

Our ref: Q200816
Your ref: PP-11216569
Email: Hannah.Cox@quod.com
Date: 27 February 2023



Director of Planning Policy and Decisions
London Legacy Development Corporation
Level 9
5 Endeavour Square
London
E20 1JN

For the attention of Sara Dawes
By Email

Dear Sara

Reserved Matters Application (RMA) for Plots N18/19 pursuant to the Stratford City Outline Planning Permission

Zone 3, Stratford City, Celebration Avenue, Stratford (now part of East Village)

On behalf of Stratford Village Property Holdings 1 Limited (“SVPH1”) and Stratford Village Property Holdings 2 Limited (“SVPH2”) (“the Applicant”) please find enclosed a Reserved Matters Application (“RMA”) for Plots N18 and N19 pursuant to Conditions B1, B8, Q1 and Q4 of the Stratford City Outline Planning Permission (“SC OPP”) (Ref: 10/90641/EXTODA).

The RMA seeks approval for 848 residential units across two buildings with complementary retail floorspace at ground floor together with associated car parking and open space/landscaping at Plots N18/19 which fall within Zone 3 of the wider Stratford City development. The Gross External Area (“GEA”) for the total floorspace of the building equates to 87,997 m² comprising residential floorspace (including shared centralised amenity space internal residential amenity area), complementary retail floorspace and ancillary space.

The RMA hereby enclosed is submitted concurrently with, and related to:

- (i) An application pursuant to Section 96A (“S96A”) of the Town and Country Planning Act (“TCPA”) 1990 (as amended) to the SC OPP to allow the detailed proposals for Plots N18/N19 to deviate from the SC OPP in a limited number of instances, pursuant to Conditions D9/D9A (relating to building heights) and Condition and U3 (relating to market housing mix);

and

- (ii) An approval of details (“AOD”) application that seeks an update to the approved Stratford City Site Wide Housing Strategy (“SWHS”) pursuant to Condition C1 of the SC OPP.





The RMA proposals have been developed by the design team in full consultation with the London Legacy Development corporation (“LLDC”) Planning Policy and Decisions Team (“PPDT”), LLDC Design and Landscape officers, the LLDC’s Quality Review Panel (“QRP”), the LLDC’s Built Environment Access Panel (“BEAP”) and the LLDC’s Planning Committee. The proposals have also evolved in response to public consultation events undertaken by the Applicant from March to July 2022.

The description of development for the purposes of the RMA is as follows:

“Reserved Matters Application for layout, scale, design, appearance, access and landscaping pursuant to Conditions B1, B8, B9, B10, K6, K6a, Q1 and Q4 of the Stratford City Outline Planning Permission (ref: 10/90641/EXTODA) comprising the construction of two buildings extending to G+39 storeys (+147.6 m AoD) at N18 and G+34 storeys (+132.0 AoD) at N19 to provide up to 848 residential units with complementary retail (Use Class E (a)-(c) and Sui Generis (drinking establishments and hot food takeaways)); associated blue badge parking, motorcycle and cycle parking; new vehicular access from Anthems Way and Celebration Avenue; alterations to the existing open space within Victory Park and the redesign of the existing Neighbourhood Equipped Area of Play (NEAP); and associated works, together with approval in writing pursuant to condition O9 to erect residential dwellings that will experience levels of groundborne noise from railway tracks in excess of the maximum level cited in condition O8 of the outline planning permission.”

The RMA Submission

Table 1 below sets out the documents submitted with this RMA submission. The structure of the RMA is consistent with previous RMA’s that have been approved within this part of Stratford City and has been agreed with the LLDC PPDT during pre-application consultation. In summary, the RMA is structured in 3 volumes as follows:

- *Volume 1* satisfies the requirements of the SC OPP and accompanying Section 106 Agreement;
- *Volume 2* comprises additional documents that are required by planning policy, notably, policies contained within the London Plan (2021).

This RMA has been submitted via the Planning Portal (ref: PP-11216569).

A fee of £161,914.00 (the value of which has been agreed with the LLDC PPDT in advance) has already been paid via bank transfer to cover the requisite application fee consistent with the requirements of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.



Appendix 1 attached to this letter provides a schedule of application drawings whilst **Appendix 2** sets out specific details of this RMA which are the subject of determination in the context of the relevant conditions attached to the SC OPP.

