

EAST VILLAGE PLOTS PUBLIC REALM PLANNING APPLICATION: **PLANNING STATEMENT**

Stratford Village Property Holdings 1 (SVPH1) Limited
and
Stratford Village Property Holdings 2 (SVPH2) Limited

February 2023
Rev0





Quod

East Village Public Realm

Full Planning Application
Planning Statement

FEBRUARY 2022

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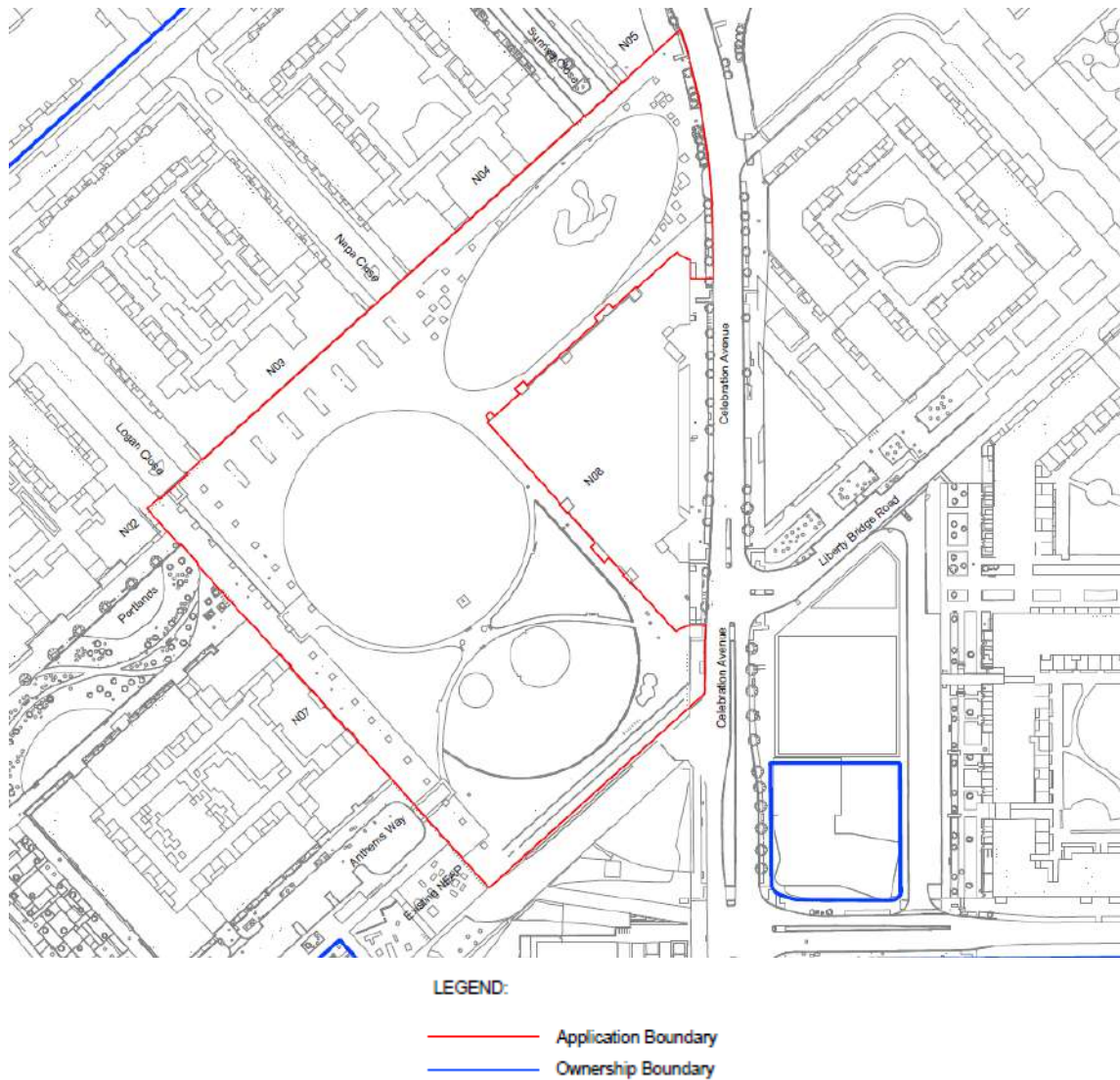
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1 Introduction

- 1.1 This Planning Statement has been prepared by Quod on behalf of Stratford Village Property Holdings 1 ("SVPH1") and Stratford Village Property Holdings 2 ("SVPH2") ("the Applicant"), in support of a full planning application to the London Legacy Development Corporation ("LLDC") for public realm improvements to the existing areas of open space known as Victory Park and the Belvedere within East Village, Stratford ("the Site"). East Village comprises Zones 5 and 6 and parts of Zones 3 and 4 as identified pursuant to Stratford City Outline Permission for development of the wider Stratford City site (the "SC OPP").
- 1.2 This Site equates to approximately 24,900 m² the extent of which is shown on the on the Site Location Plan (ref: EAV627-GRA-00-DR-L-0001) submitted in support of this application, an extract for which is shown in Figure 1 below.

Figure 1: Site Location



- 1.3 The description of development (“the Proposed Development”) as contained within the accompanying planning application form states:

“Full planning application for the redesign and enhancement to the existing open space and public realm at Victory Park and Belvedere in East Village including:

- *The re-provision of the Neighbourhood Equipped Area of Play (NEAP) and Local Equipped Area of Play (LEAP);*
- *The re-provision of public art and area of wilderness;*
- *The provision of a pavilion structure to provide a flexible space and WC facilities;*
- *An area to provide a community space, activities and events;*
- *The provision of a canopy structure;*
- *Enhancements to existing pedestrian and cycle connectivity;*
- *Hard and soft landscape proposals;*
- *Street furniture including, but not limited to, benches and lighting; and*
- *Associated works including, but not limited to, the removal and re-provision of utilities & in-ground services and re-leveling works.”*

- 1.4 The submission of this application follows extensive pre-application consultation with LLDC Planning Policy and Decisions Team (“PPDT”), and design and landscape officers from February to July 2022. The proposals have also been informed through consultation with the LLDC’s Planning Committee, the LLDC’s Quality Review Panel (“QRP”), the LLDC’s Built Environment Access Panel (“BEAP”) as well as public consultation.

Background to the Application Proposals and Strategy

- 1.5 The Proposed Development forms part of a suite of applications that are being progressed pursuant to the SC OPP at Plots N16 and N18/N19 in East Village.

- 1.6 Both Plots N16 and N18/N19 benefit from Reserved Matters Approval (“RMA”) (N18/N19 ref: 14/00141/REM and N16 ref: 14/00056/REM) for primarily residential uses (with non-residential uses at ground floor) and a cumulative total of 898 market housing units. Both RMA’s are consistent with the SC OPP and are capable of implementation.

- 1.7 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 “Build to Rent” (“BtR”) market and the requirements of East Village as a whole. This identified:

- The need to ensure that East Village does not provide a homogenous product. Development Plots not yet built out 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; and
- The desire to have an iconic gateway into East Village and sense of theatre commensurate with the scale of East Village.

1.8 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 for N18/19 and N16 comprise as follows:

- A new RMA for a residential led development at Plots N18/N19. It is intended that this will absorb up to the total amount of remaining permissible floorspace under the SC OPP for Zone 3 (i.e. the cumulative amount of floorspace currently consented in the unimplemented Plots N16 and N18/N19 RMAs); and
- A 'slot-out' of N16 from the SC OPP;
- A new and standalone full planning application for purpose-built student accommodation on Plot N16 that sits independently from the SC OPP.

1.9 These applications (and associated subsidiary applications) are submitted separately, albeit concurrently, reflecting the way in which all proposals have been the subject of a coordinated and comprehensive pre-application process resulting in entirely compatible proposals. Figure 2 below illustrates the planning application boundaries of these applications.

1.10 The application hereby enclosed comprises a new standalone and detailed planning application for enhancements to key areas of public realm which benefit both East Village and the wider Stratford City. The application reflects an overarching masterplanned approach adopted by the Applicant to ensure that the remaining development Plots at East Village will integrate seamlessly into the existing estate, whilst also capitalising on the opportunity to evolve East Village in response to the neighbourhood's needs.

Figure 2: Planning application boundaries for Plots N18/19, N16 and Public Realm



1.11 The application will, if approved, deliver the following key planning benefits:

- **Improvements to public realm** – both the quality and function of Victory Park and the Belvedere will be significantly refined, improved and enhanced. This will be achieved by the creation of new community spaces that inspire creativity, health and sustainable living as well as significant landscape improvements that better responds to the evolving needs of East Village residents and visitors;
- **Improvements to legibility** – the proposals will result in physical health benefits through increased walking and cycling opportunities. Improvements to legibility and the integration with pedestrian and cycling connectivity will ensure the public realm better connects with East Village as a whole and further afield towards Stratford International Station and up to the Velodrome;
- **Improvements to accessibility** – the public realm has been designed to provide an inclusive and welcoming environment to bring together existing and new communities in the LLDC administrative and the surrounding boroughs. For example, access to the Victory Park mound will be improved significantly and include a new canopy with seating and swings that can be used by disabled users;

- **Improvements to play space** – the proposals include new and improved access to outdoor space and play space for children of all ages with equal access for all residents and community members. Security across the play areas and distance to public toilets will also be improved;
- **The creation of a pavilion** – the introduction of a pavilion at the heart of East Village will help activate Victory Park. It will provide a retail kiosk/café with seating and flexible space to host a range of events for the local community. This will expand on the current community offer at East Village and strengthen social cohesion. The design of the pavilion is inspired by local context and will encourage local participation through community consultation, giving residents the opportunity to bring forward ideas on how it should take shape;
- **An area to provide community space, activities and events** – the proposals involve the creation of a “community hub” which will help foster sense of community and local identity as it will provide opportunities for cultural uses such as an outdoor cinema, markets, exercise programmes, and performance space to be enjoyed by the whole community for people of all ages and disabilities. This specifically responds to resident feedback which specifically highlighted the need for more amenities and activities in the public spaces; and
- **Improved biodiversity** – the proposals also result in an improved biodiversity, an increased urban greening factor (“UGF”) and biodiversity net gain through urban greening, trees, extensive planting, and community gardens.

Full Planning Application

1.12 The application is supported by a suite of documentation that has been agreed in advance with the LLDC PPDT. This Planning Statement should be read in conjunction with the following documentation submitted in support of the full planning application (see Table 1 below):

Table 1: Full Planning Application Documents

Planning Application Documents	Author
For Approval	
Application Form	Quod
Community Infrastructure Levy Form	Quod
Design and Access Statement (“DAS”) which includes: <ul style="list-style-type: none"> ▪ Access and Inclusive Design Statement ▪ Open Space Assessment ▪ Landscape Maintenance & Management Plan 	Grants Associates Earncliffe Grants Associates Grants Associates
Drawings (Schedule at Appendix 1 of this Covering Letter)	Grants Associates
For Informative	
Arboricultural Report	Gavin Jones
Biodiversity Statement	Biodiversity by Design
Construction Environmental Management Plan which includes: <ul style="list-style-type: none"> ▪ Phasing Diagram ▪ Construction Logistics Plan 	B&B
Covering Letter	Quod
DSO Assessment	GIA
Drainage Impact Assessment	Walsh
Environmental Impact Screening Report and Cover Letter	Arup
Flood Risk Assessment	Walsh
Lighting Strategy Report	Chapmanbdsp
Planning Statement	Quod
Statement of Community Involvement	LCA
Wind Microclimate Study	FD Global
Transport Statement	TPP

1.13 This Planning Statement is structured as follows:

- **Section 2** outlines the relevant planning background, including the site description, planning designations and planning history;
- **Section 3** describes the pre-application consultation that has been undertaken;
- **Section 4** summarises the proposed development;
- **Section 5** sets out the relevant planning policy context;
- **Section 6** considers the relevant planning considerations; and
- **Section 7** provides the conclusions.

1.14 The scope and content of the detailed planning application has been agreed with the LLDC during pre-application discussions.

2 Relevant Planning Background

2.1 This section of the Planning Statement describes the Site and the surrounding area and a summary of the Site's planning history.

Site and surroundings

2.2 The Site comprises the existing areas of open space known as Victory Park and the Belvedere within East Village and extends to approximately 24,900 m². The full extent of the Site is shown on the Site Location Plan (drawing reference: EAV627-GRA-00-DR-L-0001).

2.3 Victory Park extends to approximately 18,000 m² and is the main open space within East Village (refer to Figure 3). The Belvedere extends to approximately 6,900 m² and currently comprises a large lawned area with a temporary Local Equipped Area of Play ("LEAP")¹. Both Victory Park and the Belvedere are designated as areas of Local Open Space and Amenity Open Space / Pocket Parks and located within East Village Local Centre in the LLDC Local Plan (July 2020). Their locations are illustrated below.

Figure 3: Location of Victory Park and the Belvedere



¹ An unsupervised equipped area for play for children of early school age between 4 and 10 years old.

- 2.4 As shown in Figure 3 above, Victory Park is bound by Victory Parade and Plot N03 to the north-west; East Park Walk, the Belvedere and Plot N08 to the north-east and east; Plot N18 to the south; and Plot N07, West Park Walk and the Portlands to the West. The Belvedere is bounded by residential Plots N04 and N05 to the north; Celebration Avenue (a two-way carriageway that runs in a north south alignment connecting to the wider highway network in the area) and Chobham Academy to the north-east; residential Plot N08 to the south-east; and Victory Park to the south-west.
- 2.5 A more detailed description of both public realm areas is provided below.

Victory Park

- 2.6 Victory Park is a large amenity grassland with clear stem tree planting. Plots N07 and N03 that bound Victory Park along West Park Walk and Victory Parade include ground floor uses including bars and restaurants providing active frontages which help animate and activate the public realm.
- 2.7 There are two intersecting resin bound gravel paths that provide pedestrian movement through the centre of Victory Park and to the nearby ground floor units at Plots N07 and N03. A shared cycle lane is provided along West Park Walk and the southern boundary of Victory Park.
- 2.8 A large central lawn and grassed mound is located towards the northern edge of Victory Park which provide facilities to host outdoor events such as local markets and outdoor cinema/sports event.
- 2.9 At the southern end of Victory Park is a fenced area dedicated to ecological planting, bee hives and habitat areas. This area is known as the 'Natural Copse' but will be referred to as the "area of wilderness" for the purposes of this application.
- 2.10 The Mirror Maze' (which is temporary closed due to public safety issues) is also located at the southern end of Victory Park which is a public art installation installed as part of the legacy of the London 2012 Olympic Games. A large gorilla sculpture is also located on the central lawn.
- 2.11 Street lighting is provided around the perimeter of Victory Park and bollards are located along the main central paths. Several benches are also located within and on the edge of Victory Park.

Belvedere

- 2.12 The Belvedere forms the north-eastern end of the central axial open space through East Village. It currently comprises a large lawned area and includes an unsupervised equipped area for play for children of early school age between 4 and 10 years old. This is, however, a temporary solution until the more permanent proposals (as contained within the application hereby enclosed) is implemented.
- 2.13 The Belvedere provides a pedestrian route to and from Chobham Academy to the northeast and along the central axis through East Village. It also benefits from natural surveillance, by virtue of the adjacent public thoroughfares and overlooked surrounding residential plots and the future development of N08.

- 2.14 The ground floors of Plot N04 and N05 are occupied by restaurant and bar uses which activate the frontage and public realm. The north-west elevation of Plot N08 which bounds the Belvedere to the south-east also comprises a combination of retail and leisure uses which help animate the surroundings.
- 2.15 A more detailed analysis and description of the Site is provided in Sections 2 to 4 of the Design and Access Statement (“DAS”).

