Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
E1	Energy	"No part of the Development in Zone 1 shall be occupied until: The CCHP plant has been constructed in accordance with the details approved by the Local Planning Authority pursuant to Condition K2. The CCHP Plant has been fully commissioned". Construction of CCHP plant shall not commence until a feasibility study has been submitted and approved…. To identify potential for extending the CCHP district heating network to areas adjacent to the site.	The Developer will use all Reasonable Endeavours to ensure: a minimum of 75% of the electrical power requirements of the Development are met by the CCHP plant.	Not applicable to Zone 3	Not applicable to Zone 3
E1a	Energy	The developer will not commence any works pursuant to the Planning Permission until it has established the Sustainable Energy Partnership.	Enter into negotiations with Energy Service Company(s) to form a financial/operational partnership (Sustainable Energy Partnership) as a delivery mechanism for the Site Wide Strategy	Not applicable to the Zonal Masterplanning stage.	A concession contract is now in place for the Kings Yard Energy Centre and district heating network. As a result of this, all buildings covered by this Application will be connected to the Kings Yard district heating network
E2	Energy	The Developer will use all reasonable Endeavours to ensure that all buildings constructed within Zones 1 and 2 are connected to the district heating infrastructure associated with the CCHP plant	Connect buildings to CCHP plant infrastructure	Not applicable to Zone 3	Not applicable to Zone 3
E3	Energy	The Developer will use all reasonable Endeavours to connect all buildings constructed within Zones 3, 4, 5 and 6 to the Northern District energy Systems.	As E1	As part of a joint approach to aspects of sustainable energy provision between the Olympic Park and Stratford City, it is proposed to connect Zones 3-6 to the Energy Centre located at Kings Yard within the Olympic Park. This strategy replaces the requirements for a separate standalone Northern District Energy Systems (NDES).	Refer to ZMP response.
E4	Energy	The Developer will use all Reasonable endeavours through the use of district energy systems, Renewable Energy and energy efficiency to procure a 15% reduction in carbon emissions from a baseline of the benchmarks for typical energy consumption given in ECON19 or equivalent energy consumption at the time of connecting the relevant part of the Development.	Reduce primary energy use by 23% and carbon dioxide emissions by 15% compared to typical energy benchmarks current at the time of connection.	As noted in E3, connection to the Kings Yard Energy Centre will ensure that the carbon reduction targets set for Stratford City will be achieved.	Overall, the Site could be expected to achieve a 48.5% reduction in regulated carbon emissions over Part L 2013 when performing a SAP 2012 carbon factor calculation. This overall figure breaks down into regulated carbon emissions reductions of 12.1% (domestic) and 32.3% (non-domestic) at 'Be Lean' stage, 37.9% (domestic) and 5.3% (non-domestic) at 'Be Clean' stage.
E5	Energy	The Developer will use all Reasonable Endeavours to resource a minimum of 2% of the energy requirements of the Development from locally resourced Renewable Energy either on- or off-site (including any Exemplar Buildings).	Investigation into the availability of local biofuel/crop and/or MSW biomass fraction to serve potential biomass fuelled CCHP (to provide the minimum 2% renewable energy).	Renewable options within Zone 3 are limited to those technologies that generate electricity (e.g. wind and photovoltaics) as Zone 3-6 will connect to the Kings Yard Energy Centre which will include the provision of energy (heat) from biofuels will ensure the minimum of 2% of the energy requirements are generated from renewable sources. On-site renewable generation will therefore be considered in the building designs subject to technical and commercial viability. Other measures, for example carbon offsetting/off site contributions, will also be considered in line with the planning policy and regulation which is current at the time of development.	The Kings Yard Energy Centre will provide a minimum of 2% Renewables, as described in the Olympic Park Energy Strategy. The current technology mix of the East London Energy Scheme also referred to as the Olympic Park District Energy Scheme includes 4.9% of heat from biomass boilers. A feasibility study was undertaken to establish the suitability of the site for renewable energy via wind turbines and solar panels for Plots N18 and N19. They were not deemed to be suitable and as such do not have wind or solar renewable technology within their design.
		The Developer will apply the Renewable Energy Fund for the purpose of Renewable Energy generation at the Development or in the vicinity of the Site in order to achieve the target.	Liquid biofuels as future option likely to be most economic as road vehicle fuel.		
			Potential wind farm site in Lea Valley to provide required renewable energy. Wind Turbines would be more efficiently located on the west side of development.		
E6	Energy	Limit atmospheric emissions	>50MW thermal input	Not applicable to the Zonal Masterplanning stage. Related to detailed design of CCHP plant.	The King's Yard Energy Centre is located in the Olympic Park, emissions from the plant will be regulated under the Olympic Park planning permission. The East London Energy Decarbonisation Report (produced by EQUANS) encompasses the Kings Yard Energy Centre which provides power to plots N18 and N19 amongst others. The report outlines ways in which the operator is seeking to carbon emissions with a roadmap of their reduction goals and key milestones.
		No part of the development shall be occupied until a scheme for monitoring and reporting of the energy use has been approved	Or		
		".. a scheme for the monitoring by the developer of pollution arising from the development for health effects and nuisance" must be submitted and approved by the Local Planning Authority	20MW to 50MW thermal input.		

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
			Set Gas Engine or Gas turbine CHP emissions limits in terms of ppm NOx, SOx and CO2.		
E7	Energy	Minimise noise pollution All permanent development on site shall meet a BS4142 noise rating of 0 (control of noise from plant attached to buildings).	Design acoustic containment of plant to minimise transmission to adjacent areas.	Not applicable to the Zonal Masterplanning stage. Applies to detailed design stage.	All permanent mechanical plant related to this plot will be assessed with reference to BS4142: 1997. In order to minimise the possibility of noise nuisance the noise rating level will be designed to at least 5dB below the background noise level at existing off-site noise sensitive receivers. This is also a requirement of Condition O11 of the overarching Stratford City Outline Planning Permission
E8	Energy	"confirmation that there is no visible plume under normal operation from stack or condenser"	No visible plumes	Not applicable to the Zonal Masterplanning stage. Applies to detailed design stage.	Cooling towers are not included within the N18 and N19 design. Therefore, visible plumes will not be present.
E9	Energy	Efficient operation to minimise carbon emissions. The Developer will 'procure' that the terms of the Sustainable Energy Partnership require the promotion of…. . The Developer will use all reasonable endeavours (including competitive pricing) to ensure…. . The Developer will work with and will procure that the Sustainable Energy Partnership will work with the Council and the GLA to seek to reduce carbon emissions….,….by 80% ….,….by 2050. The strategy… focuses on carbon emissions as the key indicator" Which can reasonably be expected to include the efficient operation to minimise carbon emissions. No part of the development shall be occupied until a scheme for monitoring and reporting of the energy use….. ".. a scheme for the monitoring by the developer of pollution arising from the development for health effects and nuisance" must be submitted and approved by the Local Planning Authority	75% of site development annual electrical consumption to be met by CCHP. 2050 carbon emissions reduction 'Roadmap framework' to be developed.	Roadmap for carbon reductions is not applicable to Zonal Masterplanning stage. However the detail design of the components of the masterplan will be carried in a way that it will enable the future integration of renewable energy strategies both at building level and at central infrastructure level. The ability of buildings to accept future evolving technologies will be crucial for the successful delivery of the Roadmap and it will have to be demonstrated at Reserved Matters applications.	For response to 2050 framework refer to Mandatory EBD7. Overall carbon emission savings resulting from on-site electricity generation from both Kings Yard CHP will exceed that anticipated at planning application stage
E10	Energy	The Developer will use all Reasonable Endeavours to resource a minimum of 2% of the energy requirements of the Development from locally resourced Renewable Energy either on- or off-site (including any Exemplar Buildings).	Monitored to assess potential for phased use of biomass fuel for CCHP plant or stand-alone plant in north site. Large scale wind turbine(s) option.	See E5	Refer to E5.
EBD1a	Env. Bdg Design	Achieve high standards of environmental sustainability within new buildings	Buildings to be built to a minimum BREEAM rating of Very Good	The Code for Sustainable Homes has now been withdrawn (aside from the management of legacy cases) and has been replaced by new national technical standards which comprise new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations). All buildings will be built to conform to a minimum standard of at least 3 stars on the Code for Sustainable Homes, which is equivalent to an Ecohomes rating of Very Good. This target will be included in briefing packs to individual architects.	Refer to ZMP response. Retail outlets within this application will be required to achieve a minimum BREEAM rating of Very Good. A large proportion of the implementation of this will be achieved by virtue of the ZMP requirements during base building. The remainder will be the responsibility of the tenant in fit-out. In order to ensure that the standard is reached, implementing the required measures will be a requirement of the lease for individual retail units. The current pre-assessment estimates that an 'Excellent' rating could be achieved, with a targeted score of 75%.
EBD1b	Env. Bdg Design	Achieve high standards of environmental sustainability within new buildings	Buildings to be built with an aspiration for a BREEAM rating of Excellent.	Refer to EBD1a	Refer to EBD1a