Table 1: Application Submission

Volume	Document
Volume 1	Application Form
	Application Drawings
	Community Infrastructure Levy (“CIL”) Additional Information Form
	Covering Letter (this letter)
	Environmental Compliance Statement (“ECS”)
	Environmental Impact Assessment (“EIA”) Screening Letter
	Zonal Masterplan (“ZMP”) Conformity Statement and Appendices
Volume 2	Circular Economy Statement
	Design Development Report (“DDR”) and Appendices
	Energy Assessment
	Train Groundborne Noise Assessment
	Fire Statement and Gateway 1 Fire Statement Form
	Social Value Statement
	Statement of Community Involvement (“SCI”)
	Sustainability Statement
	Whole Life Carbon Assessment

Background

Plots N18/19 are located within East Village which is an established and vibrant residential neighbourhood that forms part of the wider Stratford City development. It accommodated the Athletes’ Village during the 2012 Olympic and Paralympic Games (“the 2012 Games”) before being occupied by first permanent residents in 2013 – it represents the first residential legacy of the 2012 Games.



East Village is operated by Get Living (“GL”), one of the UK’s largest Build to Rent (“BtR”) operators and is now home to over 6,500 residents with 25 acres of parklands and public spaces, children’s play spaces, exceptional transport connections and cycle paths and facilities such as an Ofsted ‘Outstanding’ school (Chobham Academy), health centre (Sir Ludwig Guttmann Health and Wellbeing Centre) and dental practice.

GL has invested heavily in East Village over the last nine years and are committed to ensure that it remains an exemplar neighbourhood in London (and the UK more widely) with a desire to evolve to meet the changing needs of residents. As long-term guardians of East Village, GL has undertaken a review of the remaining development Plots (Plots N16 and N18/19), as there is an opportunity to deliver more sustainable and much needed high-quality homes as well as to refine and improve the surrounding public realm.

Both Plots N16 and N18/N19 benefit from RMA consent for primarily residential uses (with non-residential uses at ground floor) for a cumulative total of 898 market housing units. Both RMA’s (N18/N19 ref: 14/00141/REM and N16 ref: 14/00056/REM) are consistent with the SC OPP and are capable of implementation. Since the approval of the RMA’s in 2014 however, the Applicant has reviewed the requirements of East Village and Plots N18/N19 specifically to identify ways in which the proposals can respond to the evolving BtR market and the requirements of East Village. This has identified:

- The need to ensure that East Village does not provide a homogenous product. The remaining Development Plots provide a unique opportunity to ensure that East Village can respond to tenant requirements/changing demographics in the BtR sector, particularly at the scale provided at East Village;
- East Village is maturing; people are staying longer, the demographic is broadening and residents’ preferences are changing. The average resident age of 29 is increasing, the average resident salary is in line with the London average, there are 81 different nationalities, many of course work in the City and Canary Wharf, but the highest referenced employer is the NHS;
- The resident proposition must be compelling but bring genuine social value and environmental sustainability, given GL’s long-term owner perspective;
- There has to be an iconic gateway into East Village and sense of theatre commensurate with the scale of East Village.

The Applicant recognises that this provides a one-off opportunity to ensure that the remaining development Plots at East Village can integrate seamlessly into the existing estate, whilst also capitalising on the opportunity to evolve East Village in response to the neighbourhood’s needs. Accordingly, the planning strategy agreed with the LLDC PPDT reflects an overarching masterplanning approach. In addition to the suite of applications outlined above, two separate



standalone and detailed planning applications (and associated applications) are being submitted concurrently with the enclosed RMA as follows:

- **Plot N16:** a new standalone and detailed planning application for purpose-built student accommodation (“PBSA”). A separate application is being submitted in support of that standalone application pursuant to S96A of the TCPA (as amended) for non-material amendments to “slot out” Plot N16 from the SC OPP. This is necessary because no PBSA floorspace forms part of the overarching SC OPP;
- **Public Realm:** a new standalone and detailed application for enhancements to key areas of public realm, namely Victory Park and the area formerly known as the Belvedere. There is no planning requirement to make such enhancements, but this demonstrates the Applicant’s commitment to ensure that the amenities at East Village evolves in response to the neighbourhood’s needs whilst continuing to invest in its infrastructure.

These applications are being submitted separately, albeit concurrently, reflecting the way in which all proposals have been the subject of a comprehensive pre-application process resulting in entirely compatible proposals.

The above proposals are of the highest quality and the result of a robust design development processes running concurrently that has been informed by extensive pre-application consultation with a range of stakeholders. The RMA hereby enclosed is also supported by a Social Value Statement. This outlines several cumulative benefits that will arise from all three proposals (i.e. the RMA for Plots N18/N19 and the standalone and detailed planning applications for Plot N16 and the public realm) which includes:

- New homes that respond to the needs of local people;
- Increased walking and cycling opportunities;
- Improved quality and function of open space focusing on quality of landscaping and opportunities for social cohesion;
- Improved accessibility and legibility of the public realm which specifically responds to resident feedback that highlighted the need for more amenities and activities;
- Excellent and improved access to shops and services for health, leisure and socialising;
- Excellent access to improved outdoor space to play and exercise, including community sports events as well as better security across the areas of public realm;
- Improved biodiversity, an increased urban greening factor (“UGF”) and biodiversity net gain through urban greening, trees, extensive planting, and community gardens; and
- Opportunities for cultural and creative expression and shared experience with neighbours.