Planning Background Context and History

- 2.16 The Site is located within the wider Stratford City development and benefits from the SC OPP (ref: 10/90641/EXTODA). A detailed planning history is provided at **Appendix 1**.
- 2.17 Victoria Park and the Belvedere form part of the wider open space and public realm strategy for the Stratford City development, governed by the overarching the SC OPP.
- 2.18 The SC OPP defined several key parameters including infrastructure, land raise heights, building heights, land uses key vehicular, pedestrian and cycle circulation routes and the distribution of open space across the entire Stratford City development. Parameter Plan 4 (reproduced at Appendix 1) divides the Stratford City site into several Zones. Both Victory Park and the Belvedere sits within Zone 5 (which forms part of the main residential district of the Stratford City development, East Village, which in its entirety comprises Zones 3-6).
- 2.19 Conditions E1 and E2 of the SC OPP collectively set out the amount of open space provision to be made within the Stratford City development as a whole. This requires a minimum of publicly accessible open space and urban green space within the Stratford City development.
- 2.20 The SC OPP was also accompanied by a Section 106 Agreement dated 30 March 2012 and subsequently updated via Deed of Variation dated 25 March 2014.
- 2.21 Schedule 1, Part 8 of the S106 Agreement deals with “Public Access” which includes details on open spaces and public realm. This sets the requirements of the main public realm areas within East Village. Collectively, Victory Park and the Belvedere are located within a broader area of open space known as “Cascades Parklands”. VP comprises an area known as “North Park” located within the Cascades Parkland.
- 2.22 An RMA for the wider public realm throughout East Village (i.e. Zones 3 – 6 of the Stratford City development) was approved on 9 March 2010 (ref: 09/90395/REMODA) which included Victory Park and the Belvedere. The RMA provided the required level of detail as per the SC OPP; Parameter Plans; Open Space Strategy and Section 106 Agreement.
- 2.23 It has explained how core principles for public realm and open spaces are set out within the overarching SC OPP and accompanying S106 Agreement, whilst further detail of principles are set out in the approved Open Space Strategy and ZMP. The vast majority of those requirements have been implemented and delivered, the details of which are set out above.
- 2.24 Table 2 below summarises the requirements set out in overarching planning history framework and existing features within the open spaces/public realm that have informed the application proposals:

Table 2: Requirements of the SC OPP / S106 Agreement

Public Realm/Open Space Component	Reference	Where is it currently provided
Requirements of the SC OPP/S106 Agreement		
Pedestrian and Cycle Routes	S106 Agreement	Comprehensive pedestrian and cycle routes in and around EV. The development as a whole is only partially complete. These are currently provided via comprehensive and permanent pedestrian connections in, through and out of Victory Park / Belvedere. Temporary provision is also provided as part of the temporary management and marketing suite. Detailed proposals for the final connection in, through and out via North Station Square is provided for within the separate, albeit related, new RMA for Plots N18/N19
Pedestrian connections within, into and out of North Park and North Station Square	S106 Agreement	
Quantum of open spaces	S106 Agreement, Open Space Strategy, Conditions E1/E2 of the SCOPP and Zonal Masterplan	Provided across East Village, but notably Victory Park and Belvedere
Neighbourhood Equipped Area of Play (NEAP)	Condition E1 of the SC OPP and S106 Agreement	Parkour facility (a NEAP) currently located to the south west of Victory Park above the High Meads Loop Enclosure ("HMLE"). A second NEAP is also being delivered under the SC OPP near Plot N05
Local Equipped Area of Play (LEAP)	Open Space Strategy	Play equipment is currently provided in the Belvedere. This play area is temporary and will be reprovided as part of the proposals in the Belvedere.
An area to be used as a gathering/performance area with a stage area to be fully powered and serviced	S106 Agreement	Power and services provided in the area of hard landscape located to the northwest of Victory Park
Park furniture including seating and lighting	S106 Agreement	Provided across East Village
Toilet facilities	S106 Agreement (inc DoV)	None provided in the public realm, but currently secured as part of the extant RMA for Plots N18/N19 (ref: 14/00141/REM)
Cycle docking station	DoV	

At least one piece of public art	S106 Agreement	Mirror Maze in Victory Park
Grassed area to be used for informal recreation including ball games	S106 Agreement	Victory Park and Belvedere
Existing Open Space/Public Realm features to be provided but not a requirement in the SC OPP/S106		
Garden of Wilderness	N/A	
Gorilla Sculpture	N/A	

3 Rationale of Proposals

- 3.1 As set out at Paragraph 1.6 above, Get Living has reviewed ways in which the remaining development Plots at East Village, namely Plots N18/N19 and N16, can be delivered. As part of that process, Get Living have sought to embrace the opportunity to propose substantial enhancements to key areas of open space that will help ensure that Plots N18/N19 and N16 can integrate seamlessly into the existing East Village estate.
- 3.2 This provides an opportunity to reimagine the areas of open space now that East Village has been occupied by permanent residents for almost 9 years. Indeed, the Site was originally delivered as part of the first stage of development to accommodate the Athletes' Village for the 2012 Olympic and Paralympic Games ("2012 Games"). Victory Park and the Belvedere have never been modified from their original purpose and the area has developed drastically since then and this provides Get Living with the opportunity to improve the current deficiencies.
- 3.3 The new design aims to adapt the existing green spaces located at Victory Park and the Belvedere to better service the existing and new residents within its wider residential context. Notable challenges/opportunities within the Site include:
- **Identity** – the existing areas of public realm lack identity as they comprise generic parkland landscape of trees and lawn area with little to no areas of interest. There is an opportunity for these areas to differentiate themselves from other green areas within the surrounding area.
 - **Legibility** – the current connectivity between and through Victory Park and the Belvedere is poor as there are no clear accessible routes. The mound in particular hinders navigation throughout Victory Park as well as sightlines to existing retailers
 - **Usability** – whilst Victory Park and the Belvedere are well used, their usability can be improved by introducing more meaningful uses that provide a sense of communal ownership.
 - **Layout** – both Victory Park and the Belvedere have a homogenous character and should provide clearly defined subspaces with distinct character areas and focal points. The interaction between the landscape and commercial uses should be improved to provide meaningful engagement and help further animate the public realm.
 - **Biodiversity** – whilst there is a large amount of lawned area, some of this is unusable due to the presence of dense tree canopies. Replacement biodiverse planting will help provide a more visually appealing and a richer ecological landscape.
- 3.4 If approved the proposals will result in the following benefits:
- **Improvements to public realm** – both the quality and function of Victory Park and the Belvedere will be significantly refined, improved and enhanced. This will be achieved by the creation of new community spaces that inspire creativity, health and sustainable living as well as significant landscape improvements that better responds to the evolving needs of East Village residents and visitors;
 - **Improvements to legibility** – the proposals will result in physical health benefits through increased walking and cycling opportunities. Improvements to legibility and the

integration with pedestrian and cycling connectivity will ensure the public realm better connects with East Village as a whole and further afield towards Stratford International Station and up to the Velodrome;

- **Improvements to accessibility** – the public realm has been designed to provide an inclusive and welcoming environment to bring together existing and new communities in the LLDC and the surrounding boroughs. For example, access to the Victory Park mound will be improved significantly and include a new canopy with seating and swings that can be used by disabled users;
- **Improvements to play space** – the proposals include new and improved access to outdoor space and play space for children of all ages with equal access for all residents and community members. Security across the play areas and distance to public toilets will also be improved;
- **The creation of a pavilion** – the introduction of a pavilion at the heart of East Village will help activate Victory Park. It will provide a retail kiosk/café with seating and flexible space to host a range of events for the local community. This will expand on the current community offer at East Village and strengthen social cohesion. The design of the pavilion will be inspired by local context and will encourage local participation through community consultation, giving residents the opportunity to bring forward ideas on how it should take shape;
- **An area to provide community space, activities and events** – the proposals involve the creation of a “community hub” which will help foster sense of community and local identity as it will provide opportunities for cultural uses such as an outdoor cinema, markets, exercise programmes, and performance space to be enjoyed by the whole community for people of all ages and disabilities. This specifically responds to resident feedback which specifically highlighted the need for more amenities and activities in the public spaces; and
- **Improved biodiversity** – the proposals also result in an improved biodiversity, an increased urban greening factor (“UGF”) and biodiversity net gain through urban greening, trees, extensive planting, and community gardens.

4 Consultation

Background

4.1 The Applicant has undertaken extensive pre-application engagement and consultation exercise with the local planning authority, statutory consultees, neighbouring developers, local stakeholders and the local community. The responses to these consultations have been fully considered through the design development of the Proposed Development. Full details are set out in the accompanying Statement of Community Involvement (“SCI”).

Public consultation

4.2 From February to August 2022, the Applicant undertook a comprehensive programme of consultation activities with local residents and key stakeholders across the community on the proposals for N16, N18/19 and the public realm at Victory Park and Belvedere. Two stages of consultation were undertaken: the first phase took place from February to May 2022 where the emerging proposals were presented; and the second phase took place from June to August 2022 where the detailed proposals were presented.

4.3 Events were held both in-person and online with a variety of stakeholders including local politicians, business groups, charities, local businesses, neighbouring landowners, direct neighbours, community groups, resident associations, youth groups and local schools.

4.4 Further details on how consultation has influenced the layout and design of the development proposals are provided in the DAS.

LLDC PPDT

4.5 Pre-application meetings and workshops were held with Officers at LLDC to discuss and consider all aspects of the Proposed Development from October 2021 to July 2022. These included sessions with planning, design and landscape officers. The majority of engagement focussed on landscaping and design. A number of design changes were made in response to officer comments, which is summarised below:

- The maximum area for the “community hub” has been reduced from 1,160 m² to 800 m². A series of scale comparisons were presented to analyse and inform the final proposals;
- The pedestrian path network has been simplified and a direct connection has been provided between the Belvedere and Celebration Avenue;
- The extent of softscape and “green” areas has increased, particularly in the Belvedere, through scheme evolution;
- A clearer boundary and brief has been developed for the pavilion; and
- The cycling strategy for the site, particularly on how to design the route connecting Anthems Way with Celebration Avenue.

LLDC Planning Decisions Committee

4.6 The proposals were presented to the LLDC Planning Decisions Committee Members Briefing on 26 April 2022. Members commented on the following main areas:

- **Overshadowing and sunlight levels** and how the proposals at N18/19 would impact Victory Park. The Applicant team noted that extensive overshadowing analysis was undertaken to inform the proposals.
- **The removal of trees to accommodate proposals.** The Applicant team noted that an arboricultural survey was undertaken to identify which trees would be removed and reprovided elsewhere.
- **The reduction of grassland on Victory Park to accommodate proposals.** The proposals were welcomed overall however as they provide a more human and flexible scale.

Built Environment Accessibility Panel (BEAP)

4.7 The proposals were also presented to the BEAP on 28 April 2022. They made the following comments and questions:

- **Public realm:** The public realm should be safe and accessible for the community. Shared surfaces are concerning and further information should be provided to show how pedestrians and cyclists would be segregated and how the area would be managed to avoid conflicts between cyclists and other users.
- **Pedestrian surfaces and street arts:** Paving should not be disorientating to users and public artwork should be mindful to the community particularly for people with visual impairment and neurodiversity. Access routes should have smooth surfaces for wheelchair users to navigate.
- **Crossings:** Ensuring a clear separation between different users at crossings to main roads will be important to the design of the public realm. Pavements should be adequately sized to accommodate the predicted pedestrian flow.
- **Play areas:** The design should carefully consider patterns and colours to ensure these are not disorientating for some users. The location of play spaces should be close proximity to the public toilets and changing places facilities.
- **Inclusive play:** Planting at heights where children can interact with them is encouraged. Play space should also be designed for all users across all ages. The design team should consider how the play equipment can add value for visually impaired children.
- **Street furniture and seating:** Accessible and inclusive seating must be integrated throughout the design.
- **Dog spending areas:** A strategy for dogs and information on spending area for guide and assistance dog should be incorporated into the development.
- **Green areas:** Removing a large proportion of lawn areas will deliver less benefits for residents who do not have a garden to enjoy.
- **Lighting:** A lighting strategy should avoid the creation of dark patches. There is a concern that trees could grow and block out natural light.

- **Signage and wayfinding:** Wayfinding could be improved as there are no clear defined routes for visually impaired people. Major connections and entry points should be clear, direct and unobstructed.

LLDC Quality Review Panel

4.8 The proposals were presented to QRP on 18 March 2022 and 9 June 2022. These sessions covered the design and location of the pavilion, the cycling strategy, landscape design, materiality and hardscape strategy, biodiversity, and planting palette. The latest detailed proposals were presented on 9 June 2022. The panel considered that:

- **Inclusive design** – The overall approach to accessibility was welcomed. The panel noted that the scheme should carefully consider use of bold graphics, patterns and colours and how these will be interpreted particularly by partially sighted people;
- **Pedestrian and cycle movement** – The panel considered the best cycle route would be located on the southeast perimeter of Victory Park. They noted that consideration should be given to the volume of cyclists to avoid conflicts between cyclists and pedestrians;
- **The pavilion** – The principle of the pavilion is supported as it would make a welcomed contribution to the public realm. The panel noted that an architect should be appointed at an early stage to ensure a holistic design approach to the location, size, plan and layout of the pavilion;
- **Daylight, sunlight and microclimate analysis** – Analysis should be used to inform the activation of spaces at particular times of the day;
- **Amenity and play spaces** – The panel encouraged the design team should look beyond the red line to identify connections to existing play. The LEAP/NEAP should be located in close proximity and consideration should be given to multigenerational space to welcome the older generation;
- **Landscape design** – The overall design was welcomed, particularly the extension of the naturalistic landscape. The panel noted that early consideration should be given to maintenance and management of the public realm; and
- **Environmental sustainability** – The panel welcomes the re-use of the NEAP gym equipment and encourages the design team to consider other opportunities for reuse and recycling, including hard surface materials and trees that could be relocated from the southern end of Victory Park.

Summary

4.9 As demonstrated above and in the accompanying SCI, the proposals have been subject to an extensive pre-application consultation with LLDC Planning Policy and Decisions Team (“PPDT”), and design and landscape officers from February to July 2022. The proposals have also been informed through consultation with the LLDC’s Planning Committee, the LLDC’s Quality Review Panel (“QRP”), the LLDC’s Built Environment Access Panel (“BEAP”) as well as public consultation.

5 Proposed Development

Description of Development

5.1 This full planning application seeks permission for the following description of development:

“Full planning application for the redesign and enhancement to the existing open space and public realm at Victory Park and Belvedere in East Village including:

- *the reprovision of the Neighbourhood Equipped Area of Play (NEAP) and Local Equipped Area of Play (LEAP);*
- *The reprovision of public art and area of wilderness;*
- *The provision of a pavilion structure to provide a flexible space (use class sui generis) and WC facilities;*
- *The provision of a canopy structure;*
- *Enhancements to pedestrian and cycle connectivity;*
- *Hard and soft landscape proposals;*
- *Street furniture including, but not limited to, benches and lighting;*
- *And associated works including, but not limited to, the removal and reprovision of utilities & in-ground services; re-levelling works and associated works.”*

5.2 Appendix 2 attached to the Cover Letter sets out the detailed scope of the planning application to indicate what elements of the application will be for “approval” and which elements are being reserved for future approval pursuant to a condition.

Proposed Development

5.3 The overarching vision for the proposals is to create a new heart in London for creative industries by redefining a ‘village’ lifestyle led by creativity and innovation, letting residents and visitors co-create a paradigm of urban wellness and enterprise, connecting residents into the wider cultural and community assets and delivering a beacon of purposeful living.

5.4 In summary, the key components of the application involve:

- The reprovision of the NEAP (of at least 1,000 m²);
- The reprovision of a LEAP (of at least 400 m²);
- The reprovision of existing public art (the gorilla sculpture and Jeppe Min mirror maze);
- Redesign of the existing mound landform within Victory Park;

- The re-provision of an area of wilderness (also referred to as a “habitat zone” or the “Natural Copse”);
- Integration with the pedestrian and cycle network; and
- Retention and improvement to these areas of open space and better relationship with the surrounding areas.

5.5 The following will also be delivered as part of the proposals:

- Public toilet facilities (as required by the wider S106 Agreement for this part of Stratford City – previously secured as part of the extant RMA for Plots N18/N19);
- A pavilion type facility at the heart of Victory Park;
- A feature in the public realm in the form of a canopy structure;
- Increased and improved security;
- An increase in UGF and biodiversity net gain; and
- An integrated and coordinated approach to open space public realm to ensure that, amongst other areas; a clear and legible connection from the Stratford International Station (“SIS”) up to the Velodrome is provided.

