**Agreed Revised Conditions – Applicant and WCC – 12 November 2020**

**Archaeology**

1. **Pre-construction condition**

No groundworks beyond those enabling works and services diversions referred to in condition 36 shall take place until a written scheme of investigation (WSI) in respect of such groundworks has been submitted to and approved by the local planning authority in writing. No such groundworks shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Details of a programme for delivering related positive public benefits

C. A method statement for protecting buried remains outside the basement footprint during the construction period

D. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: This pre-commencement condition is necessary to safeguard the archaeological interest on this site as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of City Council’s Unitary Development Plan adopted in January 2007. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.

1. **Pre enabling works condition:**

No below ground works other than service diversions and enabling works to a depth of no more than 1.2m below the existing ground surface shall take place until a written scheme of investigation (WSI) in respect of those service diversions and enabling works has been submitted to and approved by the local planning authority in writing. No enabling works or service diversions shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works and a process for integrating the results into post-investigation programme secured by Part D of Condition 15

B  A method statement for protecting underlying significant archaeological remains

Reason: This pre-commencement condition is necessary to safeguard the archaeological interest on this site as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of City Council’s Unitary Development Plan adopted in January 2007. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.

**Flood**

Revised Condition 27:

No development shall take place until a flood risk evacuation plan has been submitted to, and approved by Westminster City Council. The plan shall include trigger levels for evacuation which reflect the ongoing condition of the flood wall. It shall be reviewed annually and updated as necessary to take into consideration any changes to local conditions (such as change in flood wall condition or Standard of Protection). The development shall be carried out in accordance with the details approved.

Reason: This condition is required to ensure that the development has adequate evacuation arrangements and can ensure a safe means of access and egress in the event of flooding from all new buildings to an area wholly outside the floodplain. This is as set out in policy S30 of Westminster's City Plan (November 2016), policies 5.12 and 7.13 of the London Plan (2016), policy SI12.F of the Intend to Publish London Plan (2019), and paragraph 160 of the National Planning Policy Framework (NPPF).

**Trees**

Amended Condition 31.

No excavation for the construction of the proposed basement and courtyard shall be closer to the retained trees than the outer line of secant piling shown in dark grey on the Proposed Basement Floor plan reference UKHM-AA-XX-B3-DR-A-03-101 Rev P03 and shown by the dashed line on the Proposed Ground Floor plan reference UKHM-AA-XX-B3-DR-A-03-100 Rev P03. No excavation for the memorial fins shall be closer to the retained trees than shown in the colour xx on plan reference xx.

Reason: To protect the trees and the character and appearance of this part of the Westminster Abbey and Parliament Square Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of the City Council’s Unitary Development Plan adopted in January 2007

Note for Inspector: A scale plan is being created based on the lower image shown on page 31, para 3.1.0 of the Arboricultural Impact Assessment Addendum April 2019 (CD 6.22), entitled Excavations / Revised proposal (April 2019)

**Fire**

New condition 35:

No development shall take place until a fire escape plan has been submitted to, and approved by Westminster City Council. The development shall be carried out in accordance with the details approved.

Reason: This condition is required to ensure that the development has adequate evacuation arrangements and can ensure a safe means of access and egress in the event of a fire. This is as set out in policy 7.13 of the London Plan (2016), policy D12 of the Intend to Publish London Plan (2019), and section 8 of the National Planning Policy Framework (NPPF).