The benefits that will arise from the proposals at N18/19 alone include:



- 848 high quality homes split across a tenure that responds to needs of existing and future residents in East Village;
- Extensive shared and private residential amenity provided throughout the proposed buildings. This includes: a large residential lobby, roof terraces and private balconies;
- Public realm improvements and an increase in the amount of open space compared to the RMA consented in 2014;
- The creation of statement piece of public realm that creates an important threshold to East Village and provides an attractive pedestrian route from the DLR station towards Victory Park and beyond;
- An urban greening factor score of 0.34 and improved biodiversity net gain; and
- An enhanced design when compared to the RMA consented in 2014 including improvements to daylight compliance rate, the provision of external private amenity; the number of dual aspect homes; form factor; and sustainability and energy reduction commitments.

Environmental Matters

Environmental Impact Assessment (EIA) Screening

Plots N18/N19 are located within the Stratford City site that has the benefit of an outline planning permission (i.e. the SC OPP). The SC OPP (and subsequent amendments) were subject to the Stratford City Environmental Statements (“SCES”). These are defined within SC OPP (under AA.1 Definitions and Interpretation) as follows:

“Stratford City Environmental Statements’ means the Stratford City Environmental Statement submitted with planning application P/03/0607 and the further environmental information submitted in January 2004 and June 2004 together with the Environmental Statement dated December 2010 and the Regulation 19 response of March 2011, submitted with application 10/90641/EXTODA and planning application 10/90651/VARODA”.

In determining the SC OPP and subsequent amendments, the Local Planning Authority (“LPA”) concluded the likely significant environmental effects of the proposals had been carefully considered and that all matters could be addressed through planning conditions requiring the requisite mitigation. Planning conditions were therefore imposed on the SC OPP and there is a separate Section 106 Agreement (dated 30 March 2012 and varied (via Deed of Variation (“DoV”) on 25 March 2014 in so far as it relates to the SV Land) imposing a number of planning obligations.

The RMA proposals hereby enclosed are substantially in accordance with the SC OPP and accompanying planning conditions and S106 Obligations with the exception of minor non-material deviations to the height parameter associated with one of the buildings (Plot N18) (as set out in Parameter Plan 7); and a minor change to the market housing mix (set out in Condition U3) of the SC OPP.



An application pursuant to S96A of the TCPA 1990 (as amended) to allow the detailed proposals for Plots N18/N19 to deviate from the SC OPP in a limited number of places. That application assesses whether or not those proposals give rise to any new or different significant effects to those assessed under the SCES's.

Notwithstanding, a separate request for a 'Screening Opinion' from the LLDC has been submitted as part of the RMA hereby enclosed RMA under Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This assesses the impact of the minor deviations, and concludes as follows:

- **Deviation from Parameter Plan 7 (Development Heights):** The nature of the proposed deviations is similar to those that were approved as part of the suite of RMA's approved in 2014, including that for Plots N18/N19. This was based on a broader master planning review of East Village to ensure a coordinated and master planned approach to height strategy. The RMA proposals hereby enclosed do not deviate from those design principles. The Screening Letter assess the potential effects on townscape and visual, wind environment and sunlight/daylight conditions. It concludes that the proposals would not result in significant environmental effects beyond those identified in the previous SCES's;
- **Deviations from Condition U3 (Market Housing Mix):** the number of units (and therefore the number of residents) being proposed sits within those assessed as part of the original ES for Stratford City. It concludes that the proposals would not result in significant environmental effects beyond those identified in the previous SCES's.

No changes to the SC OPP are sought as part of the RMA hereby enclosed. As explained within the accompanying Screening Letter prepared by Arup, the RMA proposes no development which differs from that already assessed. On this basis there would not be any additional or materially different environmental effects from those already assessed in relation to the SC OPP.

Groundborne Noise

This RMA is also accompanied by a Train Groundborne Noise Assessment by RBA Acoustics that consider the potential impacts of the High Meads Loop ("HML") railway line to the immediate north/northwest of the Site and Stratford International Docklands Light Railway ("DLR"). Condition O8 of the SC OPP states that groundborne noise from railway tracks should not exceed 35dBLA in residential units. Condition O9 goes on to state that in some circumstances the LPA may allow the building of residential properties in areas where Condition O8 is not met.