5.6 A detailed description of the application proposals including the design inspiration can be found in the accompanying DAS and application drawings.

5.7 The proposals for each portion of the scheme are described in detail below.

5.8 The proposals do not cause physical impediments or inconsistencies with the SC OPP and associated conditions as well as the accompanying S106 Agreement. This is outlined in Table 2 and discussed further in Section 7.

Victory Park

5.9 The proposals for Victory Park seek to create a destination in its own right and a new identity within East Village which has a multi-layered and biodiverse landscape. The aim of the proposals seek to create a public realm that:

- Has a unique identity and character;
- Is permeable and inclusive;
- Includes a variety of attractive and flexible spaces,
- Optimises the connection between inside and outside; and
- Includes an abundant and biodiverse planting scheme.

5.10 Victory Park will benefit from a new spatial configuration and comprise of new planting ecosystems, new areas for the community and new well connected and inclusive publicly accessible spaces.

5.11 The key components of the proposals are discussed in detail below.

The Mound

- 5.12 The existing grass mound is located in the northern part of Victory Park and is currently 3.5m at its highest point. The proposals seek to redesign and activate the mound to make it more usable and universally accessible.
- 5.13 The crest of the mound can be accessed via either a direct set of stairs or a universally accessible route with a gentle gradient. The canopy (discussed in detail below) is provided strategically at the top of the mound which will act as a focal point for users. The top of the mound will also provide clear sight lines and a viewing point for users to appreciate the offer at East Village.
- 5.14 Seating will be provided along the landform of the mound in the form of pebble shaped wooden seating that measures approximately 0.5m in height and 1m wide. Timber seating is also provided at the edge of the mound.
- 5.15 The mound will be extended towards Victory Parade to reduce the amount of the existing hardscape area and to provide new green areas and swales. Along the east side, the mound will be re-profiled to create a new clear and accessible route to and from Victory Park to the Belvedere. This will be provided in the form of a stepped retaining green wall which will provide terraces for users to sit and dwell.

The Canopy

- 5.16 A canopy structure is proposed to be erected at the top of the mound. The canopy will add interest and introduce a multi-functional purpose to a currently underutilised space. It will provide shelter, swings, seating, a viewing point and visible sightlines to East Village and potential events at the proposed “pavilion” (discussed in detail below).
- 5.17 A sun path analysis was undertaken to determine the most suitable location for the canopy. It has been strategically located on the circular shape of the mound as this is an area exposed to the sun. The aim is to therefore improve the usability of the space and provide a unique play experience for both children and adults.
- 5.18 It will comprise of timber columns, beams, and triangular shaped panelling to provide different levels of opacity. The columns will be arranged across four different heights to adjust to the undulations of the landscape.
- 5.19 The canopy can be accessed via either a direct set of stairs or a universally accessible route with a gentle gradient.

The “Community Hub”

- 5.20 The proposals involve the creation of a “community hub” at the southern end of Victory Park to accommodate cultural uses such as an outdoor cinema, markets, exercise programmes, and performance space to be enjoyed by the whole community for people of all ages and disabilities. The area will expand to 800 m² in size and comprise of a hardscape area with seating areas as well as the necessary installations to allow for a multipurpose use of the space.

The Pavilion

5.21 This application seeks consent for the size, use and parameters of a pavilion within Victory Park. The specific details of the pavilion including architecture and design will be reserved by condition. The following design parameters are proposed:

- **Location:** The pavilion will be located within the southern part of Victory Park to maximise from the microclimate conditions during the winter and summer months.
- **Extent and size:** The pavilion will measure a maximum of 200 m²
- **Uses:** The pavilion will include a retail kiosk and café with outdoor covered seating to host a range of events to compliment the existing offer at East Village
- **Access:** Two entrances are proposed adjacent to the relocated NEAP and community hub
- **Frontages:** Two active frontages adjacent to the community hub and the NEAP are proposed to enable clear sight lines
- **Servicing:** A service entrance is proposed via Anthems Way which is accessed via a path with a minimum width of 4m
- **Facilities:** The pavilion will include toilets, kitchen and storage facilities to the south west façade to not obstruct the active frontages. It will also provide public toilets measuring 25 m² in the north east façade

The Relocated NEAP

5.22 The existing NEAP located north of Plot N19 and south of Anthems Way will be relocated to Victory Park. The main reason for this is to ensure service access to the proposed building at N19. Relocating the NEAP into a more central space within East Village will also enhance the activity at Victory Park which is also a more visible and accessible location allowing for greater overlooking opportunities.

5.23 The relocated NEAP will measure approximately 1,000 m² and be targeted at children aged 10 and older. It seeks to provide a place for energetic activity and passive play in a rich environment with trees, perennials and shaded areas. It will comprise of five distinct areas with the following play equipment:

- A creative jungle gym comprising of monkey bars and beams;
- A contemplative multifunction lawn area including a yoga area and hammocks;
- An outdoor fitness area consisting of strength and cross training equipment;
- Natural play including elevated walkways, timber pods and sliders; and
- A swing garden comprising of swings and a lounge area.

The Belvedere

5.24 The Belvedere currently comprises a lawned area with play equipment across an area of 0.62ha. The proposals seek to create a usable community space with a series of spaces for play, community gardening and small lawn areas. These areas are discussed in detail below.

Local Equipped Area of Play

- 5.25 A Local Equipped Area of Play” (“LEAP”) targeted at children aged 4 to 10 years old measuring 420 m² in total is proposed towards the south-western part of the Belvedere. This location provides a clear view of the Pavilion and a short distance to the public toilets which are located 100m away (which is approximately a two minute walk).
- 5.26 The play areas will be provided in a circular arrangement to facilitate oversight from parents. The proposed play equipment comprises of bird nest swing and springers (aimed at children aged 4+ years old); spinners, carousels and a jungle dome (for children aged 6+ years old) and an area of lawn for more informal play.
- 5.27 It is worth noting that a LEAP is currently located on the Belvedere. This play area measures 420 m² and is targeted to the 4-10 year old age group. It includes five play elements comprising of includes two slides suitable for all ages, a sandpit landing zone, a climbing ramp and a number of small scale elements. The provision of this LEAP will be reprovided as part of the proposals.

Community Gardens

- 5.28 A series of community gardens is proposed at the north-eastern part of the Belvedere. A total of six community gardens are proposed in a circular arrangement which will comprise of raised beds (by 500mm) to facilitate use by disabled users. Two sizes are proposed – one larger module measuring 6000mm in radius and a smaller module measuring 4500mm in radius. These areas will be used by residents to grow perennials, flowers and edible plants.

Landscaping

- 5.29 The planting mix in the Belvedere will comprise a mixture of perennial and wildflower planting areas to increase the ecological and biodiversity value. A wildflower meadow is proposed at the northern end of the Belvedere as well as two swales along the northern edge. A total of five treillis frames are proposed at the entrances to mark key focal points.

Landscaping

Soft landscaping

- 5.30 Soft landscaping is provided through a mix of biodiverse planting across the Site. At Victory Park, generous tree planting is proposed along with herbaceous and foliage gardens to create a strong identity for the Site. The Belvedere will include a buffer area for wildflowers and grasses and community gardens for planting specifically for pollinator species. The overall planting strategy is to maximize the biodiversity and ecological value.
- 5.31 The existing area of wilderness (which currently measures 450 m²) is proposed to be relocated from the southern end to the north-west portion of Victory Park. This area of wilderness will be

protected by a fence and extended in area to 500 m² to facilitate a wetland swale to increase habitat diversity.

- 5.32 Existing bird refuges located within the trees at Victory Park will be retained where possible. Where it is not possible due to felling, the refuges will be relocated to suitably robust trees at appropriate heights and orientations.
- 5.33 The detailed design of habitats and biodiversity elements are not submitted for approval and will be approved pursuant to a condition.

Hard landscaping

- 5.34 The hardscape strategy will help define a legible public realm and provide a sense of unity through a common palette high quality and durable materials. Materials were selected due to their durability, maintenance and visual appearance as well as their integration with surface water drainage.
- 5.35 Paving will be provided in warm tactile colours and tones across Victory Park and the Belvedere and comprise of 6,513 m² of existing paving stone; 4,500 m² of resin bound gravel; 743 m² of natural stone setts; and 761 m² of rubber crumb.
- 5.36 In specific areas, a different paving mix is proposed to reflect the intended uses and character of the area. For example, concrete block and granite paving in a mix of light and warm colours is proposed within the area surrounding the community hub; whilst the NEAP and LEAP will include concrete block paving and EPDM with metal edging and concrete paving edges. The materials will be provided in bright colours (yellow and orange for the NEAP, pink and purple for the LEAP) to reflect the nature of the playspace.
- 5.37 High quality family friendly street furniture is proposed. This includes timber seating at various locations around Victory Park and along the Belvedere, pebble shaped wooden seating, a total of 72 cycle stands and CCTV cameras. Half of the benches will have a backrest and armrest as required by the LLDC Inclusive Design Standards.

Public Art

- 5.38 The existing public art located within Victory Park will be relocated as part of the proposals. This includes:
- **The Mirror Maze** – this is an art installation by Jeppe Hein and it comprises 168 freestanding posts of high-grade steel polished mirrors. The freestanding mirrors are arranged to form a maze-like structure of five concentric lines of varying heights. Visitors can enter the mirrored labyrinth through several entrances and exits and follow the corridors into the centre. It is currently located in the southern end of Victory Park and will be moved to eastern side of Victory Park adjacent to Plot N08.
 - **The Gorilla Statue** – this is a sculpture of a gorilla which is currently located on the central lawn area of Victory Park. This will be moved to the area near the community hub

Summary

- 5.39 A full description of the scheme is set out in the accompanying DAS and application drawings. Further detail on the Application Proposals including the strategies relating to hardscape, furniture, lighting, accessibility, planting, trees, ecology and the maintenance and management of the public realm are set out within the accompanying DAS and application drawings.
- 5.40 Together, the proposals seek to provide a useable friendly space and enhance community interactions.

6 Planning Policy Context

6.1 This Section provides the national, strategic and local planning policy context to the proposals and describes the designations affecting the Site. A more detailed summary of the relevant planning policies and guidance is included at **Appendix 2**.

The Development Plan

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the adopted development plan for the Site comprises:

- The London Plan – the Spatial Development Strategy for London (March 2021);
- LLDC Local Plan 2020-2036 (adopted July 2020); and
- LLDC Local Plan Policies Map (adopted July 2020).

Strategic Planning Policy

The London Plan – the Spatial Development Strategy for London (March 2021) (“the London Plan”)

6.3 The Site is located in Stratford which sits within the Olympic Legacy Opportunity Area (OA) (the former Lower Lea Valley OA) and is subject to Policy SD1, ‘Opportunity Areas’, which considers that these areas should bring together the range of investment and intervention needed to deliver the vision and ambition for the area.

6.4 Figure 2.19 of the plan also identifies Stratford as a Strategic Area for Regeneration, which Policy SD10 ‘Strategic and London Regeneration’ states is where the Mayor will provide leadership and support for regeneration.

6.5 Policy GG1 ‘Building strong and inclusive communities’ states that to help deliver strong and inclusive communities, those involved in planning and development must:

- encourage early and inclusive engagement with stakeholders;
- ensure changes to the physical environment achieve an overall positive contribution;
- provide access to community spaces, services, amenities and infrastructure;
- ensure streets and public spaces are designed for easy access, comfort and safety, which foster a sense of belonging where everyone is welcome;
- ensure new spaces are designed to enhance identity, legibility, permeability, and inclusivity which are resilient and adaptable to changing community requirements;
- support the creation of a London where all Londoners, can move around with ease, creating a welcoming environment that everyone can use confidently, independently, and with choice and dignity, avoiding separation or segregation; and

- promote the creation of an inclusive London.
- 6.6 Policy GG3 ‘Creating a healthy city’ states that to improve Londoners’ health and reduce health inequalities, those involved in planning and development must plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports.
- 6.7 Policy D8 ‘Public realm’ encourages the provision of new public realm where appropriate and considers that the design should be well-designed, safe, accessible, inclusive and use good quality materials, amongst other considerations.

Local Planning Policy

LLDC Local Plan 2020-2036 (July 2020)

- 6.8 The Local Plan sets out a number of supporting development principles which support development around existing open space and the provision of central green space that provides key pedestrian routes to the Queen Elizabeth Olympic Park.
- 6.9 The Site is allocated under Site Allocation SA2.2 which supports family focused, medium to high-density residential development with public open spaces and new Local Centre – East Village – which the Site is also located within. It states achieving quality public spaces and public realms is a priority within the allocated site.
- 6.10 Both Victory Park and the Belvedere are designated as Local Open Space (“LOS”). Policy BN.8 ‘Improving local open space’ states that development proposals affecting LOS will be expected to help shape local identity by protecting and enhancing its function, quality, character, openness and extent.
- 6.11 Policy SD.1 ‘Sustainable development’ states that the Legacy Corporation will take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF. Planning applications that accord with the policies in this Local Plan, the London Plan will be approved without delay, unless material considerations indicate otherwise.
- 6.12 Policy SP.3 ‘Integrating the natural, built and historic environment’ states that the Legacy Corporation will create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment.
- 6.13 Policy BN.1 ‘Responding to place’ requires proposals to relate well to the local area’s landscape and waterways, respect the existing urban fabric, enhance the architectural setting in terms of specific style, materials, fenestration, colour, orientations, datums and overall appearance.
- 6.14 Policy BN.3 ‘Maximising biodiversity’ states the Legacy Corporation will work with its partners to ensure that biodiversity is protected and enhanced and new habitats are created within open space, parks and built-up neighbourhoods.
- 6.15 Policy BN.6 ‘Requiring inclusive design’ requires non-residential development to respond to the needs of all users, and provide an accessible and inclusive environment.

- 6.16 Policy BN.8 ‘Improving local open space’ requires development within local open space to protect and/or enhance its function, quality and character; and protect its openness and extent.
- 6.17 Policy BN.9 ‘Maximising opportunities for play’ states that major development proposals will be required to improve or provide new play and/or youth space, maximising opportunities for play and informal recreation.
- 6.18 Policy S.10 ‘Flood Risk and sustainable drainage’ indicates that development proposals must be designed to reduce vulnerability to flood risks.
- 6.19 As set out in Figure 18 of the Local Plan, the Site is identified as a ‘Key View’ in the Local Plan. Policy BN.10, ‘Protecting key views’ states proposals for development that impact a key view will only be considered acceptable when the development makes a contribution to the characteristics and composition of that view.

Materials Considerations

National Planning Policy

National Planning Policy Framework (July 2021)

- 6.20 In July 2021, the Government published revisions to the NPPF (which was originally published in March 2012). The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions.

Sustainable Development

- 6.21 Paragraphs 7 and 8 of the NPPF state that the purpose of the planning system is to contribute to the achievement of sustainable development, which has the following three overarching objectives:

- *“an economic role – to help build a strong, responsive and competitive economy...*
- *a social role – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...*
- *an environmental role to contribute to protecting and enhancing our natural, built and historic environment...”*

- 6.22 The NPPF is underpinned by a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and approve development proposals that accord with an up-to-date development plan without delay.

- 6.23 Section 11 ‘Making effective use of land’ sets out in Paragraph’s 119 and 120 the decisions should promote an effective use of land in meeting the need for homes and other uses and should inter alia:

- *encourage multiple benefits from both urban and rural land, including through mixed use schemes...;*

- *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs....;*
- *promote and support the development of under-utilised land ...”*

Healthy and safe communities

6.24 Paragraph 92 requires local planning authorities to achieve healthy, inclusive and safe places which:

- Promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- Are safe and accessible through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- Enable and support healthy lifestyles through the provision of safe and accessible green infrastructure, sports facilities and layouts which encourage walking and cycling.

6.25 Paragraph 93 encourages local planning authorities to plan positively for the provision of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments. An integrated approach should be applied to the location of housing, economic uses and community facilities and services.

