

13. Prior to the occupation of the development hereby permitted, a Lighting Strategy, containing details of any proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall include details of, but not be limited to, the following:
  - Locations
  - Lux levels
  - Operating hours
  - Associated lighting posts or other furniture
  - compliance with BS 5489-1:2020 where achievable;

Thereafter the lighting shall be provided in accordance with the approved details.

Reason: In the interest of highways safety and the safety and amenity of the occupants of the site and users of the public realm, in accordance with Policies CS5 and CS12 of the Barnet Local Plan Core Strategy DPD (2012), policy DM17 of the Barnet Local Plan Development Management Policies DPD (2012) and Policy D11 of the London Plan (2021).

14. With the exception of fire exit doors and managed plant and refuse doors, all ground floor doors within the development shall not open outwards over the public realm/highway.

Reason: In the interest of pedestrian and highway safety in accordance with Policies CS5 and CS12 of the Barnet Local Plan Core Strategy DPD (2012), policy DM17 of the Barnet Local Plan Development Management Policies DPD (2012) and Policy D11 of the London Plan (March, 2021).

15. Prior to the undertaking of superstructure works of the development hereby permitted details of the connections and other infrastructure necessary to enable Plot 1 to be connected to and serviced by the future site-wide district heat network in accordance with principles established within the Revised Energy Strategy as approved under condition 35.6 of planning permission F/04687/13 shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be undertaken in accordance with such details as approved and shall be connected to the operational site-wide district heat network as soon as is reasonably practical.

Reason: To ensure compliance with the Revised Energy Strategy as approved under Condition 35.6 of planning permission F/04687/13 is achieved, which shall be through the connection of Plot 1 to the site wide district heating network, as specified within the submitted Energy Statement (Atelier ten, May 2022), in accordance with Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (March, 2021).

16. Prior to the first occupation of the development hereby permitted, a Security Strategy shall be submitted to and approved by the Local Planning Authority demonstrating compliance with the relevant Secured By Design ('SBD') 'Commercial Developments' guidance (Version 2, 2015) or any superseding guidance and such other relevant standards as appropriate. The Security Strategy shall provide details of (but not be limited to) the following;

- obscure glazing to the cycle store that is third-party certificated to security rating of at least BS EN 356:2000 P3A. It is recommended this specification is extended to all ground level windows;
- all door-sets at ground level to be third-party certificated to security rating LPS 1175 Issue 7:SR2 (Issue 8:B3) or STS 202 Issue 6:BR2;
- external lighting to recessed ground floor areas at front and rear of building to be compliant with BS 5489-1:2020 where achievable;
- centrally monitored CCTV;
- secure fob access to building, including a secondary door set internally.

The Security Strategy and the security measures contained therein shall be implemented prior to the first occupation of the development and maintained in accordance with the details approved pursuant to this Condition for the lifetime of the development.

Reason: to ensure the site benefits from appropriate Secured by Design features in the interest of safety and amenity of the occupants of the site in accordance with Policies CS5 and CS12 of the Barnet Local Plan Core Strategy DPD (2012) and Policy D11 of the London Plan (2021).



## INFORMATIVES

1. The term 'development' in the conditions attached to this decision shall be taken to mean the development permitted by this consent.
2. In accordance with Regulations 3 and 9 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, it is considered that this Reserved Matters submission reveals, with regard to the subject matter of the application, that there are no additional or different likely significant environmental effects than is considered in the environmental information already before the Council including the Environmental Statement (BXC02) submitted with the Section 73 application (F/04687/13) and any further and/or other information previously submitted. The environmental information already before the Council therefore remains adequate to assess the environmental effects of the development and has been taken into consideration in this decision.
3. The London Fire and Emergency Planning Authority (the Authority) strongly recommends that sprinklers are considered for new developments. Sprinkler systems installed in buildings can significantly reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save properties and protect the lives of the occupants. Please note that it is the Authority's policy to regularly advise their elected Members about how many cases there have been where they have recommended sprinklers and what the outcomes of those recommendations were. These Quarterly reports to our Members are public documents which are available on the Authority's Website.
4. You are reminded of the requirements of Conditions 1.27, 44.5, 45.4 and 44.10 of Planning Permission F/04687/13 (dated 23rd July 2014) in relation to details of any on and/or off site surface water drainage works and flood storage in relation to the Phase 5A sub-Phase which is required to be submitted to the Local Planning Authority for approval in accordance with the detailed condition requirements.
5. Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below. 'An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Biosecurity, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of

diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.'