RBA Acoustics has undertaken an assessment of the potential effect of groundborne noise on the RMA proposals hereby enclosed, in accordance with Conditions O8 and O9 of the SC OPP. Full detail is provided within the accompanying Train Groundborne Noise Assessment, but in summary, it explains that the overarching SC OPP and subsequently approved Zonal Masterplan (ZMP) for Zones 3-6 of Stratford City establishes the principle of built residential development adjacent to several rail



assets such as Plots N13/N26 located to the east of East Village; and Plots N09; N10, N14 and N13 located immediately adjacent to the HML.

Despite these Plots having been built and occupied approximately 9 years ago, there have been no known issues with train groundborne noise since occupancy. The principle of a high-density residential development at Plots N18/N19 have also been well established, with a detailed RMA) being approved by the LLDC PPDT in 2014 (ref: 14/00141/REM).

Based on the vibration levels measured, the worst-case groundborne noise level in the nearest residential unit of N18-19 is predicted to be 38dB, LAsmax.

Given that train activity being highly infrequent and affecting a small proportion of the total residential units only, and that there has been no known groundborne train noise issues in around 9 years of occupancy at East Village, the assessment concludes that:

- No vibration isolation is recommended to control groundborne vibration in the N18/19 buildings due to train activity from the adjacent DLR station.
- No vibration isolation is recommended to control groundborne vibration in the N18/19 buildings due to train activity from the adjacent HML rail network.

The Sustainability Statement submitted with this RMA, includes a BREEAM pre-assessments and a Code for Sustainable Homes pre-assessment demonstrating that the development is targeting Level 4 and BREEAM 'Very Good' or 'Excellent', as required by SC OPP Condition K6a and K6 respectively.

We trust that the enclosed is sufficient for your purposes to register the Application and commence with the required consultation. We look forward to receiving confirmation that the Application has been registered and validated.

Please do not hesitate the contact me should you require any further information or additional copies of the submission.

Yours sincerely

Hannah Cox
Senior Planner



cc. James Dredge – Qatari Diar (on behalf of Stratford Village Property Holdings 1 Limited and Stratford Village Property Holdings 2 Limited)

Ailish Christian West – Get Living (on behalf of Stratford Village Property Holdings 1 Limited and Stratford Village Property Holdings 2 Limited)



Appendix 1 – Drawing Schedule

DRAWING REFERENCE	DRAWING TITLE	SCALE	SIZE	REV
ARCHITECTURAL DRAWINGS				
SITE CONTEXT				
2292-GHA-ZZ-ZZ-DR-A-050001	Site Location Plan	1:250	A1	-
2292-GHA-ZZ-ZZ-DR-A-050002	Site Context Plan	1:250	A1	-
2292-GHA-ZZ-ZZ-DR-A-050003	Proposed Site Plan	1:500	A1	-
2292-GHA-ZZ-ZZ-DR-A-050004	Key Dimensions Plan	1:500	A1	-
2292-GHA-ZZ-ZZ-DR-A-050010	Site Section	1:500	A1	-
2292-GHA-ZZ-ZZ-DR-A-050020	Site Elevation - East	1:500	A1	-
2292-GHA-ZZ-ZZ-DR-A-050022	Site Elevation - North-west	1:500	A1	-
2292-GHA-ZZ-ZZ-DR-A-050060	Existing Site Sections	1:500	A1	-
2292-GHA-ZZ-ZZ-DR-A-050070	Existing Site Elevation 1	1:500	A1	-
2292-GHA-ZZ-ZZ-DR-A-050071	Existing Site Elevation 2	1:500	A1	-
GENERAL ARRANGEMENT PLANS				
2292-GHA-ZZ-00-DR-A-050100	Station Level Floor Plan	1:200	A1	-
2292-GHA-ZZ-M1-DR-A-050101	Mezzanine Floor Plan	1:200	A1	-
2292-GHA-ZZ-00-DR-A-050102	Park Level Floor Plan	1:200	A1	-
2292-GHA-ZZ-01-DR-A-050103	L01 Floor Plan	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050104	L02-05 Floor Plan	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050108	L06-10 Floor Plan	1:200	A1	-
2292-GHA-ZZ-11-DR-A-050113	L11 Floor Plan	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050114	L12-17 Floor Plan	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050120	L18-20 Floor Plan	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050123	L21-24 Floor Plan	1:200	A1	-
2292-GHA-ZZ-25-DR-A-050127	L25 Floor Plan	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050128	L26-28 Floor Plan	1:200	A1	-
2292-GHA-ZZ-29-DR-A-050131	L29 Floor Plan	1:200	A1	-
2292-GHA-ZZ-30-DR-A-050132	L30 Floor Plan	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050133	L31-34 Floor Plan	1:200	A1	-
2292-GHA-ZZ-35-DR-A-050137	L35 Floor Plan	1:200	A1	-
2292-GHA-ZZ-36-DR-A-050138	L36 Floor Plan (Inl. Motor Room in N19)	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050139	L37-39 Floor Plan	1:200	A1	-
2292-GHA-ZZ-RL-DR-A-050142	Roof Plan (L40)	1:200	A1	-
2292-GHA-ZZ-RL-DR-A-050143	Roof Plan (L41 Motor Room Plan in N18)	1:200	A1	-
2292-GHA-18-ZZ-DR-A-050200	North-West Tower Elevation N18	1:200	A1	-
2292-GHA-18-ZZ-DR-A-050201	North-East Tower Elevation N18	1:200	A1	-