6.26 Paragraph 98 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Achieving well designed places

6.27 The NPPF states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development (Paragraph 126).

6.28 Paragraph 130 states that planning decisions should ensure that developments: function well and add to the quality of an area; are visually attractive as a result of effective landscaping; establish a strong sense of place; optimise potential use of the site; and create safe, inclusive and accessible places.

6.29 Paragraph 131 states that trees make an important contribution to the character and quality of urban environments and should be planted in the right places.

6.30 Paragraph 134 notes that significant weight should be given to development which reflects local design and guidance and to outstanding and innovative designs which promote high levels of sustainability or those which help raise the standard of design in an area more generally.

The natural environment

- 6.31 Paragraph 174 states that planning decisions should contribute to and enhance the natural and local environment by: protecting landscapes and sites of biodiversity; providing net gains for biodiversity; and improving the local environmental conditions.

National Planning Practice Guidance

- 6.32 On 6th March 2014, the Department for Communities and Local Government (DCLG) published the National Planning Practice Guidance (NPPG) to provide supporting guidance to the NPPF. The supporting guidance covers a range of topics, including town centre uses and design, and is continually updated.

National Design Guide

- 6.33 The National Design Guide was first published by the Government in October 2019 and updated January 2021 as planning practice guidance to ensure that all aspects of good design are considered in planning proposals. The guidance outlines the Government's priorities for well-designed places in the form of following ten characteristics:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

Supplementary Guidance

Regional Guidance

- 6.34 The Mayor of London has adopted a series of SPGs to provide further guidance to London Plan policies, of which the following are relevant to these proposals:
- The Olympic Legacy SPG (July 2012)
 - Social Infrastructure (SPG) (May 2015)
 - Green Infrastructure and Open Environments: The All London Green Grid SPG (March 2012)
 - Shaping Neighbourhoods Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance (October 2014)

- Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (September 2012)
- London View Management Framework Supplementary Planning Guidance (March 2012)
- Planning for Equality and Diversity in London Supplementary Planning Guidance (October 2007)
- Public London Charter London Plan Guidance (LPG) (October 2021)

6.35 The Mayor of London is also, currently, consulting on five London Plan guidance documents that will support the new London Plan when adopted. These include:

- UGF London Plan Guidance Consultation Draft (September 2021)
- Sustainable Transport, Walking and Cycling London Plan Guidance Consultation Draft (September 2021)

Local Guidance

6.36 The LLDC have adopted a range of Supplementary Planning Documents (SPDs) adding further guidance to the policies contained in the LLDC Local Plan. The following are considered relevant to the Site and the proposals:

- Planning Obligations Supplementary Planning Document (November 2016); and
- Carbon Offset Supplementary Planning Document (August 2016).

7 Planning Considerations

- 7.1 The proposals have been developed in the context of the development plan, and other material considerations. This section provides an assessment of the proposals against the relevant planning policies and guidance set out in the documents referred to in Section 5 of this report and also considers other material considerations.
- 7.2 This section is structured as follows:
- Principle of Development;
 - Compatibility with the SC OPP;
 - Landscaping;
 - Play Space;
 - Inclusive Design and Accessibility;
 - Views;
 - Environmental Consideration; and
 - Community Infrastructure Levy and Section 106.

Principle of Development

- 7.3 The Site is designated as Local Open Space under the LLDC Local Plan (Policy BN.8). The application proposals result in the re-provision of open space and are therefore entirely consistent and compatible with the aspirations of planning policy.
- 7.4 The documentation submitted in support of the application proposals provides robust justification to demonstrate the acceptability of those proposals, which result in improved and more considered open space/public realm proposals that better respond and fit in with the existing East Village estate.
- 7.5 The existing Site forms part of the wider open space and public realm strategy for the SC OPP (10/90641/EXTODA). The Belvedere was originally consented as part of the wider public realm proposals for the East Village (09/90395/REMODA dated 9 March 2010). The principle for open space in this location is also, therefore, established in (and consistent with) the overarching SC OPP and the application proposals retains this principle.
- 7.6 Specifically, the application proposals re-provide all the SC OPP requirements for the open space in this location (as set out below in 'Replacement Local Open Space'), which comprise replacement open space/public realm (with an equivalent area); the re-provision of a NEAP and LEAP (with further play enhancements – see below) and general improvements to the layout and connectivity between the spaces.
- 7.7 The rationale behind the proposed development of this open space has been led by the opportunity to significantly enhance the space to deliver a safer, more useable space which appeals to visitors and residents alike.

7.8 Significantly enhanced connections will be achieved as a result of the proposals. This is achieved at the following interfaces:

- A demarcated cycling route linking from Celebration Avenue to Anthems Way – this will comprise of varying paving colours and finishes to indicate where cyclists should slow down for pedestrians;
- The path network across Victory Park and the Belvedere – the path network has been improved to deliver a universally accessible public realm. A clear hierarchy has been proposed which consists of: perimeter paths of 5m; primary routes of 3m; secondary routes of 2m; and then tertiary routes of 1.8m.
- Victory Park – the permeability of the edges has been increased and direct access has been provided to the centre of Victory Park.
- Belvedere – two main entrances are provided from Victory Park and Celebration Avenue and additional transversal paths are provided with the adjacent buildings.

7.9 The proposed landscaping will add identity and activity to the frontages and routes, improving the overall connection between the existing retail and residential buildings and the local open space.

7.10 The proposals at Victory Park and the Belvedere will create a sense of place by providing multifunction event space that is valuable and beneficial to residents and the local surrounding communities.

7.11 The Site is designated as Local Open Space, and it is recognised that open spaces are essential for the creation of healthy and sustainable communities.

7.12 The principle of the application proposals has also been received positively through pre-application consultation with the LLDC PPDT planning and design officers; the LLDC's QRP; and the LLDC Planning Committee.

7.13 The principle of enhancing local open space is supported by London Plan Policy and LLDC policy as the Site is designated Local Open Space. The proposed works will enhance the function, quality and character of the space that will result in the delivery of a high-quality open space and public realm in accordance with LLDC Policy BN.7.

7.14 The application proposals are therefore considered to be entirely compliant with planning policy and the principles established within the overarching SC OPP.

Compatibility with the SC OPP

7.15 The Site is located within the wider Stratford City development and benefits from outline planning permission under the SC OPP (ref: 10/90641/EXTODA). Please refer to **Appendix 1** for a detailed summary of the background to the SC OPP.

7.16 In summary, the key components of the application involve:

- The re-provision of the NEAP (of at least 1,000 m²);
- The re-provision of a LEAP (of at least 400 m²);

- The re-provision of existing public art (the gorilla sculpture and Jeppe Min mirror maze);
- Redesign of the existing mound landform within Victory Park;
- The re-provision of an area of wilderness (also referred to as a “habitat zone” or the “Natural Copse”);
- Integration with the pedestrian and cycle network; and
- Retention and improvement to these areas of open space and better relationship with the surrounding areas.

7.17 The following will also be delivered as part of the proposals:

- Public toilet facilities (as required by the wider S106 Agreement for this part of Stratford City – previously secured as part of the extant RMA for Plots N18/N19);
- A pavilion type facility at the heart of Victory Park;
- A feature in the public realm in the form of a canopy structure;
- Increased and improved security;
- An increase in UGF and biodiversity net gain; and
- An integrated and coordinated approach to open space public realm to ensure that, amongst other areas; a clear and legible connection from the Stratford International Station (SIS) up to the Velodrome is provided.

7.18 The proposals are entirely compatible with the SC OPP. The requirements of the SC OPP and accompanying S106 Agreement (provided in Table 2 above) is summarised against the proposals below. Further detail of each aspects of the proposals are provided in this section.

- **Provide pedestrian and cycle routes** – the proposals will improve legibility for pedestrians and cyclists across the Site as well as the wider public realm across East Village and further afield towards Stratford International Station and up to the Velodrome;
- **Provide a quantum of open space** – the proposals result in in the re-provision of open space and provide a significant improvements to the existing areas of public realm across Victory Park and the Belvedere;
- **Provide play space** – the proposals provide a total of 1,400 sqm of play space across the Site comprising a NEAP measuring at least 1,000 m² and LEAP measuring at least 400 m².
- **Provide an area to be used as a gathering / performance area with a fully powered and serviced staged area** – the proposals involve the creation of a “community hub” in Victory Park which will have pop up facilitates including power. It will be used to host events such as an outdoor cinema, markets, exercise programmes, and performance space to be enjoyed by the whole community for people of all ages and disabilities.
- **Provide park furniture including seating and lighting** – the proposals involve the provision of high quality family friendly street furniture in both Victory Park and the Belvedere;
- **Provide toilet facilities** – public toilets will be provided within the Pavilion and serve both Victory Park and the Belvedere;

- **Provide a cycle docking station** – a Santander cycle hire docking station is currently located on Anthems Way which will not be affected by the proposals;
- **Provide at least one piece of public art** – the Mirror Maze will be moved to eastern side of Victory Park adjacent to Plot N08; and
- **Provide a grassed area to be used for informal recreation** – lawned areas for outdoor fitness and informal play will be provided in the NEAP and LEAP.

Landscaping

7.19 Section 7 of the DAS sets out the landscaping proposals across Victory Park and the Belvedere and Section 18 provides a detailed planting strategy. An arboriculture assessment has also been submitted in support of the application.

7.20 London Plan Policy D8 ‘Public Realm’ states that development proposals should ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain.

Soft landscaping

7.21 The application proposals result in the removal of some existing trees with the installation of new trees. As set out within Table 1, there are currently 326 trees within the red line boundary. The arboriculture assessment confirms that the vast majority of individual trees are low category, with their individual quality outweighed by their collective contribution to visual and environment amenity.

Table 3: Balance of trees

Tree Strategy	
Existing trees	305
Existing trees to be removed	153
Existing trees to be retained	152
Trees proposed	212
Net balance	364

7.22 The proposals seek the removal of 153 trees (of which 16 are currently dead or need to be removed) to facilitate healthy growth of the neighbouring trees and to allow for construction of the new pathways. All of these 153 trees that are being removed are Category U trees. The retained trees will be integrated into the new design. It is proposed to plant an additional 212 trees within the Site. Overall, the proposals result in an increase in the number of trees.

7.23 In addition to the tree planting, the proposals also comprise a cohesive planting scheme, creating a mixed palette where no one plant dominates over another. All chosen plants flourish in a similar condition, with complementary growing habits. The tree planting strategy focuses on strengthening habitat connections with the surrounding neighbourhood and creating green routes to the east and west to promote green connections.

7.24 In summary, the proposals will provide a diverse range of tree planting and diverse range of plant species, and as such is in accordance with London Plan Policy D8 and LLDC Policy BN.3.

Hard landscaping

- 7.25 The proposed hard landscaping will help define a legible public realm and provide a sense of unity through a common palette high quality and durable materials. Materials were selected due to their durability, maintenance and visual appearance as well as their integration with surface water drainage.
- 7.26 Paving will be provided in warm tactile colours and tones across Victory Park and the Belvedere. In specific areas such as the community hub and play areas, a different paving mix is proposed to reflect the intended uses and character of the area.
- 7.27 High quality family friendly street furniture is proposed. This includes timber seating at various locations around Victory Park and along the Belvedere, pebble shaped wooden seating, a total of 72 cycle stands and CCTV cameras. Half of the benches will have a backrest and armrest as required by the LLDC Inclusive Design Standards.
- 7.28 All surfacing has been designed for ease of access. Where appropriate, the material or colour of the hard landscaping has been selected to contrast such as with the surrounding hardscape, for example, to indicate there are steps or a change of level.
- 7.29 The proposals have been informed by a thorough analysis to ensure they result in an improvement and enhancement to public realm at East Village. As such, they are in accordance with London Plan Policy D8 and LLDC Policy BN.1.
- 7.30 Further details are contained within Section 13 of the DAS and on the accompanying hardscape drawings (Refs. EAV627-GRA-00-DR-L-3101; EAV627-GRA-00-DR-L-3102; EAV627-GRA-00-DR-L-3103; and EAV627-GRA-00-DR-L-3104).

Biodiversity

- 7.31 A Biodiversity Statement has been prepared by Biodiversity by Design and submitted in support of this application. The report addresses the ecological aspects of the proposals and provides an appraisal of the likely net effect on biodiversity resources and ecological amenity.
- 7.32 The report identifies a healthy assemblage of invertebrate species, notably in the relocated Natural Copse located in Victory Park and two common species of bat through East Village. No evidence of roosting bats were found. A small number of bird species were also recorded but these were found to occasionally feed on the amenity grassland and spend more time in the Portlands and the Waterglades.
- 7.33 Within Victory Park, the proposals involve the removal of 153 trees (which is offset by the addition of 212 new trees across Victory Park and the Belvedere), the creation of a new footpath network and the construction of a pavilion within the centre of Victory Park. The Belvedere will be repurposed as a community garden. The existing LEAP will also be reprovided as part of the proposals.
- 7.34 In terms of habitat creation, extensive tree planting and native wildflower grassland is proposed. There will also be extensive areas of very species-rich non-native perennial herbaceous and low woody planting presenting a range of flower types and providing a long flowering season as well as a nectar and pollen resource for pollinators.

7.35 A number of mitigation measures have also been incorporated into the proposal:

- The area of wilderness will be relocated to the Portlands and extended by 30% to facilitate a swale to increase habitat diversity;
- The retained trees will be protected in accordance with BS5837;
- The trees which will be removed will be felled outside the main bird breeding season wherever possible;
- Bird refuges across the public realm will be retained where possible and any refuges which must be removed due to felling will be relocated at appropriate heights and orientations; and
- If bats or suspected roosts were to be unexpectedly found during works, all works are to cease immediately, and a suitably qualified ecologist contacted for advice.

7.36 The Biodiversity Statement concludes that the proposals should result in a significant net gain for biodiversity on Site due to the combined effect of careful translocation of the 'Natural Copse' to a new location near Portlands within the Site, new tree planting, and habitat diversification through the establishment of several habitats of greater value than amenity lawn. Overall, the proposals will result in a biodiversity net gain of 178% in terms of habitat units (which is based on the Biodiversity Metric Version 3.1).

7.37 In summary, seeks to maximise the opportunity to enhance biodiversity levels on Site, by providing a diverse range of plant species that will improve the health of the community and wildlife, ensuring the area is locally distinctive and resilient. This fully accords with planning policy requirements in London Plan Policy G6 and LLDC Policy BN.3.

Play Space

7.38 The following play provision is proposed:

- **A NEAP** – this will be relocated from its current location north of Plot N19 and south of Anthems Way into the southern part of Victory Park to accommodate a variety of play equipment for all abilities such as timber hammock, climbing obstacles, a balance board and a cross trainer. This play area will cater for children aged 10 and older as well as younger adults.
- **A LEAP** – this will be reprovided within the Belvedere. The design will seek to encourage social play, development and growth. The equipment is set within a planted environment with playful coloured surfacing and will comprise of: a spinning ring, a seesaw, a springer, rope nest seat and a jungle dome. This play area will cater 4-10 year old children.

7.39 Together the proposals provide a total of 1,400 m² of play space in the form of a NEAP and LEAP. This represents a minor reduction (2%) to the existing play space currently offered on both areas (1,427 m²).

7.40 LLDC Local Plan Policy BN.9 states that new play spaces should create high-quality, dynamic and stimulating play space that is appropriate size and design for the age of children and young people whom the space is designed to serve.

- 7.41 As set out in the DAS, the proposals at the Belvedere allow for parents to easily overlook children. The play elements have been carefully designed and chosen to provide variety and avoid repetition when considering the existing provision within East Village. The relocation of the NEAP from Anthems Way to Victory Park is one of the key moves in the new spatial configuration of the public realm in East Village. The design of the NEAP has been underpinned by inclusive principles and comprises four different areas to cater for different age groups and genders.
- 7.42 Together the proposals will form part of the play space provision across East Village which includes: a NEAP at N05; the LAP at Long Park; the LEAP at the Stratford Green; and the LAP at N06. This is set out in detail at Section 4.7 of the DAS.
- 7.43 In summary the proposals improve the existing play provision and provide a high quality, safe and stimulating play space across Victory Park and the Belvedere in East Village. The proposal has been designed in accordance with London Plan Policy S4, LLDC Local Plan Policy BN.9 and the Play and Informal Recreation SPG.

