

our ref: Q70017  
your ref:  
email: steffan.rees@quod.com  
date: 10<sup>th</sup> February 2017



Director of Planning Policy and Decisions  
London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

**For the attention of: Ms Sara Dawes**

Dear Madam,

**APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITION C1 (E) OF THE STRATFORD CITY OUTLINE PLANNING PERMISSION (REF: 10/90641/EXTODA) RELATING TO ZONE 5 ONLY**

We are instructed by Stratford Village Property Holdings 1 Limited And Stratford Village Property Holdings 2 Limited (“the Applicant”) to submit the enclosed approval of details application that seeks an update to the Stratford City Site Wide Housing Strategy (SWHS). The enclosed update is intended to secure permission for changes only to the housing mix in Zones 5 of the Stratford City site (that now forms part of East Village) as a consequence of revised proposals for Plot N06.

In this respect, the enclosed application for the approval of details is made pursuant to Condition C1 (e) of the Stratford City Outline Planning Permission (refs: 10/90641/EXTODA) and seeks an update to the most recent SWHS approved by the London Legacy Development Corporation (LLDC) Planning and Policy Decisions Team (PPDT) in May 2014 (ref: 14/00139/AOD) (“the May 2014 SWHS”).

Accordingly, please find enclosed 2 copies of the following in support of the application:

- This cover letter;
- Completed Approval of Details application form;
- Appendix 1: Approved SWHS (May 2014);
- Appendix 2: Revised SWHS Strategy – Update to the May 2014 SWHS (Zones 5);
- Appendix 3: Copy of Decision Notice reference: 15/00423/NMA;
- Appendix 4: Previously approved SWHS (January 2014); and
- Arup Screening Report.

A cheque for £97 made payable to the London Legacy Development Corporation relating to the requisite application fee has been sent by the Applicant under separate.



**a) Background**

The Stratford City Outline Planning Permission (SC OPP) was originally issued on 17 February 2005 by the London Borough of Newham. Various changes to the SC OPP have previously been secured in order to refine the proposals partly to ensure compatibility with the Olympic and Legacy proposals. Accordingly, the latest versions of the SC OPP was issued by the Olympic Delivery Authority on 30 March 2012 (refs: 10/90651/VARODA and 10/90641/EXTODA). At the same time a series of Section 106 Agreements were issued for different parts of Stratford City including that for land holding owned by the Applicant.

Condition C1 of the SC OPP requires that a series of Site Wide Strategies are submitted and approved prior to the approval of any Zonal Masterplan or Reserved Matters:

***“Prior to the approval of any Zonal Masterplan or Reserved Matters, details of the following Site Wide Strategies shall be submitted to and approved in writing by the Local Planning Authority:***

- a) A sustainable design manual, which will include strategies for energy, environmental building design, waste management, water, ecology and nature conservation, macroclimatic design and materials;***
- b) An estate management framework;***
- c) A site wide construction method statement;***
- d) A site wide air quality strategy; and***
- e) A site wide housing strategy”. [Our emphasis]***

The overall objective of the Stratford City SWHS is to confirm how approved floorspace for Stratford City could be distributed across the zones in order to provide a reasonable balance of housing across the whole of the Stratford City site. It recognised that this may need to be updated and be responsive to the different phases of the development as it evolves.

The current SWHS was approved in May 2014 and follows a number of updates to the original July 2007 SWHS (in 2009, October 2013 and January 2014 respectively). The SWHS set out the housing mix by tenure for each of the Stratford City development zones taking into account the implementation of the SC OPP. The May 2014 SWHS was progressed at the same time as the remaining development Plots at East Village (namely, Plots N05, N06, N08, N16 and N18/N19) a summary of which is provided below with a full version provided at **Appendix 1** to this letter.

Table 1: Summary of Approved SWHS (May 2014, ref: 14/00139/AOD)

	Market Housing	Intermediate Housing	Social Rent	Total Housing
Zone 1(Westfield)	798 (65%)	226 (19%)	200 (16%)	1,224
Zone 2 (TIQ)	313 (94%)	20 (6%)	0 (0%)	333
Zone 3	898 (100%)	0 (0%)	0 (0%)	898
Zone 4	544 (49%)	300 (27%)	263 (24%)	1,107
Zone 5	1,798 (68%)	404 (15%)	460 (17%)	2,662
<b>Site Wide Totals</b>	<b>4,351 (70%)</b>	<b>950 (15%)</b>	<b>923 (15%)</b>	<b>6,224</b>

**b) Proposed Site Wide Housing Strategy**

The enclosed application seeks to update the May 2014 SWHS (Zone 5 only) in order bring the strategy into line with current proposals for the remaining development Plots at East Village. The proposed SWHS is provided at **Appendix 2**.