2292-GHA-18-ZZ-DR-A-050202	South-East Tower Elevation N18	1:200	A1	-
2292-GHA-18-ZZ-DR-A-050203	South-West Tower Elevation N18	1:200	A1	-
2292-GHA-18-ZZ-DR-A-050204	Shoulder Block Elevations N18	1:200	A1	-
2292-GHA-19-ZZ-DR-A-050210	North-West Tower Elevation N19	1:200	A1	-
2292-GHA-19-ZZ-DR-A-050211	North-East Tower Elevation N19	1:200	A1	-
2292-GHA-19-ZZ-DR-A-050212	South-East Tower Elevation N19	1:200	A1	-
2292-GHA-19-ZZ-DR-A-050213	South-West Tower Elevation N19	1:200	A1	-
2292-GHA-19-ZZ-DR-A-050214	Shoulder Block Elevation N19 1	1:200	A1	-
2292-GHA-19-ZZ-DR-A-050215	Shoulder Block Elevation N19 2	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050220	Podium Elevation	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050300	Section A-A	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050301	Section B-B	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050302	Section Podium Levels	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050303	Section D-D	1:200	A1	-
2292-GHA-ZZ-ZZ-DR-A-050304	Section C-C	1:200	A1	-
BAY STUDIES AND DETAILS - EXTERNAL WALLS				
2292-GHA-ZZ-ZZ-DR-A-050400	Bay Study 1 - Tower Top	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050401	Bay Study 2 - Typical Shoulder Level	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050402	Bay Study 3 - Station Level Residential Entrance	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050403	Bay Study 4 - Typical Retail Shoulder Level	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050404	Bay Study 5 - Celebration Avenue BOH Entrance	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050405	Bay Study 6 - Station Level Residential Amenity	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050406	Bay Study 7 - N19 South BOH Elevation	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050407	Bay Study 8 - Park Level Residential Entrance	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050420	Detail Bay Study 1	1:25	A1	-
2292-GHA-ZZ-ZZ-DR-A-050421	Detail bay Study 2	1:25	A1	-
APARTMENT LAYOUTS				
2292-GHA-ZZ-ZZ-DR-A-050500	Adaptable Unit Types 1 of 2	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050501	Adaptable Unit Types 2 of 2	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050510	Studio Apartment Types 1 of 2	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050511	Studio Apartment Types 2 of 2	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050520	1 Bed Typical Apartment Types 1 of 4	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050521	1 Bed Typical Apartment Types 2 of 4	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050522	1 Bed Typical Apartment Types 3 of 4	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050523	1 Bed Typical Apartment Types 4 of 4	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050530	2 Bed Typical Apartment Types 1 of 3	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050531	2 Bed Typical Apartment Types 2 of 3	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050532	2 Bed Typical Apartment Types 3 of 3	1:50	A1	-