Inclusive Design and Accessibility

- 7.44 An Access Statement has been prepared by Earnscliffe has been prepared in support of the application. This concludes that there are no access constraints within the Proposed Development and that the proposals have been carefully considered the approach to access and inclusivity.
- 7.45 Within Victory Park the following provisions have been made with regards to access:
- The junction from N18/19 and Victory Park will provide a shared surface measuring 9m wide. The surface will vary in texture, colour and tone and signage to indicate pedestrian priority and routes for pedestrians including wheelchair and child buggy users as well as cyclists. Any change in level will be indicated by tonal differences in the surface;
 - Safe segregated road crossings will be provided across Celebration Avenue;
 - The pavilion will provide public toilets, including wheelchair accessible, ambulant disabled and baby change facilities. The upper deck of the pavilion will be fully accessible and will offer views across Victory Park;
 - The proposed pathways will not include sharp 90 degree turns and will provide sufficient room for the passage of wheelchair users or buggy users to pass each other;
 - The mound can be accessed via a 2.5m wide resin bound gravel path that provides a gentle slope no steeper than 1:21 to a seating and vantage point at the top of the mound;
 - Half of the proposed seating will have arm and back rests with space for wheelchair users to sit with companions out of the circulation routes; and
 - All seating will have rounded corners and smooth edges for safety and will contrast visually against the predominant background colours and tones.
- 7.46 Within the Belvedere:
- Play provision within the LEAP will include inclusive play equipment such as a nest swing and sensory (audio and tactile) play;

- Seating will be provided at regular intervals. Half of the proposed seating will have arm and back rests with space for wheelchair users to sit with companions out of the circulation routes;
- The removal of trees around the perimeter of the Belvedere will improve sunlight and sightlines;
- Planters within the community garden will be provided at a wheelchair accessible height; and
- The main route through the Belvedere will measure 5m wide and secondary paths will measure 3m wide. The proposed arches will provide a strong visual focus to demarcate entry points to the Belvedere to assist with orientation.

7.47 In summary, the proposed development seeks to achieve the highest standards of accessible and inclusive design and therefore accords with London Plan Policy D5 and LLDC Local Plan Policy BN.6.

Views

7.48 As set out in Figure 18 of the Local Plan, the Site is identified as a 'Key View' in the Local Plan. Policy BN.10 'Protecting key views' states proposals for development that impact a key view will only be considered acceptable when the development makes a contribution to the characteristics and composition of that view.

7.49 As set out in the DAS, the proposals will improve the views through Victory Park. From East Park Walk and West Park Walk, the thinning out of the multi-stem trees and the creation of a new path network will increase permeability and visual connections providing direct sightlines between the East and West of the Park. The canopy at the crest of the mound will be visible across Victory Park and create a visual focal point which will enrich the views.

7.50 The views from Anthems Way will be more permeable with East Park Walk visible and the relocated NEAP. This will create a more active and safer environment, as well as an additional and interesting focal point.

7.51 The views from Celebration Avenue to the Belvedere will also improve through the addition of new trees and direct paths providing clear sightlines through to the key areas of the Belvedere. The new design of the Belvedere as a whole will contribute positively and enrich the existing views.

7.52 In conclusion, the proposals make an improvement and a positive contribution to views which is in accordance with LLDC Local Plan Policy BN.13.

Environmental Considerations

Wind

7.53 A Wind Microclimate Study has been prepared by FD Global in support of this application. The Study provides an assessment of the pedestrian level wind environment for the Proposed Development.

- 7.54 The Study concludes that the Proposed Development will substantially improve the wind microclimate conditions in Victory park and in the Belvedere when compared with the existing site conditions. The wind comfort will also be suitable with the proposed site conditions in the existing surrounding context (the cleared Plot N16 and Plot N18/19 sites) and the proposed context (the proposed Plot N16 and Plot N18/19 developments and the other consented developments that are not part of East Village).
- 7.55 The Study notes there are a number of sensitive receptors within the play area of the Belvedere where wind comfort levels are suitable for short periods (i.e. leisure strolling, standing or sitting) and would require wind mitigation measures to be suitably comfortable for recreational use.
- 7.56 The Study concludes there is no material difference in the wind microclimate within the public realm of the Proposed Development and the cumulative impacts of the proposed or consented Plot N18/19 and Plot N16 schemes.
- 7.57 Section 7 provides an overview of the recommended wind mitigation measures. It explains that the proposed development itself provides wind mitigation in that all of the soft and hard landscaping measures contribute to a significant improvement of the wind micro-climate throughout the public realm in Victory Park and Belvedere. It then identifies key zones where the proposed development incorporates wind mitigation measures that ensure that the local wind comfort is in the long-term sitting category (Comfort Category C4).
- 7.58 In conclusion, the wind mitigation measures recommended ensure the development does not create adverse effects on wind conditions surrounding the Site. Therefore, it is considered that the development accords with the relevant planning policy.

Flood Risk

- 7.59 The application site sits within both Flood Zone 1 and 2.
- 7.60 A Flood Risk Assessment (“FRA”) has been submitted with this application which demonstrates that the Site is at very low risk of flooding from all sources except for pluvial flooding. Onsite pluvial flood risk will be managed by designing the developments surface water system so that no offsite flooding will occur during storms (which includes a 40% allowance for climate change) through the implementation of suitable sustainable urban drainage systems. Overall, however the risk of pluvial flooding is considered to be low risk due to existing site levels.
- 7.61 The FRA concludes that the proposed development will not increase flood risk on or off site and should actually decrease flood risk due to the inclusion of surface water management measures. It is therefore reasoned that the proposed development is safe and will not put the occupants at undue risk due to flooding. Therefore, it is considered that the development accords with the relevant planning policy.

Sustainable Drainage

- 7.62 A Drainage Impact Assessment (DIA) has been prepared by Walsh and is submitted in support of the application.

- 7.63 Section 9 of the DIA includes a Maintenance Plan which sets out the guidelines for below ground drainage and SUDs to ensure that all drain and sewer system can perform satisfactorily. This also includes a Below Ground Drainage Maintenance Plan which assess the maintenance requirements for the proposed drainage infrastructure and SuDS features.
- 7.64 Overall, the DIA concludes that the proposed drainage strategy aligns with best practice and achieves the principles of sustainable drainage design set out in the NPPF and LLDC Local Plan (2020). This is achieved through the design which includes permeable paving, swales, bioretention systems, tree pits and filter drains.

Archaeology

- 7.65 Figure 19 in the LLDC Local Plan identifies the Site to be within an Archaeological Protection Zone. Policy BN.13 ('Protecting archaeological interest') states that proposals for development will only be considered acceptable where they protect archaeological remains that will be affected by development on sites that include or have the potential to include archaeological interest.
- 7.66 The proposals will involve the following works:
- Shallow excavations to allow the translocation of the 'Natural Copse'
 - The removal of tree stumps
 - The removal of existing street furniture
 - The removal of the foundations of the existing NEAP
 - Shallow excavations to allow the installation of tree pits, services such as electrical cable for lighting in ducts drainage
 - Construction of foundations for street furniture and play equipment
 - Re-grading of the levels across the Site
 - An increased area of the mound
- 7.67 An Environmental Screening Report prepared by Arup has been submitted with this application. It states that the above works will not impact on any archaeology beneath the Site. Therefore, it is considered that there is a very low risk of encountering any significant archaeology.
- 7.68 A Construction Environmental Management Plan (CEMP) has also been submitted with this application. This will be developed and implemented by the main contractor which will include supervision and observation during the construction phases to minimise the risk of damage or destruction of undiscovered archaeological remains. In the event of a find works will be suspended, and appropriate excavation and recording will be carried out.
- 7.69 Therefore, the Proposed Development would not be expected to result in a significant effect on archaeology as the risk of disturbing any archaeological remains is very low and mitigation will be in place in the event an unknown find is discovered.

8 Planning Obligations and Community Infrastructure Levy (CIL)

Introduction

8.1 This section provides a summary of the main legislation, policy and guidance relating to planning obligations and Community Infrastructure Levy (CIL).

National Legislation and Policy

Community Infrastructure Levy Regulations 2010 (as amended)

8.2 Regulation 122 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

NPPF

8.3 These tests are also set out in Paragraph 57 of the NPPF. In paragraph 55, the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. It is noted that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

8.4 Paragraph 58 states that planning applications should comply with up-to-date policies setting out contributions expected from development and should be assumed to be viable. Adding that it is up to applicants to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.

Strategic Policy and Guidance

8.5 London Plan Policy T9 seeks contributions from developments likely to add to or create congestion on London's rail network and specifies that the Mayoral CIL (MCIL) will be used to secure funding towards Crossrail 2 and other strategic transport infrastructure.

8.6 Policy T9 confirms that financial contributions will be sought to mitigate impacts from development, with such obligations and contributions including the provision of new and improved public transport services, capacity, and infrastructure.

8.7 Regarding viability, London Plan Policy DF1 explains that where it has been demonstrated that planning obligations cannot viably be supported by a specific development, applicants and decision-makers should firstly apply priority to necessary public transport improvements.

Following this they should recognise the importance of affordable workspace, and culture and leisure facilities in delivering good growth.

- 8.8 On 1 April 2019, the Mayor brought forward a revised CIL Charging Schedule (MCIL2) to help fund Crossrail 1 and Crossrail 2. The LLDC lies within Mayoral CIL Charging Band 2 where the rate is £60 per m².

Local Policy and Guidance

LLDC Local Plan (July 2020)

- 8.9 LLDC Local Plan Policy SP.4 sets out that the LLDC will use CIL funding to help deliver the infrastructure on the CIL Infrastructure list and where appropriate and lawful, infrastructure or contributions toward its delivery will also be secured through the use of Planning Obligations.

LLDC Local Plan Planning Obligations SPD (November 2016)

- 8.10 The SPD explains the interaction between CIL and S106 obligations and the potential topics and obligations that could be sought by either. Regarding S106 obligations, the following topics are sought where they are directly related to the development:

- Community facilities;
- Employment and training;
- Transport and highways;
- Open space and public realm; and
- Environmental sustainability.

LLDC CIL Charging Schedule 2 (July 2020)

- 8.11 The LLDC implemented its CIL Charging Schedule 2 (LLDC CIL2) on 19th May 2020 which took effect from 1st July 2020, with an extract of the charging rate provided in Figure 4 below.

Figure 4: LLDC CIL 2 Rates

Development Type	Legacy Corporation CIL Charge (£/m ²) (Exclusive of Mayoral CIL)
Residential (C3 and C4), residential institutions except hospitals (C2), shared-living/co-living (Sui Generis) but excluding student accommodation	£73.90
Student accommodation (Sui Generis)	£123.17
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£123.17
Hotels (C1)	£123.17
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'	£123.17
Office (B1a) within the 'Stratford Retail Area'	£123.17
All other uses except education, healthcare and affordable workspace	£20
Education, healthcare and affordable workspace	Nil

8.12 The use of the pavilion will include an element of retail but as the application site it is not in the Stratford Retail Area this charge does not apply. As such the charge for the pavilion is £20.

CIL and Proposed Planning Obligations

8.13 The net additional gross internal floorspace from the development is 200 m².

8.14 The total CIL Liability for the Proposed Development including both MCIL2 and the adopted LLDC CIL has been calculated as being in the region of £36,000.

9 Conclusions

- 9.1 This Planning Statement has been prepared in support of a full planning application for public realm improvements to the existing areas of open space known as Victory Park and the Belvedere within East Village, Stratford. This Statement demonstrates how the proposals accord with the adopted development plan and other material considerations. In addition, they confirm that the proposals will improve conditions on the Site, and are in accordance with the SC OPP and its associated section 106 agreement.
- 9.2 Extensive pre-application consultation with LLDC PPDT, design and landscape officers from February to July 2022. The proposals have also been presented to the LLDC's Planning Committee on the 26th April 2022 and to the QRP on 18th March 2022 and 9th June 2022. The proposals have been developed taking into account comments and feedback received during the pre-application process. These meetings have confirmed the acceptability of the proposals.
- 9.3 The proposal will deliver a high quality public realm and it will deliver the following key planning benefits:
- **Improvements to public realm** – both the quality and function of Victory Park and the Belvedere will be significantly refined, improved and enhanced. This will be achieved by the creation of new community spaces that inspire creativity, health and sustainable living as well as significant landscape improvements that better responds to the evolving needs of East Village residents and visitors;
 - **Improvements to legibility** – the proposals will result in physical health benefits through increased walking and cycling opportunities. Improvements to legibility and the integration with pedestrian and cycling connectivity will ensure the public realm better connects with East Village as a whole and further afield towards Stratford International Station and up to the Velodrome;
 - **Improvements to accessibility** – the public realm has been designed to provide an inclusive and welcoming environment to bring together existing and new communities in the LLDC and the surrounding boroughs. For example, access to the Victory Park mound will be improved significantly and include a new canopy with seating and swings that can be used by disabled users;
 - **Improvements to play space** – the proposals include new and improved access to outdoor space and play space for children of all ages with equal access for all residents and community members. Security across the play areas and distance to public toilets will also be improved;
 - **The creation of a pavilion** – the introduction of a pavilion at the heart of East Village will help activate Victory Park. It will provide a retail kiosk/café with seating and flexible space to host a range of events for the local community. This will expand on the current community offer at East Village and strengthen social cohesion. The design of the pavilion will be inspired by local context and will encourage local participation through community consultation, giving residents the opportunity to bring forward ideas on how it should take shape;

- **An area to provide community space, activities and events** – the proposals involve the creation of a “community hub” which will help foster sense of community and local identity as it will provide opportunities for cultural uses such as an outdoor cinema, markets, exercise programmes, and performance space to be enjoyed by the whole community for people of all ages and disabilities. This specifically responds to resident feedback which specifically highlighted the need for more amenities and activities in the public spaces; and
- **Improved biodiversity** – the proposals also result in an improved biodiversity, an increased urban greening factor (“UGF”) and biodiversity net gain through urban greening, trees, extensive planting, and community gardens.

9.4 Overall, it has been demonstrated that the Proposed Development is appropriate and in particular will provide of range of benefits. The proposals are consistent with the development plan policies and the NPPF and, therefore, should be approved without delay.



Appendix 1

Planning History

Public Realm (Victory
Park and Belvedere)

FEBRUARY 2022

Q200815

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1 Introduction

- 1.1 This Appendix provides an overview of the relevant planning history for Victory Park (“VP”) and the Belvedere.
- 1.2 Both VP and Belvedere sit within what is today East Village (also Zones 3-6 of Stratford City). Significant parts of Zones 3-6 (including public realm and open space areas) were delivered as part of and in preparation for accommodating the Athletes’ Village during the 2012 Olympic and Paralympic Games.
- 1.3 This Appendix outlines the planning history framework that has directly informed the proposals for refinements to the public realm and open space areas at East Village.