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
EBD2	Env. Bdg Design	Reduce Carbon emissions through energy efficiency	Each building to be constructed at the Development will be designed and constructed so that carbon emissions from the building will be 10% lower than required by the contemporaneous building regulations (in force at the time of its design).	Under the Code for Sustainable Homes there is a mandatory requirement, for code level 4-star, of a 25% improvement on Part L1A 2010 - ENE. 1 parameter targets for CO2. There is an ongoing commitment to achieve this target and the requirement to achieve this target will be included in briefing packs to individual architects. The Connection to the Kings Yard Energy Centre may also provide centralised opportunity to increase the carbon savings (see EBD4).	This requirement will be met by provision of high performing facades with improved insulation and air-tightness over the FEES standards. 100% of fixed lighting will be low energy. Final demonstration of compliance with this requirement will be provided prior to commencement of construction. The proposed approach for achieving compliance is described in section 4 of this document. The Code for Sustainable Homes pre-assessment has predicted a Code Level 4 rating which is the third highest sustainable homes rating that can be achieved.
EBD3	Env. Bdg Design	Encourage building designers to achieve a further saving of 10% energy consumption over and above the absolute commitments.		There is an ongoing commitment to achieve this target and the requirement to achieve this target will be included in briefing packs to individual architects. Measures to reduce energy consumption can be found in issues ENE3-9 of the Code for Sustainable Homes.	The Sitewide Strategies require a total 25% reduction in Carbon Emissions through a combination of demand reduction (E4) and efficient supply (EBD2). There is an aspiration to achieve a further 10% demand reduction (EBD3). Overall, the Site could be expected to achieve a 48.5% reduction in regulated carbon emissions over Part L 2013 when performing a SAP 2012 carbon factor calculation. This overall figure breaks down into regulated carbon emissions reductions of 12.1% (domestic) and 32.3% (non-domestic) at 'Be Lean' stage, 37.9% (domestic) and 5.3% (non-domestic) at 'Be Clean' stage.
EBD4	Env. Bdg Design	Reduce Carbon emissions through energy supply efficiency	All buildings constructed within Zones 1 and 2 are connected to the district heating infrastructure associated with the CCHP plant. All buildings constructed within Zones 3, 4, 5 and 6 will be connected to the Northern District Energy Systems.	Even though this is not applicable to the zone it is proposed, as part of a joint approach to aspects of sustainable energy provision between the Olympic Park and Stratford City, to connect Zones 3-6 to the Energy Centre located at Kings Yard within the Olympic Park. This strategy replaces the requirements for a separate standalone Northern District Energy Systems (NDES)." As part of a joint approach to aspects of sustainable energy provision between the Olympic Park and Stratford City, it is proposed to connect Zones 3-6 to the Energy Centre located at Kings Yard within the Olympic Park. This strategy replaces the requirements for a separate standalone Northern District Energy Systems (NDES).	A concession contract is now in place for the Kings Yard Energy Centre and district heating network. As a result of this, all buildings covered under this application will be connected to the Kings Yard district heating network
EBD5	Env. Bdg Design	Reduce Carbon emissions through operational energy efficiency	*A framework for monitoring and reporting energy use and related carbon emissions throughout the developments lifetime*	Not applicable to Zonal Masterplan stage. Applies to operation of buildings and management of the energy centre/ CCHP. Measures to reduce carbon emissions can be found in the following sections of the Code for Sustainable Homes: Ene3: Internal lighting Ene4: Drying space Ene5: Ecolabelled white goods Ene6: External lighting Ene7: Low or zero carbon technologies Ene8: Cycle storage Man1: Home user guide Cross refer to EBD1a.	All utilities (heat, electricity, gas, water) will be metered at each tenant's point of use. Remote reading of all bulk meters will allow this data to be collected centrally by the estate management company. It will be a requirement of the contract for the estate management company that block-by-block and sitewide energy and water consumption data be collated and made available publicly. It will also be a requirement of the estate management company that they operate an on-going programme of energy demand reduction, both by direct management of the infrastructure and public areas, and by programmes of education for commercial tenants and residential dwelling occupiers.
EBD6	Env. Bdg Design	Reduce Carbon emissions through energy efficiency	*The Developer will work with and will procure that the Sustainable Energy Partnership will work with the Council and the GLA […] to achieve:* *A 50% reduction in carbon emissions against ECON 19 by 2020 or, if earlier, the twelfth anniversary of the Implementation Date*	See E1a - Not applicable to the Zonal Masterplanning stage. ECON19 was originally used in the planning conditions, to express a baseline of typical energy consumption, representing buildings serviced by business-as-usual solutions (i.e. individual boilers and power from national grid). The shared view for previous ZMP applications, in agreement with the ERP, is that the benchmark of ECON19 is actually causing confusion as it is based on historical data on energy consumption for office buildings and is not related to district energy systems, Renewable Energy and energy efficiency.	At completion this plot is estimated to achieve overall carbon mitigation of 48.5% against current Part L 2013 requirements, significantly better than ECON19 related requirements.

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
EBD7	Env. Bdg Design		*An 80% reduction in carbon emissions against ECON 19 by 2050 or, if earlier, the forty-fifth anniversary of the Implementation Date*	The energy demand in buildings will be calculated using the Building Regulations Part L 2006 for base-building energy uses and not against ECON19 (see EBD06). The energy savings delivered due to district heating and cooling versus 2006 Building Regulations are likely to be around 25-30%. Further savings could be achieved through energy efficient building design and onsite renewable energy.	Further to the response to EBD6, 2050 is beyond the 35 year Concession now in place for the ownership and operation of King's Yard. The nature and operation of the Kings Yard network beyond the initial 35 years will therefore be determined by the regulatory framework and market conditions at the time and is beyond the applicants control.
EBD8	Env. Bdg Design	Minimise environmental impacts of development	Consideration of potential for night-time light pollution from commercial, retail and leisure uses onto adjacent residential property.	It is not possible to carry out an assessment of night-time light pollution at the Zonal Masterplan stage of the design process, as a detailed lighting scheme would be required. This will be addressed in the Reserved Matters applications.	An external lighting has been designed in accordance with the latest obtrusive light criteria, as published by the Institution of Lighting Engineers, Commission Internationale de L'Eclairage and CIBSE. Final discharge of this item will be prior to commencement of construction/installation of the lighting design.
EBD9	Env. Bdg Design	Minimise environmental impact of materials	A Site Wide Materials Use and Purchasing Strategy will be produced for construction and management activities. The Strategy will include the objective to target the use of materials with no worse than a B-rating in the Green Guide To Specification.	There is an ongoing commitment to minimise the environmental impacts of materials and this will be included in the briefs for individual buildings. Minimum mandatory requirements for materials are set out in the Code for Sustainable homes under issue MAT1.	Refer to M1 and M3
EBD10	Env. Bdg Design	Minimise waste generation	The development will be designed, constructed and managed in such a way as to facilitate the meeting of the following targets for the recycling and recovering of municipal waste, by the Waste Collection Authority: 25% by 2005, 30% by 2010, 33% by 2015. A strategy will be provided setting out how these targets can be achieved at Stratford City.	There is an ongoing commitment to meet recycling and recovery targets and this will be included in the briefs for individual buildings, to be set out ahead of submission of Reserved Matters applications, for the development blocks, in accordance with the waste strategy and facilities specification set out in the Sustainable Waste Site-Wide Strategy. Minimum mandatory requirements for space for LA waste collection are set out in the Code for Sustainable homes under issue Was1.	There is an ongoing commitment to meet recycling and recovery targets. The detailed requirements associated with this will be in accordance with wider infrastructure strategies on Sustainable Waste Management, and details will be included in the facilities management brief. Refer to WM1
EBD11	Env. Bdg Design	Minimise Water Use	A water strategy will be provided which will require that:	There is an ongoing commitment to minimise water use and this will be included in the briefs for individual buildings, to be set out ahead of submission of Reserved Matters applications for the development blocks.	See ZMP response
			The development minimizes overall demand for water from sources that minimize impact on the environment and resources, with a view to achieving a target of 30% reduction in water demand for residential properties and 20% for commercial and retail uses as compared to typical benchmarks	Minimum mandatory requirements for level 3-star, of 105L per person per day (Thames Water usage figure is 164l - >115l target, UK figure is 155l - >109l target), are set out in the Code for Sustainable Homes under issue Wat1.	
EBD12	Env. Bdg Design	Reduce Carbon emissions through energy efficiency	The developer shall demonstrate that all buildings are designed according to the guidance in BS8206: Part II and the Applications Manual: Day lighting and Window Design – Lighting Guide LG10 (1999) published by the Chartered Institute of Building Services Engineers, and this shall be reflected in all applications for approval of relevant Reserved Matters.	There is an ongoing commitment to reduce carbon emissions through energy efficiency and this will be included in the briefs for individual buildings, to be set out ahead of submission of Reserved Matters applications for the development blocks. Measures to reduce carbon emissions are outlined in the following sections of the code for sustainable homes: Ene3: Internal lighting Ene6: External lighting Hea1: daylighting Cross refer to EBD1a.	Carbon Emissions will be obtained through energy efficient lighting by providing all lightings to be compliant with: LG6 - The Outdoor Environment.
EBD13	Env. Bdg Design	Achieve satisfactory internal noise levels	Internal noise levels within residential units provided pursuant to the development shall meet the 'good' standard of BS8233 Table 5 or any equivalent contemporaneous standard.	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings.	We propose the following internal noise levels be adopted as minimum design targets in the worst affected dwellings. living Areas (Daytime - 07:00 to 23:00) - 40dB LAeq,16hr Bedrooms (Night time - 23:00 to 07:00) - 35dB LAeq,8hr The above levels correspond to the requirements of Condition O10 which refers to the standards within BS 8233. If these criteria are adopted as minimum standards for worst affected dwellings, the typical levels in typical residential units will approach, and in many cases exceed, "good" as defined in BS 8233. If the worst case was designed to "good" this would lead to "over design" for other dwellings – which could be undesirable for various reasons including cost and acoustic privacy between dwellings (if the background noise level in dwellings is very low, noise from adjacent dwellings becomes more apparent possibly leading to increased disturbance and complaints).
EBD14	Env. Bdg Design	Air quality perception	No visible plumes from plant under normal conditions.	Not applicable to Zonal Masterplan stage.	This plot does not include any plant that would produce plumes under normal conditions (i.e. wet cooling towers).