2292-GHA-ZZ-ZZ-DR-A-050540	3 Bed Typical Apartment Type	1:50	A1	-
2292-GHA-ZZ-ZZ-DR-A-050550	4 Bed Typical Apartment Type	1:50	A1	-
SCHEDULES				
2292-GHA-ZZ-ZZ-SH-A-A10001	Accommodation (Planning) in DDR, following N06 format	NTS		-
2292-GHA-ZZ-ZZ-SH-A-A10002	Area Schedule (Planning) in DDR, following N06 format	NTS		-
LANDSCAPE DRAWINGS				
EXISTING DRAWINGS				
EAV627-GRA-00-DR-L-0001-P	Existing General Arrangement Plan	1:250	A1	00
EAV627-GRA-00-DR-L-0002-P	Existing site levels plan/topography plan	1:250	A1	00
EAV627-GRA-00-DR-L-0003-P	Site Location Plan	1:250	A1	00
PROPOSED DRAWINGS				
EAV627-GRA-00-DR-L-1001-P	General Arrangement Key Plan	1:250	A1	00
EAV627-GRA-00-DR-L-1002-P	Annotation Sheet	N/A	A1	00
EAV627-GRA-00-DR-L-1003-P	Proposed Illustrative Masterplan	1:250	A1	00
EAV627-GRA-00-DR-L-1100-P	General Arrangement Plan	1:250	A1	00
EAV627-GRA-00-DR-L-2101-P	Proposed Levels Plan	1:250	A1	00
EAV627-GRA-00-DR-L-2102-P	Proposed Drainage Plan	1:300	A1	00
EAV627-GRA-00-DR-L-6101-P	Proposed Lighting Plan	1:250	A1	00
EAV627-GRA-00-DR-L-6102-P	Proposed Lighting Plan L11	1:250	A1	00
HARDWORK PLANS				
EAV627-GRA-00-DR-L-3101-P	Proposed Hardworks Plan Ground Level L00	1:250	A1	00
EAV627-GRA-00-DR-L-3102-P	Proposed Hardworks Zoom-in Plan Ground Level L00 (Pocket Space)	1:50	A1	00
EAV627-GRA-00-DR-L-3103-P	Proposed Hardworks Zoom-in Plan Ground Level L00 (Park Level Plaza)	1:50	A1	00
EAV627-GRA-00-DR-L-3104-P	Proposed Hardworks Zoom-in Plan Ground Level L00 (Garden lounge)	1:50	A1	00
EAV627-GRA-00-DR-L-3105-P	Proposed Hardworks Plan L01	1:250	A1	00
EAV627-GRA-00-DR-L-3106-P	Proposed Hardworks Plan L11	1:250	A1	00
EAV627-GRA-00-DR-L-3107-P	Proposed Hardworks Plan L30	1:250	A1	00
EAV627-GRA-00-DR-L-3108-P	Proposed Hardworks Plan L35	1:250	A1	00
EAV627-GRA-00-DR-L-3109-P	Proposed Hardworks Plan L40	1:250	A1	00
SOFTWARE PLANS				
EAV627-GRA-00-DR-L-5100-P	Proposed Trees Ground Level	1:250	A1	00
EAV627-GRA-00-DR-L-5101-P	Proposed Softworks Plan Ground Level L00	1:250	A1	00
EAV627-GRA-00-DR-L-5102-P	Proposed Softworks Zoom-in Plan Ground Level L00 (Pocket Sapce)	1:50	A1	00
EAV627-GRA-00-DR-L-5103-P	Proposed Softworks Zoom-in Plan Ground Level L00 (Park Level Plaza)	1:50	A1	00
EAV627-GRA-00-DR-L-5104-P	Proposed Softworks Zoom-in Plan Ground Level L00 (Garden lounge)	1:50	A1	00
EAV627-GRA-00-DR-L-5105-P	Proposed Softworks Plan L01	1:250	A1	00



EAV627-GRA-00-DR-L-5106-P	Proposed Softworks Plan L11	1:250	A1	00
EAV627-GRA-00-DR-L-5107-P	Proposed Softworks Plan L30	1:250	A1	00
EAV627-GRA-00-DR-L-5108-P	Proposed Softworks Plan L35	1:250	A1	00
EAV627-GRA-00-DR-L-5109-P	Proposed Softworks Plan L40	1:250	A1	00
SECTIONS-GROUND LEVEL				
EAV627-GRA-00-DR-L-1301-P	Section A-A	1:50	A1	00
EAV627-GRA-00-DR-L-1302-P	Section B-B	1:50	A1	00
EAV627-GRA-00-DR-L-1303-P	Section C-C	1:30	A1	00
EAV627-GRA-00-DR-L-1304-P	Section D-D	1:30	A1	00
EAV627-GRA-00-DR-L-1305-P	Section E-E	1:75	A1	00
EAV627-GRA-00-DR-L-1306-P	Section F-F	1:50	A1	00
EAV627-GRA-00-DR-L-1307-P	Section G-G	1:50	A1	00
EAV627-GRA-00-DR-L-1308-P	Section H-H	1:70	A1	00
SECTIONS-UPPER LEVELS				
EAV627-GRA-00-DR-L-1321-P	Section I-I (L01)	1:20	A1	00
EAV627-GRA-00-DR-L-1322-P	Section J-J (L11)	1:30	A1	00
EAV627-GRA-00-DR-L-1323-P	Section K-K (L11)	1:25	A1	00
EAV627-GRA-00-DR-L-1324-P	Section L-L (L11)	1:25	A1	00
EAV627-GRA-00-DR-L-1325-P	Section M-M (L11)	1:20	A1	00
EAV627-GRA-00-DR-L-1326-P	Section N-N (L11)	1:25	A1	00
EAV627-GRA-00-DR-L-1327-P	Section O-O (L35)	1:10	A1	00
EAV627-GRA-00-DR-L-1328-P	Section P-P (L35)	1:25	A1	00
DETAILS				
EAV627-GRA-00-DR-L-1501-P	Proposed Benches	1:10	A1	00
EAV627-GRA-00-DR-L-1502-P	Proposed Planters	1:25	A1	00
EAV627-GRA-00-DR-L-1503-P	Proposed Play equipment	1:30	A1	00