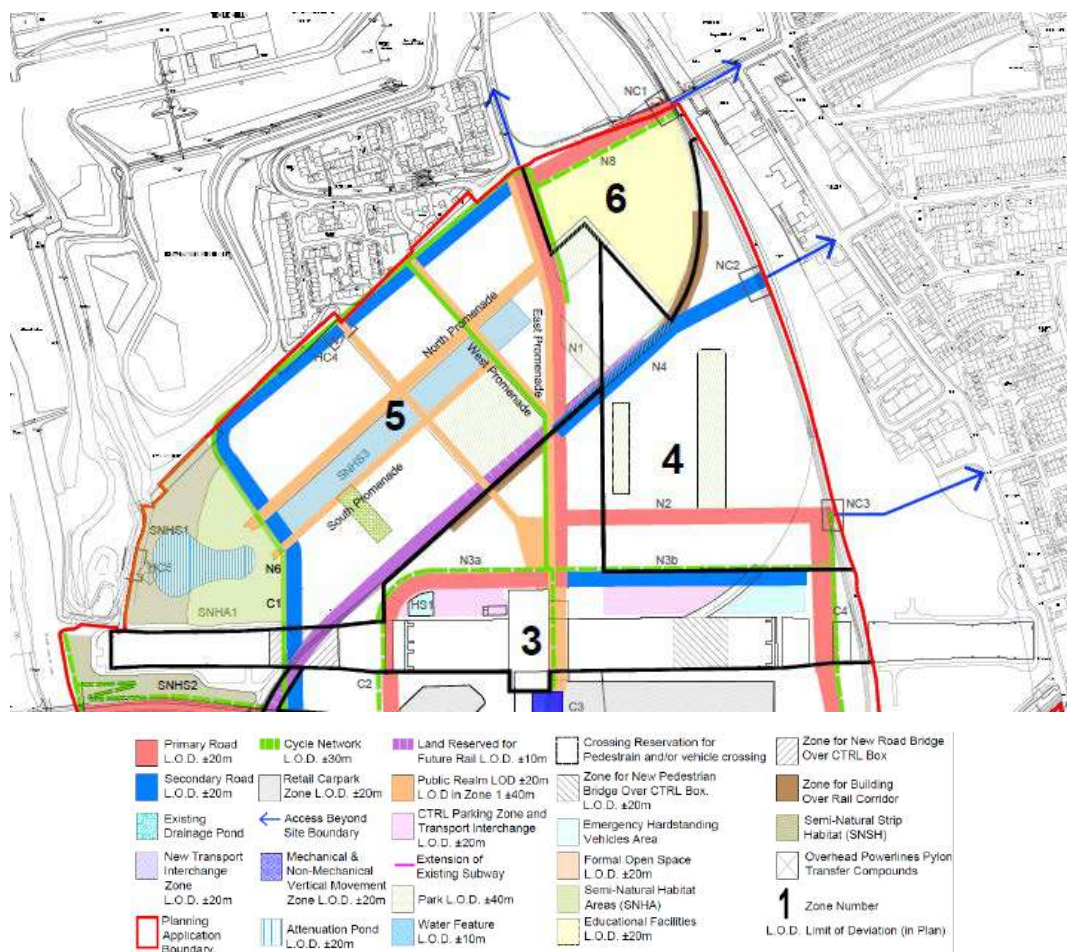
2 Stratford City Outline Planning Permission

- 2.1 VP and the Belvedere forms part of the wider open space and public realm strategy for the Stratford City development, governed by the overarching Stratford City Outline Planning Permission (“the SC OPP”) (10/90641/EXTODA).
- 2.2 The SC OPP defined several key parameters including infrastructure, land raise heights, building heights, land uses and the distribution of open space across the entire Stratford City development. Parameter Plan 4 (reproduced at **Appendix 1**) divides the Stratford City site into several Zones. Both VP and the Belvedere sits within Zone 5 (which forms part of the main residential district of the Stratford City development, East Village, which in its entirety comprises Zones 3-6). Other relevant information is set out below.

Parameter Plans

- 2.3 Parameter Plan 5 defines the location of the principal areas of Open Space whilst Parameter Plan 6 defines the principles for access and circulation (including pedestrian, cycle and vehicular routes). Parameter Plan 11 (‘Composite Drawing’) provides a composite drawing of all key principles set within the parameter plans. These parameter plans are reproduced at **Appendix 2, 3 and 4** respectively.

Figure 1: Extract from Parameter Plan 11 (Composite Drawing)



3 Section 106 Agreement

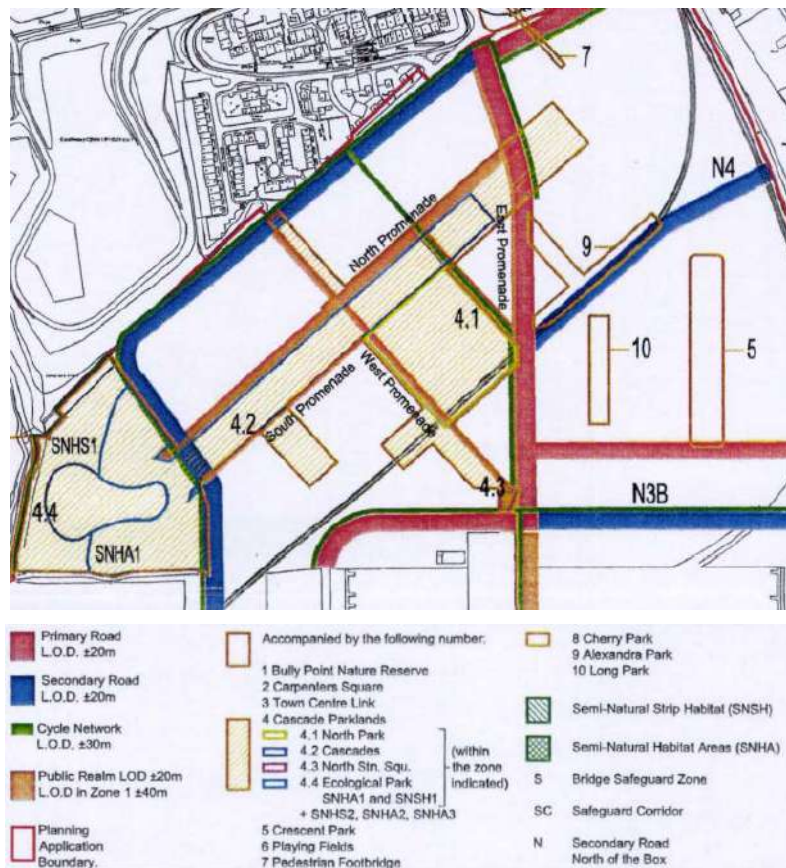
- 3.1 The SC OPP was also accompanied by a Section 106 (“S106”) Agreement dated 30 March 2012 and subsequently updated via Deed of Variation (“DoV”) dated 25 March 2014. Through the passage of time, the names and identification of the various open space areas have changed as development proposals came forward. The core definitions of the open space areas and requirements are contained within the 30 March 2012 S106 Agreement, whilst an update is contained within the 25 March DoV.
- 3.2 Schedule 1, Part 8 of the S106 Agreement deals with “Public Access” which includes details on open spaces and public realm. This sets the requirements of the main public realm areas within East Village. Relevant extracts are provided at **Appendix 5**. A plan (known as the “Part 8 Plan”) identifies the different areas of open spaces – a copy of which is provided at **Appendix 6**. This was further amended in the 2014 DoV (see **Appendix 7**) known as the Additional Part 8 Plan – a copy of which is provided at **Appendix 8**. The only difference between the two is the naming strategy for the public realm areas that evolved over time.
- 3.3 Collectively, VP and the Belvedere are located within a broader area of open space known as “Cascades Parklands”. VP comprises an area known as “North Park” located within the Cascades Parkland. No further definition is provided for the Belvedere.
- 3.4 North Park is defined in the S106 Agreement as providing the following:

“North Park and North Station Square Details” means the detailed plans and specifications in relation to the construction, laying out and landscaping of North Park and North Station Square to be submitted to and approved by the ODA (in consultation with the Council) in accordance with paragraph 8.1.1 which detailed plans and specifications shall include in addition to landscaped areas (both hard and soft):

- (a) an area to be used as a gathering/performance area with a stage area to be fully powered and serviced;
- (b) unless otherwise agreed by the ODA, a NEAP;
- (c) park furniture including seating and lighting;
- (d) toilet facilities;
- (e) at least one piece of Public Art;
- (f) grassed areas to be used for informal recreation including ball games; and
- (g) pedestrian connections within, into and out of North Park and North Station Square.

- 3.5 An extract from the Part 8 Plan is provided below for ease of reference.

Figure 2: Extract from the Part 8 Plan



3.6 North Station Square relates to an area at the junction of Celebration Avenue and International Way (4.3 on the Part 8 Plan).

3.7 In 2014, variations were made to the S106 Agreement via a DoV. Of particular relevance to VP and the Belvedere, the following provisions were made:

- To make provision for public toilet facilities (paragraph 8.1.13) in the location shown on the plan provided at Annexure 34 to the DoV (reproduced at **Appendix 9**) or in the vicinity of Plots N18/N19;
- To provide a cycle docking cycle station of up to 25 cycles (paragraph 2.10). Their location are shown at Annexure 35 of the DoV (reproduced at **Appendix 10**), and between the DLR Station and future Plots N18/N19.

3.8 Provision for both the cycle docking cycle station and public toilet facilities is made within the approved RMA for Plots N18/N19 (ref: 14/00141/REM) which is yet to be implemented but remains implementable.

3.9 All elements set out in the S106 Agreement definition for North Park, with the exception of toilet facilities, have been delivered as part of the wider Public Realm RMA (see Section 4 below).

4 Open Space and Open Space Strategy

4.1 Conditions E1 and E2 of the SC OPP collectively set out the amount of open space provision to be made within the Stratford City development. Condition E1 requires that the development includes a series of public open spaces and urban green spaces and sets out a minimum requirement of 156,470sqm which shall incorporate a minimum of 123,760sqm of publicly accessible open space (of which 2,750sqm of urban green space shall be provided in Zone 1) and a minimum of 32,710sqm of urban green space (of which a minimum of 13,950sqm shall be provided in Zone 1) (as referred to in the Open Space Strategy referred to in Condition E2) and which shall include a NEAP facility in North Park (which comprises VP), a LEAP facility in Carpenters Square (Zone 2), a LEAP facility in Crescent Park (Zone 4) (now Mirabelle Gardens) a LAP facility in Long Park (Zone 4) a MUGA in Zone 2 and a LAP in Zone 1. In other words, the provision within Zones 2-7 (inclusive) shall be a minimum of:

- 121,010sqm of publicly accessible open space;
- 18,769sqm of urban green space.

4.2 The Open Space Strategy (2010) (approved at the same time as the SC OPP) sets out, in detail, how the site-wide provision is to be distributed between the seven development Zones within Stratford City, including the overall design principles. For Zones 3-6, this requires 91,968sqm of public open space and 6,348sqm of urban green space. The overall provision of open spaces is made up of several components, including the public realm, streetscape and individual building plots. Indeed, most of the public open space associated with Zones 3-6 were approved via a Reserved Matters Application (RMA) in 2010 (ref: 09/90395/REMODA).

4.3 The distribution of open space across Zones 3-6 was diagrammatically shown in the approved Open Space Strategy, a copy of which is provided at **Appendix 11**.

Figure 3: Distribution of open space across Zones 3-6

		Open Spaces RMA	Streetscape RMA	Open space within submitted building plots	Areas to be included in future RMAs	Total	Change in area from FP open areaplan N1819-XX-X-A-LDS-SK-0655-RevA*
Open Space Z5		64,893	6,996	2,790	1,784	76,463	375
Public open space total	POS+EA	62,801	6,610	2,790	1,784	74,185	375
	5-POS 1	11,121	239	286	-	11,646	3
	5-POS 2	19,809	1,003	610	-	21,422	80
	5-POS 3	-	-	-	1,772	1,772	8
	5-POS 5	548	118	-	-	666	-
	5-POS 6	327	336	-	-	663	-
	5-POS 8	1,731	467	286	12	2,496	-
	5-POS 9	2,466	2,032	935	-	5,433	-
	5-POS 13	-	577	-	-	577	-
	5-POS 14	-	1,008	-	-	1,008	-
	5-POS 15	-	550	-	-	550	-
	5-POS 16	-	-	673	-	673	444
Accessible ecological area	5-Eaa	26,799	480	-	-	27,279	-
Urban green space total	GS	2,092	186	-	-	2,278	-
	5-GS 1b	2,092	186	-	-	2,278	-

4.4 Importantly, the Local Planning Authority has already confirmed that the quantum of open space to be provided to satisfy Condition E1 in so far as it relates to Zones 3-6 have already been met. Indeed, the wider Public Realm Committee Report (dated February 2010), concluded at paragraph 7.1.7 that:

“The amount of open space included within the public realm reserved matters application, when amalgamated with that to be provided but dealt with in other reserved matters submissions, both already approved in the case of development plots and streetscape or to be dealt with post-Games, is in excess of the overall amount required to be provided to satisfy Condition E1 in so far as it relates to Zones 3-6. The amounts are in accordance with the provisions of the Open Space Strategy, as approved in February 2010.....”

5 Zonal Masterplan (ZMP)

5.1 Condition A1 of the SC OPP requires the submission and approval of a Zonal Masterplan (“ZMP”) prior to the submission of a Reserved Matters application. The ZMP for Zones 3-6 was originally approved in May 2008 (ref: 07/90208/AODODA) but has subsequently been updated over time. The latest approved ZMP comprises the May 2008 ZMP and Addendum (ref: 10/90272/AODODA approved in February 2011). The distribution of open space is contained within the accompanying ZMP Drawing ‘Open Space’. The Site comprises part of 5-POS 2; 5-POS 1; part 5-POS 5; part 3-POS 3 and part 3-POS 6 (see extract below):

Figure 4: Extract from the approved Zones 3-6 ZMP



6 Zones 3-6 Public Realm Reserved Matters Application (RMA)

6.1 An RMA for the wider public realm throughout East Village (i.e. Zones 3 – 6 of the Stratford City development) was approved on 9 March 2010 (ref: 09/90395/REMODA) and included The Belvedere. The RMA provided the required level of detail as per the SC OPP; Parameter Plans; Open Space Strategy and Section 106 Agreement. The following summarises some of the key features of VP and Belvedere:

Victory Park

- 6.2 Victory Park is a large amenity grassland with clear stem tree planting.
- 6.3 Two intersecting resin bound gravel paths provide pedestrian movement through the centre of VP. A shared cycle lane is provided along West Park Walk and the southern boundary of VP.
- 6.4 A large central lawn and grassed mound is located towards the northern edge of VP which provide facilities to host outdoor events such as local markets and outdoor cinema/sports event.
- 6.5 At the southern end of VP is a fenced area dedicated to ecological planting, bee hives and habitat areas. This area is known as the ‘Natural Copse’ but will be referred to as the “area of wilderness” for the purposes of this application.
- 6.6 An area for public art is also shown within the RMA, the details for which were reserved for future approval.
- 6.7 Street lighting is provided around the perimeter of Victory Park and bollards are located along the main central paths. Several benches are also located within and on the edge of Victory Park.
- 6.8 A Neighbourhood Equipped Area of Play (“NEAP”) is shown to be located to the south western boundary of VP (an unsupervised play area equipped for children aged 4 to 16 designed to include at least 8 different pieces of play equipment , opportunities for ball games or wheeled activities and seating for supervising adults.
- 6.9 Pop up services are also provided to the north west of the lawned area of VP to allow for temporary pop up events.

Belvedere

- 6.10 Belvedere and forms the north-eastern end of the central axial open space through East Village.
- 6.11 The Public Realm RMA showed the Belvedere as comprising a raised hill with a horseshoe shaped recessed seating features incorporated into the crest of the hill. Victory Parade and

Fortunes Walk provide a pedestrian route from Celebration Avenue to the northeast and along the central axis through East Village.

- 6.12 The RMA also showed a Local Equipped Area of Play (“LEAP”) in this area (unsupervised equipped area for play for children of early school age between 4 and 10 years old).
- 6.13 The RMA was approved subject to several planning conditions. These included conditions that required further detail on matters such as play areas to be submitted to and approved by the LLDC PPDT. A detailed schedule of conditions is contained at **Appendix 12**.

Open Space Delivery to date

- 6.14 The vast majority of open space areas committed to under the SC OPP and S106 Agreement have been delivered, consistent with, primarily, the Public Realm RMA.
- 6.15 **Appendix 12** provides a detailed breakdown of the public realm/open space areas which have already been approved and those areas to be included in future RMA’s (note that this schedule accompanied the original and approved public realm RMA (ref: 09/90395/REMODA) and subsequently updated in 2017 by the RMA for Plot N06 (ref: 17/00045/REM).

7 Other Relevant Applications

Redesign of the Belvedere

7.1 In April 2019, a full planning application as approved by the LLDC (ref: 18/00530/FUL) for the following relating to the redesign of the Belvedere:

“Full planning application for public realm works including hard and soft landscaping; the installation of a canopy and a water feature; street furniture and lighting; the provision of play space (including the relocation of an existing Local Equipped Area of Play (LEAP)); and associated site clearance, earthworks and works”

7.2 The overarching aspiration of the application proposals was to create a village centre to East Village that can act as a focal point for meeting and activity.