6. For the avoidance of doubt, in relation to Condition 2 of this planning permission, the A1, A2, A3, A4, A5, B1, D1 use classes permitted under this planning permission and by the Outline Planning Permission for Brent Cross are in line with definitions of such uses under the Use Class Order prior to the updates to the Use Class Order taking effect from the 1<sup>st</sup> September 2020. Therefore, the development shall only be permitted to be used for uses falling within the definitions of such uses prior to the updates to the Use Class Order taking effect from the 1<sup>st</sup> September 2020.
7. You are reminded of the requirements Condition 36.1 of planning permission F/04687/13 (dated 23rd July 2014) for the comprehensive mixed-use redevelopment of the Brent Cross Cricklewood Area ('S73 Permission') which states that the total quantum of built floorspace for the Development (meaning the outline planning permission) across the Development Zones shall not exceed the gross floorspace for individual land uses set out in the Zonal Floorspace Schedule contained in Appendix 5 of the Revised Development Specification Framework. For the avoidance of doubt, such uses as consented by this permission are subject to compliance with the requirements of Condition 36.1, and you are therefore advised to have due regard to the Zonal Floorspace Schedule limitations for the Station Quarter Development Zone in advance of occupying the flexible business/higher/further education unit for uses falling within Class B1 (business).
8. For your information, the London Borough of Barnet Highways Authority advise that, where doorways at ground level open outwards onto the public footway, formal adoption by the Highways Authority for those stretches of Highway, under Section 38 of the Highways Act 1990, is unlikely to be supported.
9. When designing and installing features of the public realm adjoining the Interim Transport Interchange T1, the Applicant is advised to have due regard to the advice and recommendations contained within the risk assessment for the Southern Development (Brent Cross Town TVRA – Issue 4) and CPNI guidance entitled 'Countering Vehicle As a Weapon (VAW) A Good Practice Guide For Mitigating The Risk of VAW Attacks', (CPNI/ NaCTSO, 12 September 2017).
10. The Metropolitan Police recommend that Secured by Design accreditation is achieved for the development. The Local Planning Authority would welcome attainment of such accreditation for the development however, in any event, you are required to provide details of a Security Strategy as set out within Condition 16 of this Reserved Matter Approval and shall address points 01 – 17 of the SBD design meeting notes contained within the approved Design Statement (ShedKM, May 2022).

11. With regards to Condition 2 and 3 of this reserved matters consent, for the avoidance of doubt, a higher education provider is defined as an education institution that provides a designated course that has been approved by the Department for Education for higher education study which allows the student to apply for government-financed student loans. Higher education study is at qualification Level 4 or above (i.e. above A-level or equivalent). Further information on qualification levels can be found here: <https://www.gov.uk/what-different-qualification-levels-mean/list-of-qualification-levels>. The Office for Students provides a register listing all the English higher education providers that it officially recognises, which can be found at <https://www.officeforstudents.org.uk/advice-andguidance/the-register/the-ofs-register/>. This register can be used to determine if a higher education provider delivers designated courses and thus satisfies the above definition. Further advice on higher education providers and designated courses can be obtained by contacting London Higher at [enquiry@londonhigher.ac.uk](mailto:enquiry@londonhigher.ac.uk) (London Plan 2021, Policy H15)
12. You are advised that this decision relates Reserved Matters Approval pursuant to outline planning permission F/04687/13 (dated 23rd July 2014) for the comprehensive mixed-use redevelopment of the Brent Cross Cricklewood area under the Town and Country Planning Act 1990 (as amended). The nature of activities described in your application for the ground floor commercial unit are likely to require premises licence pursuant to the Licencing Act 2003 (as amended), which you will be required to obtain through a premises licence application to the London Borough of Barnet. Please visit the Councils Licensing resources available on the Councils website for more information: <https://www.barnet.gov.uk/licences-permits-and-registrations>
13. The 63no. short stay cycle parking spaces to be provided in connection with Plot 1 shall be in addition to any other approved short stay cycle parking within the public realm, including the 56no. cycle parking spaces to be provided as part of the Interim Transport Interchange T1 adjoining the frontage of Plot 1.
14. Network Rail advice is that all operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within of overhead electrical equipment or supports. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by Network Rail prior to implementation.

Network Rail advice is that method statements are required to be submitted to Network Rail for approval prior to works commencing on site. This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Where appropriate an asset protection agreement will have to be entered into.

Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. "possession" which must be booked via Network Rail's Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. Network Rail therefore advise that the developer contacts Network Rail's Asset Protection and Optimisation team via [AssetProtectionAnglia@networkrail.co.uk](mailto:AssetProtectionAnglia@networkrail.co.uk) prior to works commencing on site.