Appendix 2 – Matters for Approval

The application is made pursuant to Conditions B1, B8, B9, B10, K6, K6A, O9, Q1 and Q4 of SC OPP. Columns in the table below confirm the details as follows:

- The relevant Condition (B8, B9, B10 and Q4) of the SC OPP;
- The requirement of that relevant Condition;
- The details which are submitted for approval as part of this RMA in response to the relevant Condition;
- The reference to the relevant supporting Application Report (not for approval) that provides a description of the proposals and whether or not further detail is expected to be submitted pursuant to a planning condition in due course

The Drawing Schedule that accompanies the Application confirms those Application Plans which are submitted for approval and those submitted for Information only. The Key on the Application Plans also defines clearly any caveats to that position so that the interpretation of the details shown on the Plans is self-evident to the reader.

There are also a number of plans and appendices contained within the Application Reports which are not submitted for approval.

Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
B8	Unless minor variations are agreed in writing by the Local Planning Authority, each application for the approval of Reserved Matters shall be accompanied by the following for the approval of the Local Planning Authority:		
	A statement and such other material as may reasonably be necessary to demonstrate that such Reserved Matters accord with the Zonal	N/A	ZMP Conformity Statement



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	Masterplan approved in respect of the relevant Zone pursuant to Condition A1		
	a 1:1250 scale plan on an Ordnance Survey base showing details of any Reserved Matters already approved in respect of the relevant Zone	Site Location Plan	N/A
	a 1:500 scale plan on an Ordnance Survey base surrounded by a 50 metre zone of detailed context measured from the boundary of the Reserved Matters application showing existing or approved development	Site Context Plan	N/A
	where relevant to the particular submission, details of the following items shall be provided and shall accord with the relevant Zonal Masterplan and Site Wide Strategies:		
	open space and linkages between the open spaces	Location and quantum of open space and linkages shown on Application Plans.	ZMP Conformity Statement Design Development Report



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	car, motorcycle and cycle parking, including the number of spaces, their location and layout and a scheme for their management;	The number and location of car, motorcycle and cycle parking within the application proposals are shown on the Application Plans.	ZMP Conformity Statement Design Development Report Access Statement
	public transport facilities and interchanges, including layout;	N/A	No public transport facilities are included as part of this RMA
	footpaths and cycle routes	Widths, alignments, levels and siting of footpaths shown on application plans	Design Development Report Access Statement No dedicated cycle routes are proposed through the site
	proposed roads and junctions	N/A	The application does not relate to proposed roads and junctions (other than access into the site from the public highway at Anthems Way and Celebration Avenue)
	other infrastructure, including drainage, utility works and the undergrounding of the pylons referred to in Condition D1	Drainage details shown on application plans	Design Development Report



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	any proposed topographical changes	Finished levels shown on application plans	Design Development Report
	accommodation for the loading and unloading of vehicles	Loading bays shown on application plans	Details of fire, maintenance, refuse and servicing routes including loading and unloading of vehicles are shown within Design Development Report Access Statement
	lighting for roads, footpaths, cycle routes, open space, public transport facilities and interchanges and all other areas accessible to the public	Location of lighting shown on applications plans	Lighting Strategy within Design Development Report with final lighting details to be submitted for future approval
	all external lighting for private areas	Location of lighting shown on applications plans	Lighting Strategy within Design Development Report with final lighting details to be submitted for future approval
	bus stops and shelters;	N/A	No bus stops or shelters are included within this RMA
	bus and cycle lanes	N/A	No bus lanes or dedicated cycle lanes are included within this RMA



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	taxi ranks and/or other facilities for taxis, including the size and location of such taxi ranks and/or facilities	N/A	No taxi ranks are included in this application.
	where the Reserved Matters application relates to any development that is to be connected to the CCHP Plant referred to in Condition K2, an assessment of energy use which demonstrates how the application complies with the principles and targets set within the Sustainable Design Manual approved pursuant to Condition C1.	N/A	The development will be connected to the East London Energy Scheme, also referred to as the Olympic Park District Energy Scheme for space heating and domestic hot water. The energy centre is served by a mixture of CHP boilers, gas boilers and biomass boilers.
	a statement that sets out how the floorspace of the development subject to the Reserved Matters submission relates to the overall limits of development floorspace permitted pursuant to condition D2 (as amended)	Statement of floorspace in relation to Condition D2 included within ZMP Conformity Statement	ZMP Conformity Statement
B9	No development shall commence within any Zone until details of all reprofiling of the site and earthworks to be undertaken within that Zone, together with a statement of how these will	Existing and proposed levels are shown on application plans	ZMP Conformity Statement Design Development Report