7.3 The planning permission for the revised Belvedere design envisaged the proposals being delivered in two phases:

- The “Temporary Phase” which largely comprised the removal of the mound; and
- The “Permanent Phase” which comprised the implementation of the full and detailed proposals.

7.4 The primary reason for phasing the works was to minimise disruption to existing residents but also resulted in an improvement on the existing position at the time.

7.5 Condition 3 of that permission requires that within 4 months of the removal of the existing landscaping and play facilities, the Temporary Phase shall be completed (including reinstatement of the play facilities) and be fully accessible to the public. The reason for the condition is to ensure that there is no prolonged closure of the area of open space. Works commenced on the 1 April 2019 with the completion of the Temporary Phase on the 28 June 2019.

7.6 Condition 4 goes on to require that within 14 months of the removal of the existing landscaping and play facilities, the Permanent Phase shall be completed and fully accessible to the public. This means that, based on the dates outlined above, the Permanent Phase is required to be completed by 31 May 2020.

7.7 In October 2020, the Applicant secured the approval for non-material amendments (under a S96A application) to amend the wording of Condition 4 to allow a longer period to complete the “Permanent Works” (ref: 20/00163/NMA). A further S96A application was approved by the LLDC PPDT in 2022 (ref: 22/00071/NMA) to allow a long stop date of 1 August 2025 for the completion of the permanent phase. This was to allow discussions on the remaining development Plots (i.e. Plots N18/N19 and N16) together with the public realm refinements contained within this application to advance.

Public Art RMA

7.8 A Public Art Strategy was submitted to the then LPA on 11 April 2011 pursuant to paragraph 5.8.1 of the S106 agreement. This was subsequently approved on 11 March 2014 (ref: 12/00010/106).

7.9 In July 2013, a RMA was approved by the LLDC PPDT for:

“..... a public art installation being details of scale, layout and appearance together with ancillary works submitted pursuant to conditions B1, B8, B10 and Q4 (e) of outline planning permission 10/90641/EXTODA “

7.10 Details submitted in support of the RMA explains the proposals as comprising 168 freestanding steles of a high-grade steel polished mirrors. The freestanding mirrors are arranged to form a maze like structure of five concentric lines of varying heights. Visitors can enter the mirrored labyrinth through several entrances/exits and follow the corridors into the centre.

7.11 The installation dimensions comprise approximately 11.7m x 11.7m x 2.5m and covers an approximate area of 107sqm. Of the 168 freestanding steles:

- 6 steles are 500 x 200 x 50 mm;
- 48 steles are 1000 x 200 x 50 mm;
- 54 steles are 1500 x 200 x 50 mm;
- 25 steles are 2000 x 200 x 50 mm; and
- 15 steles 2500 x 200 x 50 mm.

7.12 The mirrored surfaces reflect the people, the surrounding area as well as the other mirrored installations in multiple ways, duplicating and negating space simultaneously. To a certain degree, the labyrinth blends into its surroundings and becomes partially invisible. Physical space appears through the slots between individual steles, and is inserted between the mirror images. The gaps offer views through the entire sculpture, providing and creating an even more complex and open character.

7.13 As visitors traverse the steles, the installation challenges physical and intellectual attention. The multifaceted reflection produces a fragmented view of the space, surrounding the viewer with an unfamiliar and disorientating experience similar to that of a labyrinth. By aiming at active participation and interaction, the sculpture encourages people to enter into a dialogue with other people and their surrounding space. Informed by the Olympic symbol, the five concentric rings are visually interlocked.

Garden of Wilderness

7.14 The principle of a garden of wilderness (“GoW”) was established as part of the originally approved public realm RMA (ref: 09/90395/REMODA), the details for which were subsequently approved pursuant to conditions attached to the RMA (ref: 10/90409/AODODA condition 4 and Conditions Q4(a) and (b) of the SC OPP) and Condition 3 (ref :11/90645/AODODA) being details of the railings around the perimeter of the GoW.

- 7.15 However, as part of the RMA for Plot N08 in 2014, a separate RMA was submitted pursuant to Conditions 3, 4 and 5 of the public realm RMA (ref: 09/90395/REMODA) and partial Condition Q4 (a) and (b) of the Stratford City Outline Planning Permission (SC OPP) that sought approved for the permanent relocation of the GoW, within Victory Park, some 25m (from the centre of the circle) to the south/south west. The approach to seeking to regularise the proposed relocation of the GoW has been agreed with LLDC PPDT officers during pre-application consultation.
- 7.16 The Garden of Wilderness provides Victory Park with a protected, publicly inaccessible folly woodland area incorporating artificial habitats. This was subsequently approved on 14 July 2015 (ref: 15/00225/AOD).

Gorilla Sculptures

- 7.17 On 28 July 2014, a standalone planning application (ref: 14/00219/FUL) was approved by the LLDC PPDT for a temporary Gorilla public art sculpture.
- 7.18 Condition 2 of that permission required that es hereby permitted shall not be retained after 31st August 2016 on or before which date the structures shall be removed from the site.

Summary

- 7.19 This Appendix has set out the key planning history associated with the Site. It has explained how core principles for public realm and open spaces are set out within the overarching SC OPP and accompanying S106 Agreement, whilst further detail of principles are set out in the approved Open Space Strategy and ZMP. The vast majority of those requirements have been implemented and delivered, the details of which are set out above.
- 7.20 Table 1 below summarises the requirements set out in overarching planning history framework and existing features within the open spaces/public realm that have informed the application proposals:

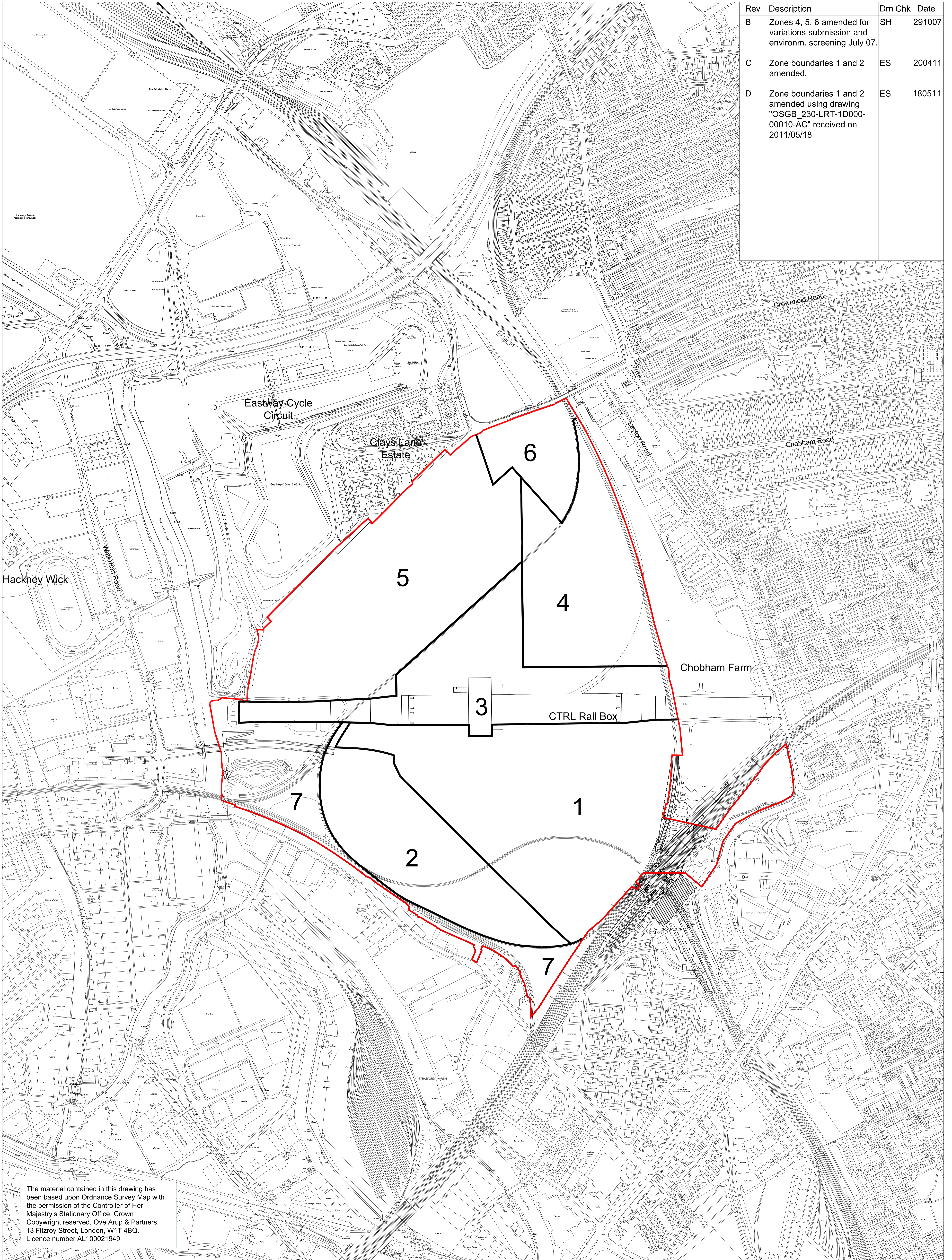
Table 1: Summary of SC OPP/ S106 Agreement Requirements

Public Realm/Open Space Component	Reference	Where is it currently provided
Requirements of the SC OPP/S106 Agreement		
Pedestrian and Cycle Routes	S106 Agreement	Comprehensive pedestrian and cycle routes in and around EV and through and out of VP/Belvedere. The development is only partially complete. Temporary provision is also provided as part of the temporary management and marketing suite. Detailed proposals for the final connection in, through and out via North Station Square is provided within the separate, albeit related, RMA for Plots N18/N19
Pedestrian connections within, into and out of North Park and North Station Square	S106 Agreement	Comprehensive pedestrian and cycle routes in and around EV and through and out of VP/Belvedere. The development is only partially complete. Temporary provision is also provided as part of the temporary management and marketing suite. Detailed proposals for the final connection in, through and out via North Station Square is provided within the separate, albeit related, RMA for Plots N18/N19
Quantum of open spaces	S106 Agreement, Open Space Strategy, Conditions E1/E2 of the SCOPP and Zonal Masterplan	Provided across East Village, but notably VP and Belvedere
Neighbourhood Equipped Area of Play (NEAP)	Condition E1 of the SC OPP and S106 Agreement	Parkour facility currently located to the south west of VP above the High Meads Loop Enclosure ("HMLE")
Local Equipped Area of Play (LEAP)	Open Space Strategy	Play equipment currently provided in the Belvedere
An area to be used as a gathering/performance area with a fully powered and serviced stage area	S106 Agreement	Power and services provided in the area of hard landscape located to the northwest of VP
Park furniture including seating and lighting	S106 Agreement	Provided across East Village
Toilet facilities	S106 Agreement (inc DoV)	None provided in the public realm, but currently secured as part of the extant RMA for Plots N18/N19 (ref: 14/00141/REM)
Cycle docking station	DoV	None provided in the public realm, but currently secured as part of the extant RMA for Plots N18/N19 (ref: 14/00141/REM)
At least one piece of public art	S106 Agreement	Mirror Maze in VP
Grassed area to be used for informal recreation including ball games	S106 Agreement	VP and Belvedere
Existing Open Space/Public Realm features to be provided but not a requirement in the SC OPP/S106		
Garden of Wilderness	N/A	
Gorilla Sculpture	N/A	



Appendix 1

Parameter Plan 4 Development Zones



Rev	Description	Dm	Chk	Date
B	Zones 4, 5, 6 amended for variations submission and environm. screening July 07.	SH		291007
C	Zone boundaries 1 and 2 amended.	ES		200411
D	Zone boundaries 1 and 2 amended using drawing "OSGB_230-LRT-1D000-00010-AC" received on 2011/05/18	ES		180511

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STRATFORD CITY

PARAMETER PLAN
DEVELOPMENT ZONES

4

Planning Application Boundary.

Scalebar:

Scale: 1:2500 @A0

Date: INFORMATION

TITLE

DwgNo. S-98-044

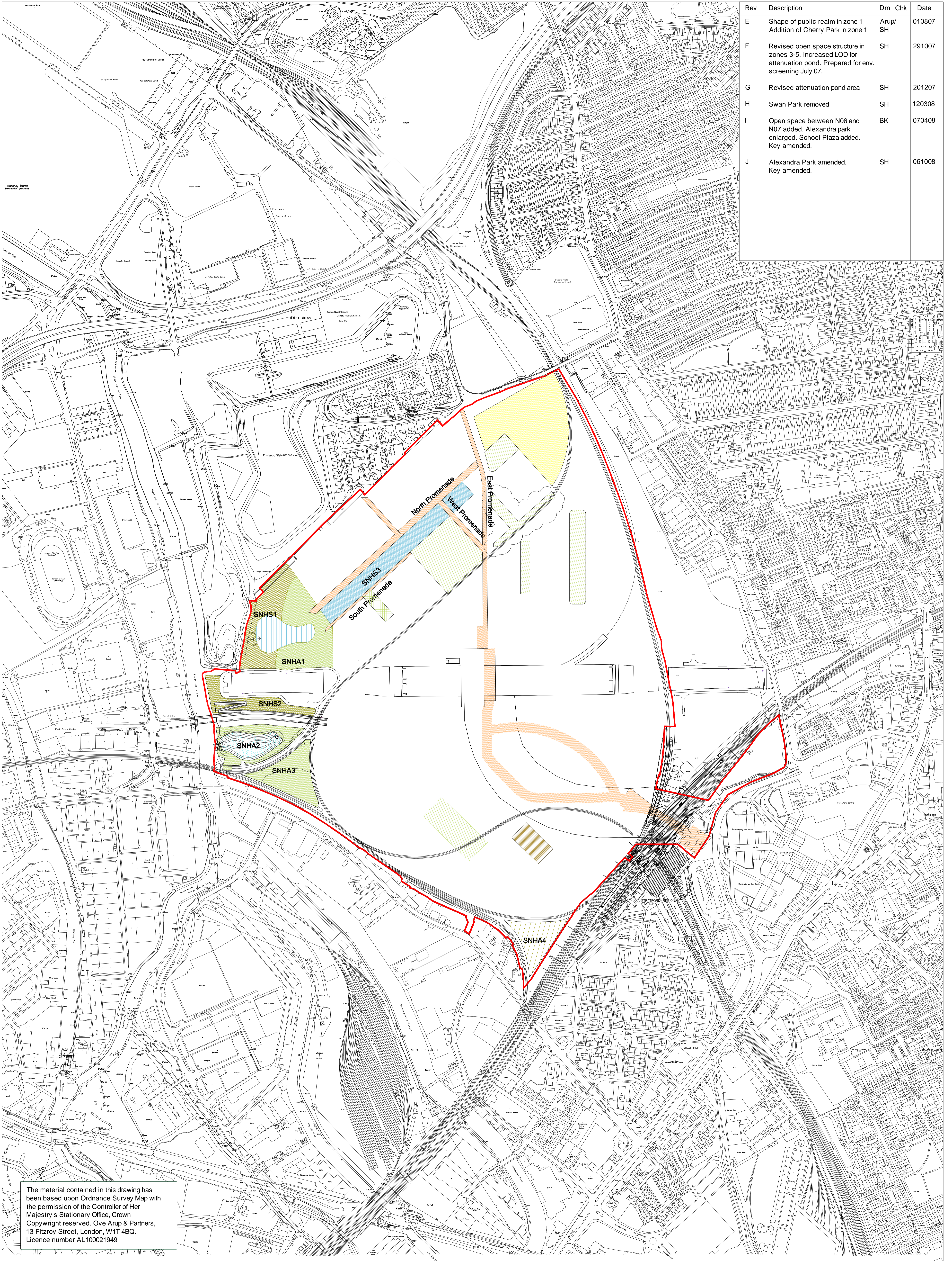
Rev: D

Grid: OLYMPIC GRID



Appendix 2

Parameter Plan 5 Open Space



Rev	Description	Drm	Chk	Date
E	Shape of public realm in zone 1 Addition of Cherry Park in zone 1	Arup/SH		010807
F	Revised open space structure in zones 3-5. Increased LOD for attenuation pond. Prepared for env. screening July 07.	SH		291007
G	Revised attenuation pond area	SH		201207
H	Swan Park removed	SH		120308
I	Open space between N06 and N07 added. Alexandra park enlarged. School Plaza added. Key amended.	BK		070408
J	Alexandra Park amended. Key amended.	SH		061008

