

## **Stratford Waterfront Hybrid Application summary**

The full set of documents can be downloaded from the planning register at <http://planningregister.londonlegacy.co.uk/swift/apas/run/wchvarylogin.display>

Using reference: 18/00470/OUT

The application is comprised of documents and drawings. A summary of the purpose of these documents is provided below:

### **Planning Application Documents for Approval**

#### **Planning Application Forms, Schedules and Notices**

The application forms, schedules, and notices include the statutory planning application form submitted to the Local Planning Authority, including schedules, and the certificate in relation to landowner notices.

#### **Development Specification and Framework**

The key aims of the DSF are threefold. First this document sets out the details of exactly what permission is sought for under the Outline and Detailed Elements of the Application. Second, it sets out the principles and parameters which constrain the flexibility allowed by the Outline Element. Finally, it informs the Environmental Impact Assessment (EIA) to ensure it is assessing the correct parameters and principles for which permission is sought.

#### **Design Codes**

The Stratford Waterfront Design Codes relate to the Outline Element of the Application only. The Design Codes will be used to inform the detailed designs of the future Residential Reserved Matters Applications as well as being used to inform embedded mitigation measures assessed within the ES. The Design Codes will be a key tool to ensure high quality design of the residential buildings and associated retail public realm. The Design Codes provide prescriptive and advisory information to inform detailed design proposals, and build on the design principles set out in the Design and Access Statement.

#### **Parameter Plans**

The Parameter Plans are submitted for approval and show details of the Outline Element of the Application (residential element with associated retail and public realm). The Parameter Plans identify elements of the scheme which are fixed in order to ensure a robust approach to the Environmental Impact Assessment for an outline planning application. Some of the parameters are defined within identified limits of deviation, for instance in relation to heights, in order to provide flexibility as the scheme is developed. The parameter plans identify the limits within which development must be provided.

### Detailed Drawings

A series of detailed drawings and plans are submitted for approval as part of the Detailed Element.

### Section 106 Heads of Terms

The Section 106 Heads of Terms is submitted for approval and includes the obligations that the Applicant is willing to be bound by, in order to meet the needs generated by the Proposed Development.

### Statement of Superseded Development

This document sets out what elements of the LCS Section 73 Permission are superseded through the slot in of this Stratford Waterfront Application.

### **Planning Application Supporting Documents**

#### CIL Form

The Community Infrastructure Levy Form is submitted in accordance with The Community Infrastructure Levy Regulations 2010 (as amended) and to comply with Government regulation. The form determines whether the proposal is except from CIL or whether a relief is applicable.

#### Planning Statement

The Planning Statement outlines how the Stratford Waterfront Planning application has responded to and complies with current and emerging national, regional and local planning policy.

#### Design and Access Statement

The Design and Access Statement sets out the vision for the Application Site as well as principles of access, scale, character, use and landscape. The DAS explains the design evolution of the Proposed Development. It covers both the Outline Element and the Detailed Element of the Application. An illustrative residential scheme for the Outline Element is included in the DAS to demonstrate how the design principles set out in the Design Codes and Parameter Plans could be implemented.

#### Environmental Statement

This Statement assesses the potential environmental impact of the Proposed Development. Based on a phasing structure, as set out in the DSF, the Environmental Statement reports the outcome of the Environmental Impact Assessment, which assesses both the likely significant beneficial and adverse effects of the proposed scheme. It is accompanied by the Environmental Statement Non-Technical Summary.

### Environmental Statement (Non-technical summary)

This report is a non-technical summary of the Environmental Statement, addressing the likely significant beneficial or adverse effects that the Proposed Development may have on the environment, consisting of the natural, social and economic aspects.

### Transport Assessment

This assessment is a comprehensive and systematic assessment that sets out transport impacts relating to the proposed development. It identifies the measures to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to using a car, such as walking, cycling and public transport.

A Framework Travel Plan is submitted with this application and should be read in conjunction with this Transport Assessment.

### Green Infrastructure Statement

This Statement sets out the provision of all green spaces in the area of the Planning Application including open space, biodiversity areas and play space.

### Retail & Leisure Impact Statement

This Assessment considers the impact of the proposed retail and leisure aspects of the Planning Application on the vitality and viability of the surrounding centres.

### Energy Statement

This Statement outlines how the Proposed Development seeks to minimise the use of energy and hence carbon emissions.

### Sustainability Statement

This Statement describes the approach that has been taken to sustainability during the design process and considers the extent to which development proposals accord with the principles of sustainable development.

### Flood Risk Assessment

The report is an assessment of the risk of flooding, in particular in relation to residential and commercial proposals. The methodology for the Flood Risk Assessment (FRA) has been agreed with the Environment Agency.

### Global Remediation Strategy

The Strategy sets out Site principles and approaches to the management of remediation proposals.

#### Utilities Statement

This Statement outlines the proposals for utility services required. The Statement includes a description of the existing and proposed utilities network and includes schematic network drawings of each utility.

#### Statement of Participation

The Statement of Participation describes the process and outcomes of the public consultation that took place on Stratford Waterfront in Queen Elizabeth Olympic Park between winter 2015 and autumn 2018.

#### Equalities Statement

This statement considers the potential impacts of the Stratford Waterfront Application on identified equality groups, as well as any appropriate measures to avoid those impacts, making sure the proposals promote equality of opportunity, cuts out unlawful discrimination and encourages good relations between different groups.

#### Vision and Convergence Statement

This Statement confirms how the Planning Application proposals contribute to the objective of Convergence and help close the deprivation gap between the LLDC area and the rest of London. The Statement sets out how these proposals will help achieve the convergence through the indicators set out in the Convergence Strategy 2015 – 2018 and the Annual Convergence report 2015.

#### Contextual plans and illustrative drawings

Additional plans and drawings have been submitted for contextual / illustrative purposes, both under the Outline Element and relating to the entire Stratford Waterfront Site.