This follows a period of pre-application consultation with the LLDC PPDT. The table below incorporates the changes to the May 2014 SWHS:

Table 2: Proposed Site Wide Housing Strategy with East Village Updates (February 2017)

	Market Housing	Intermediate Housing	Social Rent	Total Housing
Zone 1(Westfield)	798 (65%)	226 (19%)	200 (16%)	1,224
Zone 2 (TIQ)	313 (94%)	20 (6%)	0 (0%)	333
Zone 3	898 (100%)	0 (0%)	0 (0%)	898
Zone 4	544 (49%)	300 (27%)	263 (24%)	1,107
Zone 5*	1,901 (69%)	404 (15%)	460 (17%)	2,765
<b>Site Wide Totals</b>	<b>4,454 (70%)</b>	<b>950 (15%)</b>	<b>923 (15%)</b>	<b>6,327</b>

\* SWHS updated to reflect the RMA for N06 which comprise 267 x 1 bed (inc studios); 240 x 2 bed; 13 x 3 bed and 4 x 4 bed

Table 2 above also reconciles an additional 2 bed unit approved within Plot N08 (also within Zone 5). A Section 96A application to the Plot N08 RMA (“the N08 S96A”) was approved on 16<sup>th</sup> October 2015 (reference: 15/00423/NMA). This included an increase in the number of units consented under the original RMA for Plot N08 (ref: 14/00034/REM) by 1 x 2bed unit due to the rationalisation of the internal layouts. In approving the N08 S96A application the LLDC imposed a condition that required the total number of units across N06 and N08 to reflect the cumulative number of units approved under both RMAs (i.e. N08 ref: 14/00034/REM as amended and N06 RMA ref: 14/00185/REM) prior to the occupation of Plot N08 (a copy of the decision notice is provided at **Appendix 3** to this cover letter).

**c) Planning Considerations**

The overall aim of the SWHS is to provide a reasonable balance of housing across the whole Stratford City site. The decision notice for the approved SWHS in November 2007 recognised that:

***“The submitted Site Wide Housing Strategy (version 3, dated 15th June 2007) indicates that this Strategy may be revised as the development evolves. The Local Planning Authority expects any proposed amendments to this Strategy to comply with the Outline Planning Permission and the s106 agreement in providing a reasonable balance of housing across the site”.***

As outlined above, the May 2014 SWHS was updated at the same time as the detailed reserved matters applications (RMA’s) for the remaining vacant post-Games Plots (i.e. Plots N05, N06, N08, N16 and N18/N19) were being progressed.

The May 2014 SWHS resulted in 277 fewer market units than that was originally planned under the most recent SC OPP (ref: 10/90641/EXTODA) and the previously approved SWHS (ref: 13/00422/AOD dated January 2014) (“the January 2014 SWHS”). A summary of the January 2014 SWHS is provide in Table 2 below with a full version provided at **Appendix 4**).

Table 3: Summary of Previously Approved SWHS (January 2014, ref: 13/00422/AOD)

	Market Housing	Intermediate Housing	Social Rent	Total Housing
Zone 1(Westfield)	798 (65%)	226 (19%)	200 (16%)	1,224
Zone 2 (TIQ)	313 (94%)	20 (6%)	0 (0%)	333
Zone 3	1,178 (99%)	0 (0%)	10 (1%)	1,188
Zone 4	544 (49%)	300 (27%)	263 (24%)	1,107
Zone 5	1,795 (68%)	404 (15%)	450 (17%)	2,649
<b>Site Wide Totals</b>	<b>4,628 (71%)</b>	<b>950 (15%)</b>	<b>923 (184)</b>	<b>6,501</b>

The reason for fewer market housing units was because of the need to balance the remaining residential developments within the vacant post-Games Plots with a number of conditions attached to the SC OPP that set out how the permission shall be implemented. Principal amongst these are:

- Conditions D9/D9a (Parameter Plans) which govern the physical parameters of the development such as building heights;
- Condition D2 (Development Thresholds) which stipulate the quantum of floorspace permissible under each land use;
- Condition U3 (Housing) which indicate the mix of market housing across the development.

The May 2014 SWHS reflects the number and mix of residential units that secured detailed RMA for the remaining vacant post-Games Plots, including N06 (ref: 14/00185/REM) located within Zone 5 of the Stratford City site. The Applicant is however progressing a revised design for Plot N06, the RMA for which is being submitted concurrently with the application for the approval of details hereby enclosed. The revised proposals result in an additional 102 homes, albeit this would still be 175 less than the January 2014 SWHS.