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
EBD15	Env. Bdg Design	Reduce Carbon emissions through energy efficiency and supply	Construct outside Zone 1 at the Development either: an exemplar building having floorspace of not less than 4000m²; or two exemplar buildings each having floorspace of not less than 2000m².	Exemplar buildings are not required in Zone 3, although the brief for the buildings design will require a minimum set of sustainability criteria to be achieved throughout the development.	Not applicable to Zones 3-5
EBD16	Env. Bdg Design	Reduce Carbon emissions through energy efficiency and supply	The Developer will use all reasonable Endeavours to construct in Zone 1 an additional Exemplar Building having floorspace of not less than 2000m².	Not applicable to Zone 3	Refer to ZMP response.
EBD17	Env. Bdg Design	Reduce Carbon emissions through energy efficiency and supply	The Developer will work with the Council with the objective of ensuring that the education campus to be provided within Zone 6 is an exemplar building.	Not applicable to Zone 3	Refer to ZMP response.
EBD18	Env. Bdg Design	Reduce Carbon emissions through energy efficiency	Buildings will be fitted out with energy efficient appliances.	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings. Measures to reduce carbon emissions are outlined in the following sections of the code for sustainable homes: Ene5: Ecolabelled white goods Cross refer to EBD1a.	As part of a commitment to achieve Code for Sustainable Homes Level 4 (EBD1), all dwellings covered under this application will be fitted out with energy efficient appliances. Specifically (where provided): fridges/freezers - A+, washing machines/dishwashers - A, tumble driers - B (best available), ovens, hobs, microwaves - A.
EBD19	Env. Bdg Design	Reduce Carbon emissions through energy efficiency	Residential development will be designed to ensure that it does not contribute to fuel poverty.	Applies to detailed design of individual buildings. The layout of CCHP network from Kings Yard enables the residential buildings to be connected to it and thereby access to low cost heating and electricity.	Dwelling occupiers and retail tenants will be connected to a public electricity network, and so will be able to purchase electricity from a range of suppliers at market rates. Heat will be purchased from the Concessionaire at a controlled price benchmarked against index gas price. In addition, improvements in dwelling energy and water consumption will ensure significantly reduced utility bills when compared to the UK average
EBD20	Env. Bdg Design	Reduce Carbon emissions through energy efficiency	Buildings will be designed to accord with the BRE " Site Layout Planning For Sunlight and Daylight: A Guide to Good Practice".	As explained in Section 3 of this Environmental Compliance Statement the ZMP update removes Plot N16 from the ZMP so this is not applicable to this ZMP update. Applies to detailed design of individual buildings within the updated Zonal Masterplan.	Refer to Section 3 and Appendix D of the Environmental Compliance Statement for which this SWS is supporting.
EBD21	Env. Bdg Design	Minimise environmental impact of development	To minimise the impact of site run-off water on local watercourses, sustainable urban drainage systems (SUDS), that are appropriate to the site and the rainwater discharge requirements of the Environment Agency, will be employed.	The EA advises that infiltration SUDS methods are not appropriate to the Stratford City site, due to the residual contamination risk. However, other SUDS measures such as green and brown roofs and bio-retention areas are being investigated for the site with ongoing liaison with the EA. The strategy for surface water drainage agreed with the EA is to discharge water unattenuated to the River Lee before the river critical event occurs. See W1. Minimum mandatory requirements for the Code for Sustainable Homes mean that water run-off from site should be reduced to ensure that peak run-off rates and annual volumes of run-off post development will be no greater than the previous conditions for the site (Run1). See W1.	Resolved at ZMP stage.
WM1	Waste	Facilitate the meeting of the following targets for the recycling and recovering of municipal waste, by the Waste Collection Authority: 30% by 2010, 33% by 2015.	Aid achievement of government MSW recycling and composting target of 33% by 2015.	These matters generally relate to detailed design and it is proposed that these should be set out ahead of submission of Reserved Matters applications for the development blocks, in accordance with the waste strategy and facilities specification set out in the Sustainable Waste Site-wide Strategy. To facilitate the meeting of the recycling targets for LBN, a zonal waste management strategy should be developed prior to the detail design of the buildings and approved prior to Reserved Matters applications.	Provision will be made within each dwelling and communally within each building for storage of mixed dry recyclables as per London Borough of Newham (LBN) domestic recycling service. Discussion with LBN waste team has indicated that there is no clear policy on glass recycling, therefore we have agreed that space would either be accommodated as part of the allowance for bulky waste, or an off-site 'bring' facility would be provided. Each of the residential units is being provided with sufficient storage space (typically in kitchens) to accommodate full waste segregation at source. Common waste facilities are also being provided for residents to deposit their waste into dedicated waste containers for each waste stream, which again promotes full waste segregation (i.e.. 70% of waste separated into dry recyclable waste). It should be noted that, at present the London Borough of Newham (LBN) collect only refuse and mixed dry recyclable waste directly from households within the borough. However, should LBN change their policy to the collection of individual recyclable waste streams, the proposed facilities have been sufficiently sized to accommodate this change. Space for storage of commercial waste has been agreed with LBN to be based on British Standards Should restaurant/bar accommodation be provided in this plot a total of 3-5 No. 1100 litre eurocarts will be provided for each unit. This provision will
WM2	Waste	Facilitate the achievement or exceedences of contemporaneous waste targets by the LBN.	Aid achievement of exceeding government MSW recycling and composting target of 33% by 2015.	See WM1	
WM3	Waste	Provision of suitable facilities for the segregation and storage of waste and a range of recyclable materials, within each building and in public spaces.	For retail, provision of waste storage facilities for quantities based on a generation rate of 0.1kg/m² to 0.3kg/m² based on floor space.	At this stage, the layout of urban blocks and streets has been carried out to ensure that waste storage areas for retail and restaurants/bars can be provided and accessed. The detailed design of these facilities will be carried out as individual building designs are developed.	

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
			Provision of three to five 1100 litre Eurocarts for each bar and restaurant.		either be made in individual units, or as part of a shared waste room facility
WM4	Waste	Targets for the reuse of materials within the scheme for landscaping, backfilling and other purposes.	Neutral cut and fill balance across the Stratford City development.	The objective of the earthworks strategy, which has already been implemented on the site, was to balance cut and fill on-site in order to reduce off site disposal of material. Therefore, the aim for the remaininig development in Zone 3 is a neutral earthworks balance. It is expected that the reminiig development in the Zone should be close to neutral.	Refer to ZMP response
WM5	Waste	A commitment to develop opportunities to minimise waste production by maintaining a role in the management of the supply chain during construction.	Targets provided in Materials Site-Wide Strategy.	Not applicable to Zonal Masterplan stage.	This will be achieved through compliance with condition G1 of the outline planning permission, which requires the preparation and approval of a Zonal Construction Method and Management Statement prior to the commencement of development. An updated Construction Method and Management Statement will be provided prior to construction.
WM6	Waste	A commitment to collect data on waste for the whole development.	Contractor to set up waste management system during construction phase. See Estates Management Strategy for waste management targets during operational phase.	Not applicable to Zonal Masterplan stage. A commitment to collect data on waste for the whole development will be confirmed through the submission of a Construction Method Statement.	Refer to WM5
W1	Water	Deliver sustainable water infrastructure	Utilities and Infrastructure Strategy to be consistent with zoning and phasing of the development	The utilities and infrastructure strategy is consistent with the zoning and phasing of the development.	Resolved at ZMP stage.
W2	Water	Reduce water consumption	Include water efficient appliances	Not applicable to Zonal Masterplan stage.	Refer to EDB11
W3	Water	Reduce impact of water supply	Minimise overall water demand and supply water from sources that minimise impact	In part this applies to detailed design of individual buildings and is not applicable to Zonal Masterplan stage. Water demands for individual reserved matters applications will be minimised by water efficient fixtures and fittings within buildings and appropriate use of soft landscaping. Water supply will generally be via the Thames Water potable water network, however on site recycling systems will be considered in the detailed design and applied if viable. However, where infrastructure (eg the Stratford Ponds) within Zone 3-6 require a water source it is anticipated that a combination of alternative non potable water sources, including rainwater, grey water and ground water will be fully investigated and where feasible included within the proposals. Other uses based on utilising non potable sources will also be considered when further data regarding ground water quality is made available. See W7, W8 and W9.	With respect to water supply to dwellings, initial feasibility work determined demand management to be the most effective means of meeting water use targets for both the Sitewide Strategies (EBD11) and the Code for Sustainable Homes. Irrigation will use the site-wide non potable water supply.
W4	Water	Reduce water consumption	Design for residential consumption of 30% below typical benchmarks	Refer to EBD11. There is an ongoing commitment to reduce water consumption for residential purposes to 30% below typical benchmarks and this will be included in the briefs for individual buildings, to be set out ahead of submission of Reserved Matters applications for the development blocks.	Refer to EBD11
W5	Water		Design for commercial consumption of 20% below typical benchmarks	Refer to EBD11. There is an ongoing commitment to design for commercial water consumption of 20% below typical benchmarks and this will be included in the briefs for individual buildings, to be set out ahead of submission of Reserved Matters applications for the development blocks.	Refer to EBD11
W6	Water	Mitigate Flood Risk	Investigate use Sustainable Urban Drainage Systems No worsening of flood risk on or off site	The EA advises that SUDS are not appropriate to the Stratford City site, due to the clay nature of the substrate. The Zones 3-6 Masterplan Design Statement sets out a drainage strategy consistent with the Site-Wide Water Strategy (see Section 2.7 of the Design Statement for Zones 3-6). Details of measures to minimise flood risk have been included. Refer to EDB21 for further details.	Resolved at ZMP stage.
W7	Water	Reduce potable water consumption	Investigate feasibility of using extracted CTRL box-water as non-potable water source	It is understood that this source is no longer available for use by development in Zone 3. However, it will be discussed with Thames Water prior to development.	N/A to this application.
W8	Water	Reduce potable water consumption	Investigate feasibility of grey water recycling for non-potable water source	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings.	N/A to this application.