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PARAMETER PLAN
OPEN SPACE

5

Scalebar:

Scale: 1:2500 @A0

Date: INFORMATION

Dwg No. S-98-005 / FPA-XXXX-SW-20-GRD-PP-005

Rev: J

- Urban Green Space L.O.D. ±20m L.O.D. in Zone 1 ±40m
- Semi-Natural Habitat Areas (SNHA) L.O.D. ±20m
- Semi-Natural Strip Habitat (SNSH)
- Existing Drainage Pond
- Educational Facilities L.O.D. ±20m
- Overhead Powerlines Pylon Transfer Compounds
- Ecological Area Partially Bridged over
- Park L.O.D. ±40m
- Landscape zone incl. water features L.O.D. ±10m
- Attenuation Pond L.O.D. ±30m
- Public open space LOD ±40m
- Public open space LOD ±50m

Grid: OLYMPIC GRID

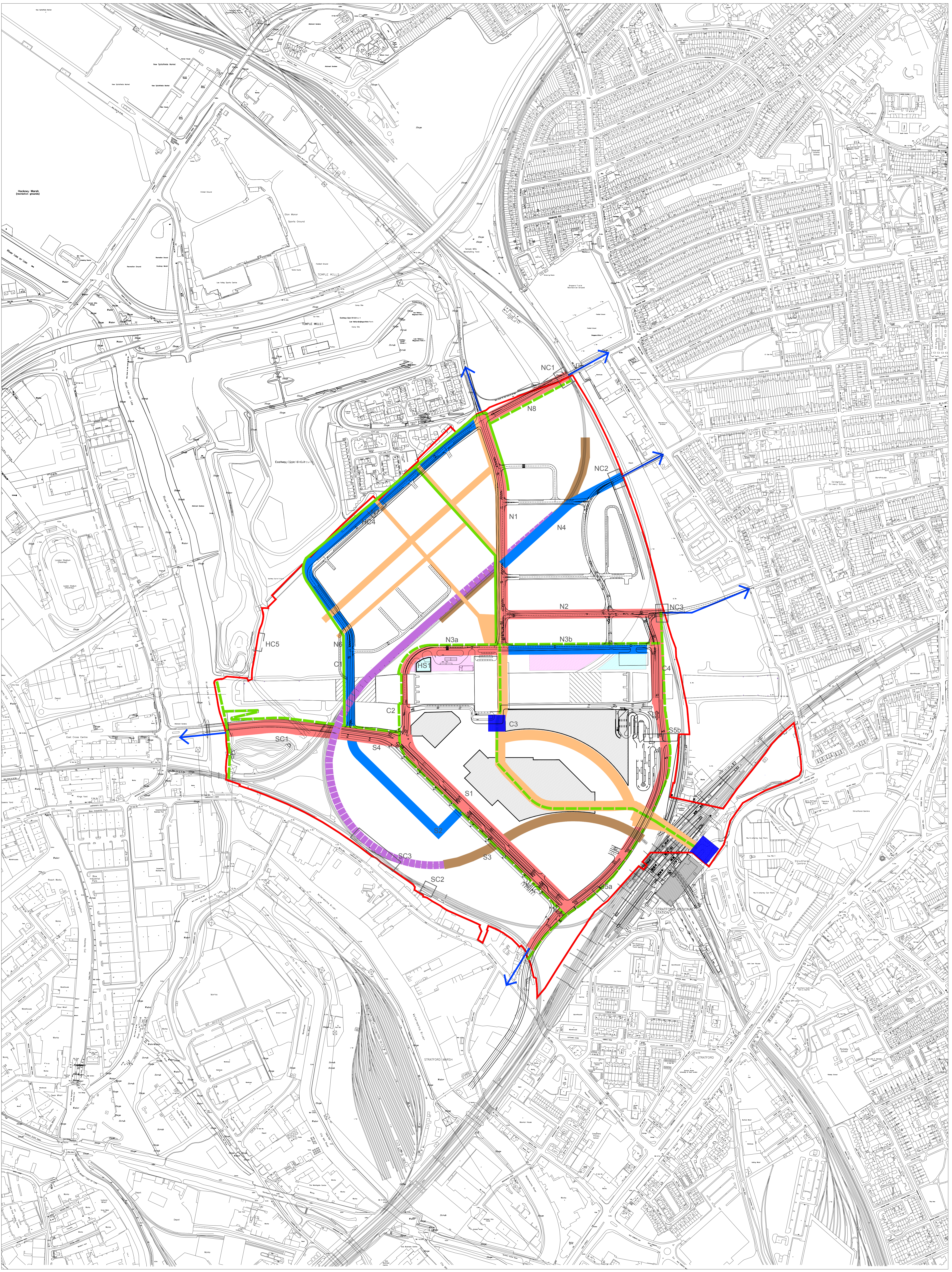
Refer to development specification for overall amount of open space required.

TITLE



Appendix 3

Parameter Plan 6 Access and Circulation



STRATFORD CITY

ACCESS AND CIRCULATION PARAMETER PLAN

Z2MP

6

Scalebar:

Scale: 1:2500 @ A0

Date: 25.11.2014

Dwg No. 118718/P-98-006

INTERNAL REFERENCE NUMBER:
TIQ-AUD-06-X-002

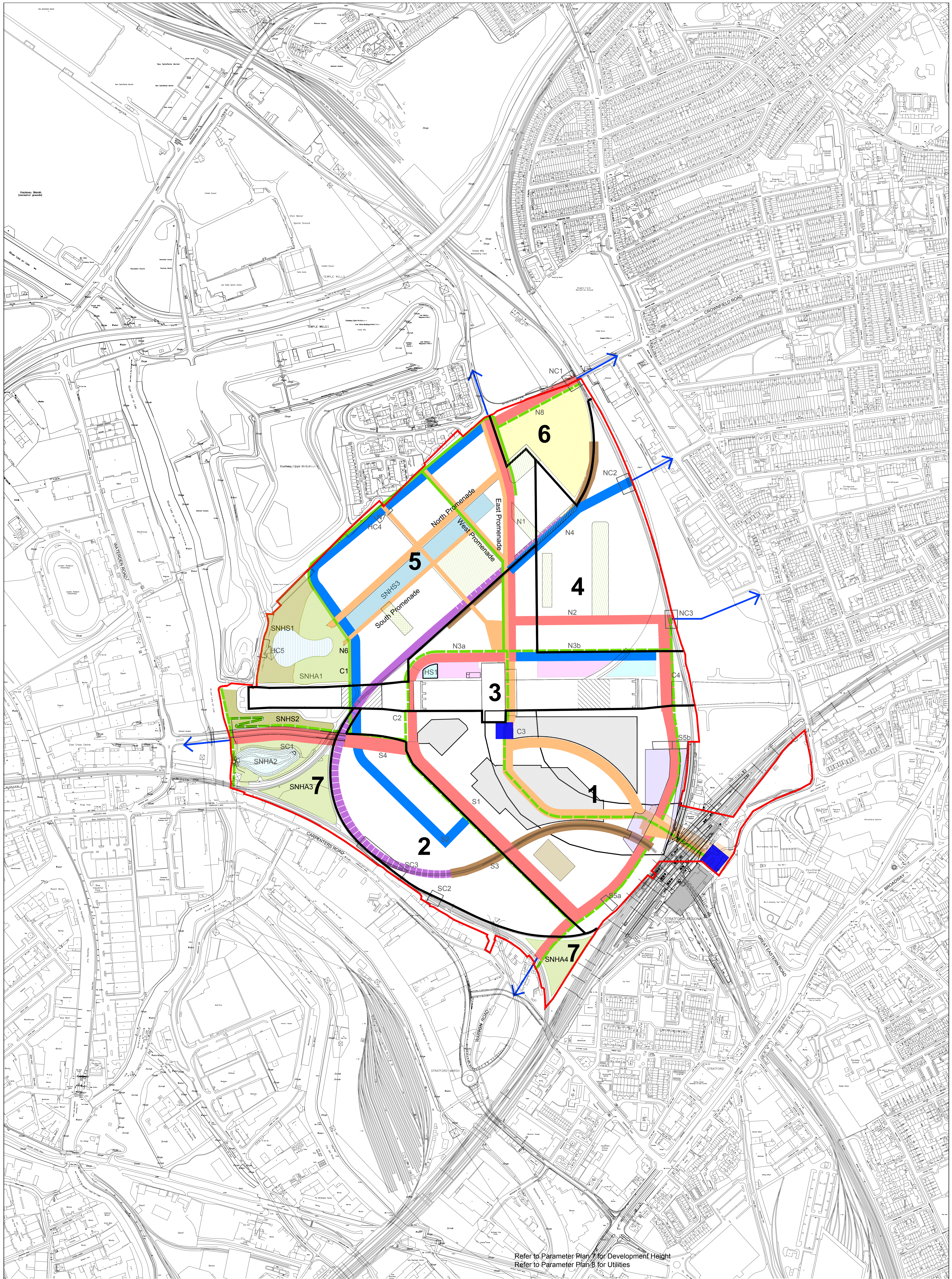
Rev: K

- Primary Road L.O.D. ±20m
- Secondary Road L.O.D. ±20m
- New Transport Interchange Zone L.O.D. ±20m
- Cycle Network L.O.D. ±30m
- Retail Carpark Zone L.O.D. ±20m
- Public Realm LOD ±20m L.O.D. in Zone 1 ±40m
- CTRL Parking Zone and Transport Interchange L.O.D. ±20m
- Mechanical & Non-Mechanical Vertical Movement Zone L.O.D. ±20m
- Crossing Reservation for Pedestrian and/or vehicle crossing
- Zone for New Pedestrian Bridge Over CTRL Box. L.O.D. ±10m
- Emergency Hardstanding Vehicles Area L.O.D. ±10m
- Zone for New Road Bridge Over CTRL Box
- Zone for Building Over Rail Corridor, both decked and undecked L.O.D. Limit of Deviation (in Plan)
- ← Access Beyond Site Boundary
- Extension of Existing Subway



Appendix 4

Parameter Plan 11 Composite Plan



Refer to Parameter Plan 7 for Development Height
 Refer to Parameter Plan 8 for Utilities



COMPOSITE DRAWING
 PARAMETER PLAN
Z2MP

11

Scalebar:

Scale: 1:2500 @ A0

Date: 25.11.2014

Dwg No. 118718/p-98-011

INTERNAL REFERENCE NUMBER:
 TIQ-AUD-06-X-004

Rev: 0

- | | | | | |
|---|---|---|---|---|
| Primary Road
L.O.D. ±20m | Cycle Network
L.O.D. ±30m | Land Reserved for
Future Rail L.O.D. ±10m | Crossing Reservation for
Pedestrian and/or vehicle crossing | Zone for New Road Bridge
Over CTRL Box |
| Secondary Road
L.O.D. ±20m | Retail Carpark
Zone L.O.D. ±20m | Public Realm LOD ±20m
L.O.D. in Zone 1 ±40m | Zone for New Pedestrian
Bridge Over CTRL Box.
L.O.D. ±20m | Zone for Building
Over Rail Corridor |
| Existing
Drainage Pond | Access Beyond
Site Boundary | CTRL Parking Zone and
Transport Interchange
L.O.D. ±20m | Emergency Hardstanding
Vehicles Area | Semi-Natural Strip
Habitat (SNSH) |
| New Transport
Interchange
Zone
L.O.D. ±20m | Mechanical &
Non-Mechanical
Vertical Movement
Zone L.O.D. ±20m | Extension of
Existing Subway | Formal Open Space
L.O.D. ±20m | Overhead Powerlines Pylon
Transfer Compounds |
| Planning
Application
Boundary. | Attenuation Pond
L.O.D. ±20m | Park L.O.D. ±40m | Semi-Natural Habitat
Areas (SNHA) | Zone Number |
| | Water Feature
L.O.D. ±10m | Educational Facilities
L.O.D. ±20m | | L.O.D. Limit of Deviation (in Plan) |



Appendix 5

S106 Agreement March 2012 Part 8 Extract

DATED 30 March 2012

- (1) THE OLYMPIC DELIVERY AUTHORITY**
- (2) THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF NEWHAM**
- (3) THE SECRETARY OF STATE FOR TRANSPORT**
- (4) STRATFORD VILLAGE PROPERTY HOLDINGS 1 LIMITED and STRATFORD VILLAGE PROPERTY HOLDINGS 2 LIMITED**
- (5) STRATFORD VILLAGE DEVELOPMENT (GP) LIMITED
acting as the general partner of
STRATFORD VILLAGE DEVELOPMENT PARTNERSHIP**
- (6) TRANSPORT FOR LONDON**

DEED OF PLANNING OBLIGATIONS

pursuant to section 106 of
the Town and Country Planning Act 1990 and other powers
relating to the regeneration of
Stratford City, London
Zones 2-7: SV Land

SCHEDULE 1
(SV'S OBLIGATIONS)

- Part 1 Transport Network Strategy
- Part 2 Travel Plan
- Part 3 Project Design Review Panel
- Part 4 Affordable Housing
- Part 5 Social and Community Facilities
- Part 6 Health
- Part 7 Education
- Part 8 Public Access
- Part 9 TV Reception Mitigation Measures
- Part 10 Employment and Training
- Part 11 Town Centre Integration
- Part 12 Environment and Sustainability
- Part 13 Access
- Part 14 Miscellaneous Provisions

PART 8
PUBLIC ACCESS

RECITALS

- (A) The ODA, the Council and SV agree that open space remains a vital component of the environment and that the provision of high quality open spaces and other outdoor leisure and recreation facilities and high quality public realm and public access routes will play an important role in enhancing the environment at the Stratford City Development and will contribute significantly to the quality of life of residents, workers and visitors to the Stratford City Development, as well as attracting residents and new businesses to the area.
- (B) Accordingly, Principal Application 1, Principal Application 2, Principal Application 3, Principal Application 4 and Principal Application 5 incorporate some 123,760 square metres approximately of public open space and 32,710 square metres approximately of urban green space distributed in areas across each of the seven Zones forming part of the Stratford City Development as shown on Parameter Plan 5 and set out on page 4 of the Open Space Strategy (as defined in clause 1.1.2). In addition, a further 26,500 square metres approximately of Playing Fields are included separately in the Playing Fields Application.

RELEVANT DEFINITIONS

"**at all times**" means 24 hours of every day, unless otherwise agreed by the ODA (in consultation with the Council).

"**Additional Parkland**" means such additional open space of no less than 1,746 square metres to be provided on or adjacent to Plot N05 in accordance with paragraph 8.27.

"**Additional Parkland Details**" means the detailed plans and specifications in relation to the construction, laying out and landscaping of Additional Parkland to be submitted to and approved by the ODA (in consultation with the Council) in accordance with paragraph 8.27.2, which detailed plans and specifications shall include in addition to landscaped areas (both hard and soft):

- (a) park furniture, including seating and lighting; and
- (b) a seating area within a landscaped setting and pedestrian connections within, into and out of Additional Parkland.

"**Additional Parkland Management Plan**" means a scheme for the management and maintenance (including where appropriate repair and renewal) of Additional Parkland and all facilities therein (including all associated Playspace Facilities, street/park furniture, lighting, security equipment and drainage) to be submitted to and approved by the ODA (in consultation with the Council) in accordance with paragraph 8.27.3 which scheme shall reflect the principles set out in the Estate Management Framework (so far as applicable to the Parks) and including any subsequent variations to such Management Plan as may be approved by the ODA (in consultation with the Council).

"**Additional Urban Green Space**" means such urban green space which does not form part of any Ecological Area, Park or Public Access Route but may be made available for use by the general public in accordance with paragraph 8.9.

"**Alexandra Park**" means that part of the Development Site within Zone 4 and Zone 5 shown edged brown and marked as area 9 on the Part 8 Plan and being a public park