Since the approval of the May 2014 SWHS and detailed RMA’s for the remaining development Plots (including Plot N06) the Applicant has fully occupied East Village. The strategy has been to always have a spread of size of homes (1 to 4 beds) on offer for prospective residents. Often this has been difficult as the built plots only

have 11% of studios/one bedroom homes. The future built plots therefore provides an opportunity to rebalance the mix of housing in response to the evolving demographics at East Village.

Paragraph 10.3.5 of the Officer's report to planning committee relating to the May 2014 SWHS states that:

***“10.3.5 The key changes to the original Stratford City ES made by the 2010 amendments to the residential floorspace in Zone 3 were assessed in the 2010 Update and additional measures required to mitigate the identified impacts arising were secured through amendments to the Zones 2-7 Stratford City SV Land section 106 agreement. Although the changes now proposed result in an increase in residential floorspace this is due to the provision of internalised amenity areas rather than an increase in the amount of units. The total number of residential units contained within the reserved matters proposals for Zones 3 and 5 remains within the thresholds set out in the latest approved Site Wide Housing Strategy (SWHS) (January 2014), with the proposals resulting in there being 277 units fewer. The differences between the approved SWHS for the remaining units in Zones 3 and 5 and the current proposals are:***

	Current Proposed	Approved SWHS	Difference
1 bed	815 (45.25%)	739 (35.56%)	+ 76
2 bed	771 (42.80%)	1,004 (48.31%)	-233
3 bed	185 (10.27%)	299 (14.38%)	-114
4 bed	30 (1.66%)	36 (1.78%)	-6
<b>Total</b>	<b>1,801</b>	<b>2,078</b>	<b>-277</b>

It is also important to note that the number of homes being proposed is less than in the Environmental Statement that supported the SC OPP. This was also a consideration when the May 2014 SWHS was approved and officers reasoned (in paragraph 10.3.5) as follows:

***“The proposed housing mix has been modelled using the same methodology as applied to the Stratford City Update ES. The results indicate that there would be 427 fewer residents than previously assessed. Of these 20 would have been primary school age children and 2 of secondary school age. In the context of the overall resident population previously estimated for Zones 3-6, being approximately 12,000, this reduction does not change the overall impact of the scheme nor materially alter the demand for social infrastructure.”***

A comparison of the May 2014 SWHS and proposed SWHS (shown in Table 4 below) indicates that there is a slight increase in the proportion of market housing by 2.34%. The proposals do not alter the number of affordable housing within the SWHS, the proportion of which remains as per the May 2014 SWHS.

In relation to market housing, the proposals result in a 1.06% increase in 1 x bed units and 0.28%, 0.62% and 0.16% decrease in 2 x bed, 3 x bed and 4 x bed units respectively. The following table provides a comparison of both approved and proposed SWHS against the market housing mix indicated within Condition U3:

Table 4: Comparison of May 2014 SWHS and proposed SWHS against Condition U3

	Condition U3	Approved Site Wide Housing Strategy SWHS Update (Site Wide Zones 1-7 Inclusive) (ref: 13/00139/AOD)	Proposed Site Wide Housing Strategy with Proposed Mix (Site Wide Zones 1-7)	Percentage change
1 bed	28%	32.96%	34.02%	+1.06%
2 bed	48%	46.86%	46.58%	- 0.28%
3 bed	21%	17.17%	16.55%	- 0.62%
4 bed	3%	3.01%	2.85%	- 0.16%

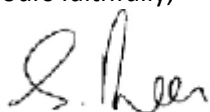
The accompanying Screening Report considers the socio-economic effects of the proposed housing mix, and concludes that overall there is unlikely to be any material change in the effects identified in the Stratford City ES, and the increase in available housing is a positive benefit.

It is concluded that the changes to the SWHS arising out of the proposals for the remaining residential development within East Village are broadly consistent with the approved SWHS and result in only slight changes to the overall market housing mix indicated within Condition U3 of the SC OPP. Importantly, the proposals provide a reasonable balance of housing across the whole Stratford City site consistent with the overarching aim of the SWHS, SC OPP and Section 106 Agreement.

Overall, it is considered that the enclosed application does not raise matters of principle and has been submitted to ensure that the remaining residential floorspace within the SC OPP for Zones 3-5 can be implemented.

We look forward to receiving confirmation that the application has been registered and validated. Please do not hesitate to contact me if you require any further information.