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
W9	Water	Reduce potable water consumption	Investigate feasibility of borehole water use	Not applicable to ZMP. The SWS describes that this is not considered as appropriate on a site-wide basis but that it should be considered on an individual building basis. Borehole water is not considered to be a sustainable non-potable water source due to abstraction from the aquifer.	See ZMP response
EC1	Ecology	Protect and enhance existing ecological habitats of value on the site where practicable, or mitigate their loss where not	Create new semi-natural habitat area, SNHA1 (Zone 5)	Not applicable to Zone 3	Not applicable to Zone 3
EC2	Ecology	As above	Restore semi-natural habitat area, SNHA2 (Zone 7)	Not applicable to Zone 3	Not applicable to Zone 3
EC3	Ecology	As above	Preserve semi-natural habitat area, SNHA3 (Zone 7)	Not applicable to Zone 3	Not applicable to Zone 3
EC4	Ecology	As above	Preserve and enhance semi-natural habitat area, SNHA4 (Zone 7)	Not applicable to Zone 3	Not applicable to Zone 3
EC5	Ecology	As above	Create new semi-natural habitat strip, SNHS1 (Zone 5)	Not applicable to Zone 3	Not applicable to Zone 3
EC6	Ecology	As above	Re-establish semi-natural habitat strip, SNHS2 (Zone 7)	Not applicable to Zone 3	Not applicable to Zone 3
EC7	Ecology	As above	Create new semi-natural habitat strip, SNHS3 (Zone 5)	Not applicable to Zone 3	Not applicable to Zone 3
EC8	Ecology	Support nature conservation within site as a whole.	Determine the feasibility and practicability of implementing "extensive" green roof habitat on all buildings with flat or gently sloping roofs of at least 100m^2 total surface area that are accessible for maintenance purposes only. Unless assessment shows “extensive” greening of such roofs to be impracticable or unviable, then it is expected that they shall be implemented.	The implementation of extensive green roof habitats has been considered at the ZMP stage and this requirement will be incorporated in the development brief for the individual buildings.	There are also two planted roof terraces, intensive green roofs to service roofs and an extensive green roof above the podium.
EC9	Ecology	As above	Determine the feasibility and practicability of implementing intensive green roofs on a variety of buildings across the site that are not suitable for extensive green roofs.	The implementation of intensive green roof habitats has been considered at the ZMP stage and this requirement will be incorporated in the development brief for the individual buildings.	Refer to EC8
M1	Materials	Sustainability of materials through procurement	Establish site wide Use and Purchasing strategy during construction and operation of the development	This target is to be included in the brief for individual buildings.	This will be achieved through compliance with condition G1 of the outline planning permission, which requires the preparation and approval of a Zonal Construction Method and Management Statement prior to the commencement of development. The requirements will be covered by the Zone 3-6 Construction Method and Management Statement
M2	Materials	Minimise materials impact	Achieve a minimum BREEAM rating of Very Good for all buildings	This target of achieving BREEAM Excellent is to be included in the brief for individual buildings.	Refer to EBD1
M3	Materials	Sustainability of materials through procurement	Use materials of Green Guide to Specification (GGTS) rating B or better	This target is to be included in the brief for individual buildings.	See EBD9 for further details
M4	Materials	Sustainability of materials through procurement	Feasibility study for the production of top soil on site	This target is to be included in the brief for individual buildings. This could be addressed as part of the Estate Management Strategy.	N/A to this application.
M11	Materials	Sustainability of Materials through delivery and transport	Where practicable transport construction materials by rail and water [Target to be determined after completion of feasibility study].	Not applicable to Zonal Masterplan stage. Applies to planning of construction stage.	Refer to "Zone 3-6 Construction Method and Management Statement"

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
MC1	Microclimate	Optimize sunlight penetration in public open spaces	The site will be designed to accord with the BRE “Site layout planning for Sunlight and Daylight: a guide to good practice”.	As explained in Section 3 of this Environmental Compliance Statement the ZMP update removes Plot N16 from the ZMP so this is not applicable to this ZMP update. Applies to detailed design of individual buildings within the updated Zonal Masterplan.	Refer daylight and sunlight report within the Environmental Compliance Statement
			This states that 60% of public amenity areas are to receive direct sunlight on March 21 for optimal sunlight penetration Ideally the percentage should be 75%	All the open spaces tested exceeded the sunlight availability targets with simulated areas of permanent shadow significantly lower than 25%.	
				Compliance of open spaces in individual plots to be confirmed at RM for the individual buildings.	
MC2	Microclimate	Control external wind environment.	The Zonal Masterplans will address the guidelines set by the Lawson Criteria for windiness.	Wind modelling has been carried out in accordance with Planning Conditions Condition A3 and ZMS (f).(x), V3 and V4 and is included in Section 3 of this Environmental Compliance Statement. Wind control measures will effectively be applied at the detailed design of the buildings, in terms of shape, massing, step-backs and facade materials and will be submitted at Reserved Matters applications.	Refer to microclimate report within the Environmental Compliance Statement
MC3	Microclimate	Minimise environmental noise	The control of environmental noise will be achieved by implementing the following strategies:	An objective of Stratford City has been to provide a clear network of pedestrian and cycling routes to the central core to help reduce private vehicle use and therefore reduce noise and air pollution at source. The Zonal Masterplan for Zone 3 maintains this provision.	Resolved at ZMP stage.
			• Minimization of noise at source;	Site planning has been developed to generally place noise sensitive uses away from the major sources of noise which are the primary roads and the CTRL rail box.	
			• Separation of source and receivers;	There are two primary roads in Zones 3-6: North Avenue and West Alma Street. North Avenue is predominantly fronted at the lowest two levels by non-residential uses. Where residential uses occur at ground floor level they are set back a minimum of 5m from the kerb side. Extensive tree planting is proposed along this street to help mitigate noise and air pollution. West Alma Street is proposed as being predominantly fronted by commercial uses. There are two proposed residential blocks fronting onto the north side of this street and these are proposed as having a minimum 5m set-back with tree-planting in order to mitigate noise.	
			• Appropriate land-use zoning;	The principal typology for residential blocks is a courtyard arrangement, so that blocks fronting onto busier roads have a quieter internal face to an interior garden space.	
			• Direct screening of noise source;	Residential courtyards are proposed as being shared private spaces, accessible only to residents of the surrounding blocks. This allows potential noise from courtyard play spaces to be managed within each block, with no admittance to the general public.	
			• Screening by non-noise sensitive structures;	Commercial and hotel uses are proposed along all of the plots adjacent to the CTRL rail box in order to provide a buffer to noise.	
			• Optimal orientation of noise sensitive buildings; • Appropriate operational practices for noisy activities.		
MC4	Microclimate	Minimise environmental noise	Control of noise from plant on nearby noise sensitive properties to meet criteria set in BS4142	Not applicable to Zonal Masterplan stage. Applies to individual buildings.	Refer to E7

