

3 The Proposed Amendments to the Detailed Phasing Plan

- 3.1 The Updated Detailed Phasing Plan is provided as Appendix B of this document, with an indicative plot construction programme included in Appendix C. The Detailed Phasing Plan has been updated following discussions with SC and TfL and in order to optimise the construction process of Elephant Park and enable interim uses to establish and thrive. The plan sets out Lend Lease's anticipated programme and sequence for the delivery of the Construction Phases and Development Plots. A series of updated Key Phase Infrastructure Works Plans are also provided and discussed in further detail in Section 5.
- 3.2 The Detailed Phasing Plan has evolved and been amended since the submission of the Detailed Phasing Plan in July 2013, prior to the submission of the MP1 RMAs. The justification for this amendment is set out in Section 4 of this document, with an assessment of the implications of the amended Detailed Phasing Plan on the approved Environmental Statement, Transport Assessment, and the Section 106 Agreement in Section 6.
- 3.3 A summary of the order and timings of the Updated Detailed Phasing Plan is set out in the table below. Where amendments to the approved Detailed Phasing Plan (July 2013) are sought words are provided in **bold** or ~~strikethrough~~:

	Phase MP1*	Phase MP2	Phase MP3	Phase MP4	Phase MP5
Plots	Plot H6 Plot H10 Plot H12 Plot H13	Plot H2 Plot H3	Plot H4 Plot H7 PAV.1	Plot H1 Plot H5	Plot H5 Plot H1 Plot H11a Plot H11b
Park Delivery	Temporary Park		50% of Park	100% of Park	
Anticipated Construction Timescales	Q3 2014 – Q1 Q3 2017	Q1 2015 – Q2 2018	Q2 2017 – Q4 2020	Q2 2020 – Q3 2022	Q3-Q2 2021 – Q2 2025
Cumulative Residential Completions (based on Illustrative Masterplan – September 2012)	315 360 units	843 942 units	1,539 1,525 units	1,795 1,814 units	2,469 units

Table 2 - Indicative Updated Plot Construction Programme - also refer to Appendix C

*Plot H12 will come forward as a sub-phase of MP1, called MP1a, as a separate Reserved Matters Application

- 3.4 Please note that the above table outlines all construction works that will be delivered by the completion of the relevant Phase. Specific programmes for the delivery and sequence of works within an individual Phase or Plot, including the approximate durations, will be submitted at a later date within the Detailed Phase Delivery Programmes and Plot Delivery Plans.
- 3.5 As previously stated, by its very nature the Detailed Phasing Plan needs to take a strategic overview of the whole development as the detailed designs of the individual Plots and Public Realm Works have not yet been approved. As such, the precise boundaries of the individual Phases as shown on the Updated Detailed Phasing Plan (i.e. where the line is drawn between Plots) maybe subject to change and will be confirmed in the relevant Reserved Matters Applications and Detailed Phase Delivery Programmes once the detailed designs are known. For the avoidance of doubt, however, the Plots proposed within each of the Phases are not anticipated to change unless another Updated Detailed Plan is submitted and approved in the future.
- 3.6 It should be noted that Phases may not coincide with Reserved Matters Applications and that RMAs made at different times may cover a single Phase and incorporate one or more plots at the same time.