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	conform with levels on areas within and adjacent to the site have been submitted to and approved by the Local planning Authority in writing. All re-profiling and earthworks shall be carried out in accordance with the approved details		
B10	Full details (including samples, where relevant) of the materials to be used on all external surfaces (which for the avoidance of doubt shall also include hard landscaping) shall be submitted to and approved by the Local Planning Authority in writing prior to their use within the site, in accordance with the protocol agreed as part of the Zonal Masterplan. Only such materials as shall have been approved pursuant to this condition shall be used in the development.	Partial details of materials are sought, as demonstrated on application plans and materials schedule	ZMP Conformity Statement Design Development Report Final details of materials will be submitted for approval pursuant to the SC OPP.
K6	Prior to commencement of construction of any non-residential building, a certificate issued by or on behalf of The Building Research Establishment shall be submitted to the Local Planning Authority to	Code for Sustainable Homes (CfSH) pre-assessment provided in Section 13 of the Sustainability Statement provided to discharge	CfSH certificate or replacement to be submitted in future for full discharge. Details submitted with the application seeks to discharge the “pre



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	demonstrate that the design of that building will achieve a BREEAM 2004 'Very Good' or 'Excellent' rating.	pre-commencement requirements.	commencement” element of the condition.
K6A	Prior to commencement of construction of any residential building, a preconstruction assessment shall be submitted to the Local Planning Authority to demonstrate that the design of that building will achieve, as a minimum, Level 4 of the Code for Sustainable Homes.	BREEAM pre-assessment provided in Section 10 of the Sustainability Statement provided to discharge pre-commencement requirements.	BREEAM certificate or replacement to be submitted in future for full discharge. Details submitted with the application seeks to discharge the “pre commencement” element of the condition.
O9	In some circumstances, the Local Planning Authority may allow the building of residential properties in areas that do not meet the criteria set out in Condition O8. In considering such applications, the Local Planning Authority will have regard to the availability of alternative sites, the nature of the building and the degree to which the noise standard is exceeded. Any application to the Local Planning Authority pursuant to this condition shall include details of mitigation measures to be employed using best practicable	See Train Groundborne Noise Assessment prepared by RBA Acoustics demonstrating noise levels on site will be acceptable.	N/A



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	<p>means to reduce noise exposure to the lowest practicable level (which shall include, without limitation, where appropriate, design of foundations, building structure, set backs of buildings and internal layout). Where the Local Planning Authority permits the building of residential properties which do not meet the criteria set out in Condition 08, the approved mitigation measures shall be carried out prior to occupation of the residential properties in question.</p>		
Q4	<p>Applications for approval of Reserved Matters shall include details of the open space and design and landscaping of all unbuilt areas of each Zone, including:</p>		
	<p>hard and soft landscape works, boundary treatment and/or means of enclosure</p>	<p>Full details of hard and soft landscape works are shown on the Application Plans</p>	<p>Design Development Report</p>
	<p>details of plants (i.e. species, specification, planting, densities, size) for all trees, shrubs, ground area</p>	<p>N/A</p>	<p>Planting strategy included in Section 6.4, 6.6 and 6,7 of the Design Development Report and</p>



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	(including grasses), climbers and trees (common and Latin names, size and height; density or number, tree girth and method of growth i.e. container or open ground)		Drawings, full details of plants subject to future approval
	details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials, enclosures (walls, fences etc) and drainage	Materials shown on landscape drawings	Samples of hard landscaping materials to be subject to future approval.
	street furniture, signage, lighting	N/A	Furniture strategy included as Section 6.3 of the Design Development Report. Specifications to be proposed in future applications.
	any features or artworks	N/A	No artwork included within application.
	the creation of further private/semi public open space above ground level with the use of roof gardens, terraces and balconies	Locations of private and semi-public areas of open space shown on Application Plans.	Design Development Report



Relevant Condition (i)	Requirement (ii)	Matters for Approval (iii)	Application Reports (not for approval) or subject to Separate RMA submissions (iv)
	measures to minimise land take and disturbance to areas of ecological interest and conservation of existing habitats where possible across the site	Application plans shown extent of proposals	Design Development Report
	measures to safeguard and enhance water supply used for landscaping, including maintenance and enhancement of flow and water quality within proposed water features	Irrigation areas and drainage shown on application plans	Design Development Report
	measures to protect the river corridor and associated habitats where possible	N/A	Site is not located within vicinity of river corridor
	the means of updating of baseline information on sensitive habitats and species	N/A	Not applicable for Zone 5
	an implementation programme	N/A	An implementation programme does not form part of the proposals