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
MC5	Microclimate	Minimise environmental noise	Daytime and night time noise levels at residential properties must be within Noise Exposure Categories A to C.	It was noted that some proposed residential locations would be in excess of the upper threshold of Noise Exposure Category (NEC) B referred to in PPG24. The circumstances under which this would be permitted are described in the Conditions document. In these cases, appropriate measures would be incorporated at detailed design stage to ensure adequate building envelope noise insulation to control interior noise levels. However this might have implications for other sustainability measures such as use of natural ventilation.	The NPPF para 174e requires that applicants prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by noise. Mitigation will be provided in instances where unacceptable noise limits are likely and reference will be made to BS8233:1999.
AQ1	Air Quality	Reduce public exposure to air pollutants (to below National Air Quality Objectives and EU Limit Values)	Minimum horizontal distance of 5m between primary roads (kerbside) and residential properties (building envelope outside face) or where this is not possible, do not use natural ventilation for first 5 storeys of adjacent development unless a detailed air quality assessment demonstrates that it is acceptable for natural ventilation to be used.	The Zones 3-6 Masterplan is compliant with this requirement. All residential buildings are set back a minimum of 5m from the kerbside.	Resolved at ZMP stage.
			Minimum horizontal distance of 20m between diesel railway lines (rail edge) and residences/offices (building envelope outside face) or where this is not possible, do not use natural ventilation for first 5 storeys of adjacent development unless a detailed air quality assessment demonstrates that it is acceptable for natural ventilation to be used.	All office and residential buildings are placed more than 20m away from any railway line.	
			No opening vents or windows on the facing building facades within 60m of the CHP plant stacks (minimum horizontal distance).	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings.	
			No buildings of a height greater than 35m within 60m of the CHP plant stacks (minimum horizontal distance).	There are no buildings higher than 35m proposed within 60m of the CHP plant stacks.	
AQ2	Air Quality	Reduce public exposure to air pollutants within buildings	Specialist air quality input into design of building ventilation systems to ensure master plan and building plans respond to on-site emission sources and an appropriate ventilation strategy is developed.	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings.	Modelling carried out for the Stratford City Environmental Statement show that this plot has no predicted exceedances for levels of NOx or PM10 and no additional pollutant sources are expected on site.
			Details of all extract/ventilation, air conditioning and heating systems to be submitted to and approved by the LPA prior to installation	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings.	
AQ3	Air Quality	Encourage use of cleaner vehicles and bicycles	Opportunities for incorporating LPG refuelling (at petrol filling stations) and electric recharging points (in car parking infrastructure) within the site to be investigated.	There is no provision for petrol stations in Zone 3. Electric Charging points could be added to the car parking. Details and locations of these are to be determined at detailed design stage.	Infrastructure for the charging of electric cars will be included within the development basement for use by residents. This will be 20% of spaces with provision for an additional 20% in the future. Cycle parking in line with London Plan 2021 standards has been applied.
AQ3	Air Quality	Encourage use of cleaner vehicles and bicycles	Cycle routes to be incorporated into design as alternatives to all primary and secondary routes. Include appropriate level of cycle parking in the development in accordance with standards set out in the Section 106 Agreement.	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings.	There will be the provision of 1,406 cycle parking spaces
AQ4	Air Quality	Introduce building-related energy efficiency and emissions reduction measures.	2% of development predicted energy use to come from renewable sources	See E5	Refer to E5
			All building materials to have GGTS rating of B or better for all building elements unless no suitable alternative	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings.	Refer to M3
			No visible plume generated by any plant under normal operating conditions.	Not applicable to Zonal Masterplan stage. Applies to detailed design of the CCHP.	Refer to EBD14
AQ5	Air Quality	Prepare Air Quality Zonal Report, for each zone.	Prior to the detailed design of a given zone, prepare an Air Quality Zonal Report addressing the issues specified in the ESDM.	As explained in Section 3 of this Environmental Compliance Statement the ZMP update removes Plot N16 from the ZMP so this is not applicable to this ZMP update.	Refer to ZMP response
AQ6	Air Quality	Best Practicable Means	Construction Management and Method Statement to specify that all construction/deconstruction work is required to be undertaken using best practice techniques.	Not applicable to Zonal Masterplan stage. Applies to construction, and will be confirmed by the discharge of planning conditions.	Refer to ZMP response.
			Construction Management and Method Statement to include requirements for Dust Management Plan and wheel-washing equipment for any permanent works.	As above	Refer to "Zone 3-6 Construction Method and Management Statement"
AQ7	Air Quality	Construction vehicle requirements	Construction Management and Method Statement to specify vehicle requirements (for commercial road HGVs and non-road mobile vehicles associated with construction/ deconstruction works) as detailed in ESDM.	Not applicable to Zonal Masterplan stage. Applies to construction, and will be confirmed by the discharge of planning conditions.	Refer to ZMP response.
			Construction Management and Method Statement to specify that all diesel powered machines used on or serving the site should be operated on ultra low sulphur diesel fuel meeting the specification of BSEN590.	As above	Refer to "Zone 3-6 Construction Method and Management Statement"

Sitewide Strategies Compliance Schedule (Mandatory)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
			Open fires not permitted anywhere on the development site during construction/deconstruction.	As above	
AQ8	Air Quality	Air Quality Monitoring Strategy	Construction Management and Method Statement to outline monitoring procedures (as detailed in ESDM) to be followed during construction. Procure equipment prior to commencement of construction.	Not applicable to Zonal Masterplan stage. Applies to construction, and will be confirmed by the discharge of planning conditions.	Refer to "Zone 3-6 Construction Method and Management Statement"
			Construction Management and Method Statement to specify operation of automatic meteorological station (as detailed in ESDM). Procure equipment prior to commencement of construction/deconstruction.	As above	
AQ9	Air Quality	Response Strategy	Construction Management and Method Statement to specify action limits for PMBBBBB10BBBBB and deposited dust (as detailed in ESDM). Procure equipment to ensure monitoring commences prior to commencement of construction/deconstruction.	Not applicable to Zonal Masterplan stage. Applies to construction, and will be confirmed by the discharge of planning conditions.	Refer to "Zone 3-6 Construction Method and Management Statement". A revised dust management plan will be submitted prior to the commencement of any further development to adhere to the latest guidance in the GLA and London Council's Best Practice Guidance 'Control of Dust and Emissions from Construction and Demolition'
			Construction Management and Method Statement to detail complaint procedure (following that outlined in ESDM) during construction/deconstruction.	Not applicable to Zonal Masterplan stage. Applies to construction, and will be confirmed by the discharge of planning conditions.	
AQ10	Air Quality	Review and report on strategy measures/ targets and their implementation/achievement.	Construction Management and Method Statement to specify requirement for quarterly/annual reporting during construction/ deconstruction (as detailed in ESDM).	Not applicable to Zonal Masterplan stage. Applies to construction, and will be confirmed by the discharge of planning conditions.	Refer to "Zone 3-6 Construction Method and Management Statement"
AQ11	Air Quality	Air Quality Monitoring Strategy	Undertake monitoring during operation of the development (as detailed in ESDM). Procure equipment prior to opening of development.	Not applicable to Zonal Masterplan stage. Applies to operational stage.	Details of a scheme for the monitoring of pollution during operational phase has been approved by the LPA pursuant to Condition P7 of the OPP under application ref: 13/00253/AOD dated 26.07.2013
			During the operation of the development, operate an automatic meteorological station (as detailed in ESDM). Procure equipment prior to opening of development.	Not applicable to Zonal Masterplan stage. Applies to operational stage.	
AQ12	Air Quality	Prepare action plan	During operation, where recorded NO_2/PM_{10} concentrations are above the national air quality objectives, an 'action plan' should developed that considers exposure in the areas of exceedences and identifies actions to reduce concentrations.	Not applicable to Zonal Masterplan stage. Applies to operational stage.	To be discharged during operational phase
AQ13	Air Quality	Alternative fuels and cycling routes	Undertake regular reviews of opportunities for refuelling facilities for alternative fuels and electric recharging points within the development site.	See AQ3. 'Further reviews' applies to operational stage.	To be discharged during operational phase
			Undertake regular review of cycling routes and cycling parking within the development to ensure maintenance.	See AQ3. 'Further reviews' applies to operational stage.	
AQ14	Air Quality	Review and report on strategy targets and their implementation/achievement.	Issue air quality reports (as detailed in ESDM) during operation meeting the reporting requirements.	Not applicable to Zonal Masterplan stage. Applies to operational stage.	To be discharged during operational phase

Site-wide Strategies Compliance (Opportunities)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
E11	Energy	Increase sustainability of energy centre by reducing resources utilised	Investigate opportunity to utilise the ground water removed from the CTRL box for CCHP chilling plant condenser cooling and circuit losses.	It is understood that this source is no longer available for use by development in Zone 3. However, it will be discussed with Thames Water prior to development.	Refer to ZMP response
E12	Energy	Integrate high level of building integrated technology solutions in the NDES	Investigate opportunity for the NDES to combine passive solar design with building integrated renewable technologies along with individual or grouped CCHP.	As part of a joint approach to aspects of sustainable energy provision between the Olympic Park and Stratford City, it is proposed to connect Zones 3-6 to the Energy Centre located at Kings Yard within the Olympic Park. This strategy replaces the requirements for a separate standalone Northern District Energy Systems (NDES). Therefore, no new CHP is proposed or required. On-site renewable generation will therefore be considered in the building designs subject to technical and commercial viability.	The final Energy Strategy for the Kings Yard Energy Centre includes a commitment to target of at least 2% renewable energy generation (note that this is an update to the information provided at ZMP stage). Inclusion of large scale centralised renewable generation has proven to be a considerably more cost-effective means of implementing renewable generation than local building integrated solutions.
E13	Energy	Olympic Park Integration	Collaboration with the ODA could result in mutual benefit in providing thermal energy to the NDES from an energy centre located on the Olympic Park and Legacy site.	See E12 above	Kings Yard Energy Centre Concession is a joint contract between the ODA, Lend Lease and Stratford City, thereby maximising the environmental and commercial opportunities
			Similarly integration with the Olympic Park could be extended to the Sustainable Energy Partnership ESCo operations for both the NDES and the Southern CCHP.		
E14	Energy	Use passive solar techniques to save energy	Integrate passive solar energy in building design	Will be demonstrated at detail design of the building during Reserved Matter applications.	A feasibility study was undertaken to establish the suitability of the site for renewable energy via wind turbines and solar panels for Plots N18 and N19. They were not deemed to be suitable and as such do not have wind or solar renewable technology within their design.
EBD22	Environmental Building Design	Minimise Water Use	Potable water demand reduction through choice of fittings and appliances. Consideration given to better the mandatory targets for water reduction in residential / commercial uses.	Not applicable to Zonal Masterplans stage. Applies to detailed design of individual buildings. Potable water demand reduction measures will be investigated in the buildings.	Refer to response to mandatory target EBD11
EBD23	Environmental Building Design	Improve indoor air quality and reduce health risk of internal finishes	Minimise VOC content of paint – 30g/l wall paint, other paint 250g/l and all other products 180g/l	Not applicable to Zonal Masterplans stage. Applies to detailed design of individual buildings.	This requirement will be included in construction specifications
EBD24	Environmental Building Design	Improve indoor air quality	90% of residential properties not to have any provision for open fires.	Not applicable to Zonal Masterplans stage. Applies to detailed design of individual buildings.	There will be no provision for open fires in residential properties covered under this application
WM7	Waste	Provision of waste composting facilities.	Provision of a local composting/chipping facility within 200m of the development.	No composting / chipping facilities are proposed within 200m of the development.	There is a site-wide composting location situated in the Wetlands part of the wider site that the plots will benefit from.
WM8	Waste	Feasibility of transport of waste by rail and water.		Not applicable to Zonal Masterplans stage.	Refer to "Zone 3-6 Construction Method and Management Statement"
WM9	Waste	Minimise construction waste disposed of to landfill.	80% reuse of C&D waste	Not applicable to Zonal Masterplans stage. Refer to Construction Method Statement.	Refer to "Zone 3-6 Construction Method and Management Statement"
			60% reuse of that waste as aggregates in London by 2011		
WM10	Waste	Reduce waste through the use of consolidation centres during construction and operation of the development	5% reduction of waste material from construction sites.	Not applicable to Zonal Masterplans stage. Refer to Construction Management and Method Statement for further information on size, performance and location of possible Consolidation Centre(s).	Refer to "Zone 3-6 Construction Method and Management Statement"
			15% reduction in single case packaging.	See also M1.	
			30% of packaging waste to be recycled at consolidation centre.	Not applicable to Zonal Masterplans stage.	
			Reduction in vehicle kms to site of 40%.	Not applicable to Zonal Masterplans stage.	
WM11	Waste	Reduce CO2 emissions through use of single/limited waste collection contractors	Reduce collection kms for waste management process.	Not applicable to Zonal Masterplans stage.	Refer to "Zone 3-6 Construction Method and Management Statement"
WM12	Waste	Minimise office waste generation and disposal to landfill	Recycling and recovery rate for office waste arisings of 60%.	Not applicable to Zonal Masterplans stage.	Not applicable to this application
WM13	Waste	Minimise retail waste generation and disposal to landfill.	Recycling and recovery rate for retail waste arisings of 50%.	Not applicable to Zonal Masterplans stage.	Commercial waste, provision is being proposed to allow for the following separation of waste within the commercial refuse facility – Cardboard, glass, dry recyclable, organic, general refuse, bulky waste. Actual segregation will depend upon waste provider.
WM14	Waste	Reduce packaging wastes during operational phase.	Business waste recovery target of 70% for 2010 (of	Not applicable to Zonal Masterplans stage.	Not applicable to Plots N18 and N19 as no business operations are proposed
WM15	Waste	Reduction of WEEE generated during operational phase.	Compulsory household collection.	Not applicable to Zonal Masterplans stage.	As a minimum, residents will segregate waste into recyclables and general refuse in accordance with Newham waste collections. A Bulky waste collection point is provided within the basement. Refuse chutes will be provided

Site-wide Strategies Compliance (Opportunities)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
WM16	Waste	Safe collection of potentially hazardous waste batteries.	Proposed targets include 25% collection rate six years after the directive in adopted in the UK and a 45% collection rate ten years after adoption.	Not applicable to Zonal Masterplans stage.	that accommodate both recyclable and non-recyclable waste. The proposed development will be provided with centralised storage area(s) for the storage of bulky waste items (e.g. sofas, fridges etc.) for collection by the council. These waste stores will have dedicated areas/cages/container for the storage of WEEE and hazardous materials such as batteries. During the life of the
W10	Water	Reduce impact of potable water supply	Reduce mains leakage	Not applicable to Zonal Masterplan stage.	Leak detection and monitoring combined with metering will be considered on all major water source supplies and storage, with the ability for automatic shut off and remote alarms where necessary.
W11	Water	Reduce potable water consumption	Reduce water consumption for water feature maintenance	The Stratford Ponds have been designed to reduce water consumption to minimal need. The Stratford Ponds are a set of linked ponds with a flow rate of approximately 6L per second. This minimal flow will be enough to maintain movement through the water feature and provide a level of aeration to guard against stagnation. Alternative non potable water sources, including rainwater, grey water and ground water will be fully investigated and where feasible included within the detailed design of the Stratford Ponds proposed. In addition the feasibility of including the ponds as part of an integrated storm water drainage system, in conjunction with the developments of the adjacent buildings and landscape, will also be investigated. There is also the potential for the water feature to include strategies to increase its ecological functions.	Not applicable to this application
W12	Water	Reduce potable water consumption	Reduce water consumption for irrigation	Not applicable to Zonal Masterplan stage. Will be considered in the detail design of the landscape and in the landscape management plans (drip irrigation techniques and selection of plants that require less water).	Refer to Mandatory item ref. W3
W13	Water	Reduce potable water consumption	Use non-potable water source for external cleaning	Not applicable to Zonal Masterplan stage. Applies to detail design of the water infrastructure and management on the open spaces.	The façade cleaning strategy has been proposed as per the Design Development Report. The water supply to serve the cleaning cradles is not yet confirmed but the use of non-potable water is an aspiration.
EC10	Ecology	Support nature conservation across the site as a whole though ecologically sensitive grounds management and use of ecologically meaningful seed mixes.	Enhance grassland areas for wildlife by relaxing mowing and use of wild flower herb mixes of benefit to invertebrates in area that are not subject to intense recreation.	Applies to the ecological management plan for the Zones 3-6. The ecological management plan for the zone will be discharged through the landscape and estate management plan.	The Ecology Consultant has advised on the appropriate measures to enhance the ecological value of the site through the roof garden. There is also a comprehensive landscape and ecology maintenance and mitigation plan which covers the entirety of the East Village site these are covered within the following documents which were approved pursuant to the planning conditions attached to the SC OPP Streetscape: 11/90048/AODODA dated 26.06.2012 Public Realm: 11/90049/AODODA dated 26.06.2012 Updated to all: 13/00235/AOD dated 26.07.2013
EC 11	Ecology	Enhance the ecological value of building facades within Stratford City.	Create ‘green walls’ using climbing plants	Not applicable to Zonal Masterplan stage. Applies to detailed design of individual buildings.	08/90364/REMODA) and Public Realm RMA on 09.03.2010 (under app ref:N/A to this application. Refer to the Streetscape RMA on 14.09.2009 (app ref: 08/90364/REMODA) and Public Realm RMA on 09.03.2010 (under app ref: 09/90395/REMODA)
EC 12	Ecology	Enhance the ecological value of the River Lea.	Enhance the banks of the River Lea bank adjoining site boundary (Zone 7).	Not directly applicable to Zones 3-6 as these zones do not directly abut the River Lea. Where the zone boundary abuts the Channelsea, which feeds into the River Lea, the ZMP will propose semi-natural habitat areas of high ecological value within Zone 5.	N/A to this application. Refer to the Streetscape RMA on 14.09.2009 (app ref: 08/90364/REMODA) and Public Realm RMA on 09.03.2010 (under app ref: 09/90395/REMODA)
M1	Materials	Sustainability of materials through procurement	Use of Consolidation Centres for construction and operation	Not applicable to Zonal Masterplan stage. Refer to Construction Management and Method Statement for further information on size, performance and location of possible Consolidation Centre(s).	Refer to "Zone 3-6 Construction Method and Management Statement"
		Sustainability of materials through procurement	Develop environmental performance requirements for contractors and suppliers	Not applicable to Zonal Masterplan stage. Refer to Construction Management and Method Statement for procurement information.	Refer to ZMP response.
M2/M6	Materials	To maximise BREEAM credits relating to materials	50% of materials credits available in BREEAM / EcoHomes	There is an ongoing commitment to maximise BREEAM credits relating to materials and this will be included in the briefs for individual buildings, to be set out ahead of submission of Reserved Matters applications for the development blocks.	Refer to Mandatory Item ref. M3 for details of proposed materials strategy

Site-wide Strategies Compliance (Opportunities)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
M7	Materials	Sustainability of materials through construction	Employ modern methods of construction	Not applicable to Zonal Masterplan stage. Refer to Construction Management and Method Statement for information on methods of construction.	Refer to "Zone 3-6 Construction Method and Management Statement"
M 8	Materials	Design targets: End of life – adaptability/ flexibility/ disassembly	Improve re-use and deconstruction by establishing methodologies through the design process.	Not applicable to Zonal Masterplan stage. Applies to the detail design of the buildings and Construction Management and Method Statement.	The principle methods of construction will be chosen for efficient construction and flexibility. The development is designed for future flexibility so that it can adapt to the changing needs of the occupants over time, whether ad-hoc relocation of walls within dwellings, or complete refurbishment of an entire floor/ block.
M 9	Materials	Use of Envest	Reduced environmental impacts of materials through assessment and refinement of design options.	As above.	Refer to Mandatory Item ref. M3
M 10	Materials	Improved material utilisation through the use of MMC	Reduction in over ordering Reduction in site transport Formal control of material sourcing	Not applicable to Zonal Masterplan stage. Refer to Construction Management and Method Statement for information on methods of construction.	Refer to "Zone 3-6 Construction Method and Management Statement"
M 11	Materials	Reduce CO2 emissions by using rail and water as an alternative means of material movement	Reduction in vehicles (noise, traffic) Reduced CO2 emissions	Not applicable to Zonal Masterplan stage. Refer to Construction Management and Method Statement for information on methods of construction.	Refer to "Zone 3-6 Construction Method and Management Statement"
M12	Materials	Reduce CO2 emissions by promoting use of local suppliers	Minimise CO2 emissions from material delivery to site	Not applicable to Zonal Masterplan stage. Refer to Construction Management and Method Statement and detail design of buildings for specification of materials performance and preferred construction options, including environmental requirements for suppliers and contractors.	The developer is committed to working both with local suppliers, and utilising the local workforce, both of which will result in reductions in overall CO2 emissions as well as bringing substantial benefits to the local economy
M 13	Materials	Reduce CO2 emissions by using on site material production	Minimise CO2 emissions from material delivery to site	See M12	Due to constraints of the site and programme, it is likely that the construction approach will seek to maximise opportunities for off-site manufacture. The construction management strategy will seek to minimise overall transport emissions as described in the Construction Method and Management Statement.
M14	Materials	Improve the environmental performance of contractors and suppliers	Tender documentation to ask for evidence of good environmental performance of contractors and materials suppliers, ie if they have BSI14001, EMAS or BS8555. Record proportion with such accreditation for each building Subsequent zonal developments to improve upon the proportion in the previous zone.	See M12	Evidence of Environmental Management Systems (including information on the environmental performance of products) in place in sub-contractor organisations will be part of all pre-qualification procedures. The developer is currently working with its major supply chain partners on global pre-qualification audits, and evidence of effective EMS is a key part of this process.
M15	Materials	Improve the Environmental performance of products – EPDs/ environmental profiles	Tender documentation to ask for EPDs/ Environmental profiles. Record proportion with such accreditation for each building Subsequent zonal developments to improve upon the proportion in the previous zone.	See M12	
M 16	Materials	To increase the use of sustainable timber	Comply with appropriate BREEAM requirement	See M12	Refer to "Zone 3-6 Construction Method and Management Statement"
M 17	Materials	Reduce CO2 emissions by reduction of Portland cement usage and increase use of waste materials	Use pfa at 35% (by mass of cement) or ggbs at 55-60% in structural concrete elements. Use pfa at 40% (by mass of cement) or ggbs at 70-75% in structural concrete foundations.	See M12	Refer to Mandatory Item ref. M3 for details of proposed materials strategy
M 18	Materials	Reduce usage of primary aggregates and increased use of waste materials	Use china clay stent coarse aggregate for in-situ concrete where possible	See M12	
M 19	Materials	Reduce CO2 emissions by reduction of Portland cement usage	Use High Volume Fly Ash Concrete (55% pfa by mass of cement) in low risk in-situ concrete elements	See M12	
M 20	Materials	Reduce CO2 emissions by reduction of Portland cement usage and increase use of waste materials	Use reinforcement made from recycled steel	See M12	
M 21	Materials	Reduce usage of primary materials and increase use of waste materials	Use sintered pfa aggregate where lightweight aggregate concrete required by design	See M12	

Site-wide Strategies Compliance (Opportunities)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
M 22	Materials	Reduce CO2 emissions by reduction of Portland -cement usage and increase use of waste materials	Use pfa at 15% (by mass of cement) or ggbs at 30% in precast concrete elements.	See M12	
M 23	Materials	Reduce usage of primary aggregates and increased use of waste materials	Use china clay stent coarse aggregate for precast concrete	See M12	
M 24	Materials	Increase recycled content by value of buildings (RCBV)	15%RCBV of each building	See M12	It is not currently possible to make an estimate of RCBV at this point. An estimate of RCBV will be made prior to construction, and opportunities sought for increasing the overall % both on these and subsequent plots.
			Require sub contractors to report this for their element.		
			Increase RCBV target in subsequent zonal developments.		
M 25	Materials	Improve IAQ through reduction of VOC content of paint	30g/l wall paint, other paint 250g/l and all other products 180g/l	See M12	Refer to EBD23
M 26	Materials	Identification of suitable soil replacement materials	Material to meet requirement of BS PAS 100.	Not applicable to Zonal Masterplan stage. Refer to Construction Management and Method Statement for information on methods of construction.	Conditions that the RMA must abide by which relate to materials use are M1 and M3. M1 states that a ground source and remediation strategy for whole site must be submitted and M3 requires a ground contamination assessment report to be submitted to the LPA. Contaminated land studies have been undertaken under the SC OPP, with site wide Ground Resources and Remediation Strategy (GRRS) approved pursuant to SC OPP Conditions M1 and M2 on 19th October 2007 (07/90147/AODODA). Ground contamination assessment (GCA) reports pursuant to conditions M3 & M4 insofar as they relate to Zone 3 and Zone 6, together with a Hydrogeological Risk Assessment relating to Zones 3-6 inclusively were approved by the Local Planning Authority on 11th December 2008 (ref: 08/90241/AODODA). Future verification reports will be submitted to the LPA for approval.
			Material to travel least possible distance to site.		
			Only top soil already onsite to be used in manufactured top soil production. No contaminated material to be incorporated into the manufactured top soil.		
M 27	Materials	Use of alternative top soil on site	Use of alternative top soil on site for all areas of green space in the development. Compost material to make up at least 1/4 of material incorporated into topsoil.	See M26	N/A to this application. Refer to the Streetscape RMA on 14.09.2009 (app ref: 08/90364/REMODA) and Public Realm RMA on 09.03.2010 (under app ref: 09/90395/REMODA)
			Limit the use of natural top soil in the manufactured top soil through the use of waste material.		
M 28	Materials	Minimisation of operational materials impacts	Materials used during operation to comply with design targets	Not applicable to Zonal Masterplan stage. Refer to Estate Management Strategy.	It will be a requirement of the contract for the Estate Management Company that they monitor and actively seek to minimise the environmental impact (including embodied impact) of materials and consumables on the site
M 29	Materials	Minimisation of deconstruction impacts	A reclamation audit is to be undertaken and a plan developed for the reuse and recycling of materials, fixtures and fittings	Not applicable to Zonal Masterplan stage.	Refer to "Zone 3-6 Construction Method and Management Statement"
M 30	Materials	Reduce Material Use		Not applicable to Zonal Masterplan stage.	The structural design for the buildings will seek to minimise volume of material by virtue of efficient design. Resource efficiency in all areas will benefit from maximising opportunities for pre-fabrication and off-site manufacture.
M 31	Materials	Plan for materials maintenance	Maintenance manual produced as part of the Building Manual	Not applicable to Zonal Masterplan stage.	A plan for Materials Maintenance will be included as part of the building Maintenance Manual
M 32	Materials	Reduce materials impact on the environment	Zero ODP < 5 GWP insulation materials	Not applicable to Zonal Masterplan stage. Refer to materials specification in the Construction Management and Method Statement.	This will be a requirement of all specifications. Note that the Code for Sustainable Homes strategy (Mandatory EBD1) also includes a commitment to <5 GWP for all insulants.
MC6	Microclimate	Masterplan to allow good daylight penetration in buildings	For any window the Vertical Sky Component VSC to be greater than that of an obstruction of 25°	As explained in Section 3 of this Environmental Compliance Statement the ZMP update removes Plot N16 from the ZMP so this is not applicable to this ZMP update. Applies to detailed design of individual buildings within the updated Zonal Masterplan.	Refer to Mandatory item MC1
				The massing of the buildings has been designed, where possible, to optimize the daylight availability to buildings, although for a high density urban development meeting this target is not always possible.	

Site-wide Strategies Compliance (Opportunities)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
MC7	Microclimate	Provide shading to external amenity spaces for summer conditions	Shading strategies to be appropriate for orientation and use	Masterplan has been designed to maximise daylight penetration to external amenity spaces whilst providing appropriate levels of shading.	N/A to this application.
MC8	Microclimate	To future proof the masterplan from the effects of Climate Change	Masterplan will address issues related to the Heat Island effect	Planting at street level, combined with green roofs in the buildings will reduce the urban heat island effect.	Resolved at ZMP stage
MC9	Microclimate	Choice of external materials to influence the microclimatic conditions of an open space:	• Ensure surface albedo is as high as possible to reduce absorbed solar radiation on external surfaces.	Please refer to Section 2.2 and 2.3 of the ZMP Zone 3-6 Design Statement (October 2007) and Section 4.0 of the of the ZMP Zone 3-6 Design Statement Addendum (May 2010). Choice of materials and albedo will be included in the Reserved Matters Applications through the detail design of buildings and open spaces.	In general the heavier solid elements of facades are constructed from lighter colours which will reduce heat build-up.
			• Provide green space where trees and plants can be planted to increase local comfort		Landscaping within will be designed with the aim of improving local comfort in those areas
			• Use ponds and water features to help cool the surrounding air.		N/A to this application.
MC10	Microclimate	Outdoor spaces, uses and amenities to be subject to appropriate and comfortable wind speeds.	Explore opportunity for max wind speed for following activities to be one category better than maximum wind velocity listed in the Lawson Criteria:	Refer to results of the Wind Tunnel test for information on the levels of windiness within the masterplan. These are included in Section 3 of this Environmental Compliance Statement.	Refer to Section 3 and Appendix E of the Environmental Compliance Report
			0 – 2.5m/s Long term “Sitting” - Reading a newspaper and eating and drinking		
			2.5 - 4m/s“Standing” or short term sitting – Appropriate for bus stops, window shopping and building entrances		
			4 - 6m/s Walking and “strolling” - General areas of walking and sightseeing		
			6 - 8m/s“Business walking” – Local areas around tall buildings where people are not likely to linger		
MC11	Microclimate	Producing a more favourable pedestrian level wind environment	Protect open spaces from important wind directions	See MC10.	Refer to Section 3 and Appendix E of the Environmental Compliance Report
				Refer to results of the Wind Tunnel test for information on the levels of windiness within the masterplan. These are included in Section 3 of this Environmental Compliance Statement. Details of wind barriers will be provided at detail design of buildings and open spaces, during Reserved Matters applications.	
MC12	Microclimate	Wind shelter and sunlight penetration	Vegetation shelterbelts and wind barriers will be utilized to protect the comfort of pedestrians and outdoor activities at Stratford City.	See above	Refer to Section 3 and Appendix E of the Environmental Compliance Report
MC13	Microclimate	Achieve a positive soundscape	Consider sound absorptive materials for buildings and urban furniture	Not applicable to Zonal Masterplan stage.	The sound absorbing properties of cladding materials will be considered along with a wide range of other factors relevant to the selection of such materials - environmental performance, durability, cost, buildability.
AQ15	Air Quality	Further reduce public exposure (to below national air quality objectives and EU limit values)	Increase separation distance between primary roads and residential properties.	Where possible, residential units have been located away from primary roads or uses other than residential have been placed on the first 2 floors of the development facing the primary roads. Refer to MC3.	Resolved at ZMP stage

Site-wide Strategies Compliance (Opportunities)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
			Minimum of 50% residential blocks to be at least 50m from primary roads locating non-residential uses closer to the road to provide a buffer to residential properties.	Over 50% of the residential blocks are positioned at least 50m from primary roads.	
			All children's play areas to be located at least 50m from primary roads, using buildings as barriers.	Not applicable to Zonal Masterplan Stage. Possible locations of the children's play areas within areas of open space are illustrated in the ZMP Design Statement and are as far away from primary roads as possible. Final location will be decided at detailed design.	No children's play areas proposed as part of this application
AQ16	Air Quality	Further reduce public exposure to air pollution in buildings	Active ventilation (with appropriate treatment agreed with LPA) to be used where residential property is located in an area where pollutant concentrations exceed statutory objectives.	Not applicable to Zonal Masterplan stage. Refers to the detail design of the buildings and their mechanical systems.	Refer to Mandatory AQ2
AQ17	Air Quality	Further encourage use of cleaner vehicles and bicycles	Incorporate facilities for LPG refuelling at petrol filling stations on the site.	There is no provision for petrol stations in Zone 3.	Refer to mandatory AQ3
			Electric recharging points to be included in car parking infrastructure	Electric Charging points could be added to the car parking. Details and locations of these are to be determined at detailed design stage.	
AQ18	Air Quality	Minimise the impacts of the development on air quality, incorporating building-related energy-efficiency and emissions reduction measures	Higher percentage of development predicted energy use from renewable sources	Refer to Mandatory E5.	Refer to Mandatory E5
			Minimise VOC content of paint – 30g/l wall paint, other paint 250g/l and all other products 180g/l	Not applicable to Zonal Masterplan stage.	Refer to EBD23
			90% of residential properties not to have any provision for open fires.	Not applicable to Zonal Masterplans stage.	There will be no provision of open fires in residences
AQ19	Air Quality	Incorporate air pollution exposure reduction measures for on-site and off-site locations	Prior to opening, install facilities to allow provision of real-time timetable information at every bus stop and station.	Not applicable to Zonal Masterplans stage.	Not applicable to this landscaping scheme
			Developer to require commercial tenants to promote car-sharing (through national/regional car-sharing schemes) to employees.	Not applicable to Zonal Masterplans stage.	No commercial parking is to be provided as part of the plots.
			Prior to opening, install facilities in public places to publicise pollution information across the development to encourage use of alternative transport modes.	Not applicable to Zonal Masterplans stage.	N/A to this application. Refer to the Streetscape RMA on 14.09.2009 (app ref: 08/90364/REMODA) and Public Realm RMA on 09.03.2010 (under app ref: 09/90395/REMODA)
			Designate residential areas within the development as 'Home Zones'.	Section 2.1 (Circulation and Access) of the ZMP illustrates that traffic calmed areas will be incorporated into the scheme. These areas are in residential streets adjacent to the Stratford Ponds and in the residential streets surrounding Crescent Park.	Refer to ZMP response
AQ 20	Air Quality	Further air quality monitoring	To supplement continuous air quality monitoring, undertake diffusion tube monitoring at regular intervals along all primary roads.	Not applicable to Zonal Masterplans stage. Applies to the operation of the development.	To be discharged during Operational phase To be developed with the Tenant at Stage 3
AQ21	Air Quality	Minimise the impacts of the development on air quality, incorporating building-related energy-efficiency and emissions reduction measures	Include in tenancy contract that building landlords should undertake an annual review of further measures that could be taken to minimise emissions making recommendations for measures to be implemented.	Not applicable to Zonal Masterplans stage. Applies to the operation of the development.	This requirement will be part of the Contract for the Estate Management Company. Refer to EBD5
			Bonfires not permitted anywhere on the development site.	Not applicable to Zonal Masterplans stage. Applies to the operation of the development.	Bonfires will not be allowed on the site.
AQ22	Air Quality	Incorporate air pollution exposure reduction measures for on-site and off-site locations	Undertake a review of real-time timetable information to ensure continued provision at every bus stop and station.	Not applicable to Zonal Masterplans stage.	N/A to this application. Refer to the Streetscape RMA on 14.09.2009 (app ref: 08/90364/REMODA) and Public Realm RMA on 09.03.2010 (under app ref: 09/90395/REMODA)
			Tenancy agreements to include clause regarding annual review of promotion of car-sharing to ensure continued provision during the operation of the development.	Not applicable to Zonal Masterplans stage.	No residential parking is to be provided as part of the plots outside of the blue badge provisions.
			Undertake regular reviews of pollution information to ensure continued provision in public places across the development (to encourage the use of alternative transport modes).	Not applicable to Zonal Masterplans stage.	N/A to this application. Refer to the Streetscape RMA on 14.09.2009 (app ref: 08/90364/REMODA) and Public Realm RMA on 09.03.2010 (under app ref: 09/90395/REMODA)

Site-wide Strategies Compliance (Opportunities)

ID	Strategy	SWS Sustainability OBJECTIVE	SWS Sustainability TARGET	ZMP RESPONSE for Zone 3	RESERVED MATTERS RESPONSE
			Undertake regular reviews of designated 'Home Zones' within the development reviewing implementation to date and providing recommendations for any further action required in these areas.	Not applicable to Zonal Masterplans stage.	N/A to this application. Refer to the Streetscape RMA on 14.09.2009 (app ref: 08/90364/REMODA) and Public Realm RMA on 09.03.2010 (under app ref: 09/90395/REMODA)