Yours faithfully,



Steffan Rees  
Associate

Enc.

cc: Mark Enderby – Delancey (on behalf of Stratford Village Property Holdings 1 Limited And Stratford Village Property Holdings 2 Limited)  
Mashood Ashraf – Qatari Diar (on behalf of Stratford Village Property Holdings 1 Limited And Stratford Village Property Holdings 2 Limited)

**APPENDIX 1**

**Stratford City  
Site Wide Housing Strategy - East Villagte Update (May 2014)**

**Zone 1**

	Market Housing	Intermediate Housing				Social Rent		Total Social Rent	Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing		
1 bed	321	59	44	4	107	40	0	40	468
2 bed	377	65	40	8	113	100		100	590
3 bed	91	4	1	1	6	53		53	150
3 bed	9					7		7	16
4 bed	-					-		-	-
4 bed	-					-		-	-
<b>Total</b>	<b>798</b>	128	85	13	<b>226</b>	200	-	<b>200</b>	<b>1,224</b>
<b>Percentages</b>	<b>65.20%</b>				<b>18.5%</b> <b>53.05%</b>			<b>16.34%</b> <b>46.95%</b>	

**Zone 2**

	Market Housing	Intermediate Housing				Social Rent		Total Social Rent	Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing		
1 bed	138				0	-	0	-	138
2 bed	163				0	-		-	163
3 bed	12	20			0	-		-	32
3 bed	-					-		-	-
4 bed	-					-		-	-
4 bed	-					-		-	-
<b>Total</b>	<b>313</b>	20	-	-	<b>20</b>	-	-	<b>-</b>	<b>333</b>
<b>Percentages</b>	<b>93.99%</b>				<b>6.0%</b> <b>100.00%</b>			<b>0.00%</b> <b>0.00%</b>	

**Zone 3**

	Market Housing	Intermediate Housing				Social Rent		Total Social Rent	Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing		
1 bed	431	0			0	-	0	-	431
2 bed	370	0			0	-		-	370
3 bed	89	0			0	-		-	89
3 bed	-	0				-		-	-
4 bed	8					-		-	8
4 bed	-					-		-	-
<b>Total</b>	<b>898</b>	-			<b>-</b>	-	-	<b>-</b>	<b>898</b>
<b>Percentages</b>	<b>100.00%</b>							<b>0.00%</b>	

**Zone 4**

	Market Housing	Intermediate Housing				Social Rent		Total Social Rent	Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing		
1 bed	31	30	44	27	101	22		22	154
2 bed	321	23	42	82	147	96		96	564
3 bed	147	-	30	22	52	80		80	279
3 bed	10	-	-	-	0	-		-	10
4 bed	-	-	-	-	0	65		65	65
4 bed	35	-	-	-	0	-		-	35
<b>Total</b>	<b>544</b>	53	116	131	<b>300</b>	263	-	<b>263</b>	<b>1,107</b>
<b>Percentages</b>	<b>49.14%</b>				<b>27.1%</b> <b>53.29%</b>			<b>23.76%</b> <b>46.71%</b>	

**Zone 5**

	Market Housing	Intermediate Housing				Social Rent		Total Social Rent	Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing		
1 bed	513	8	21	29	58	44	0	44	615
2 bed	808	16	111	149	276	201	0	201	1,285
3 bed	389	2	21	47	70	121	0	121	580
3 bed	-	0	0	0	0	-		-	-
4 bed	-	0	0	0	0	-		-	-
4 bed	88	0	0	0	0	94		94	182
<b>Total</b>	<b>1,798</b>	26	153	225	<b>404</b>	460	-	<b>460</b>	<b>2,662</b>
<b>Percentages</b>	<b>67.54%</b>				<b>15.2%</b> <b>46.76%</b>			<b>17.28%</b> <b>53.24%</b>	



**TOTAL**

	Market Housing	Intermediate Housing			Social Rent			Total Housing	
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent	
1 bed	1,434	97	109	60	266	106	-	106	1,806
2 bed	2,039	104	193	239	536	397	-	397	2,972
3 bed	728	26	52	70	148	254	-	254	1,130
3 bed	19	-	-	-	-	7	-	7	26
4 bed	8	-	-	-	-	65	-	65	73
4 bed	123	-	-	-	-	94	-	94	217
<b>Total</b>	<b>4,351</b>	<b>227</b>	<b>354</b>	<b>369</b>	<b>950</b>	<b>923</b>	<b>-</b>	<b>923</b>	<b>6,224</b>

Percentage of Total Housing **70%** **15%** **15%**

Percentage Affordable **51%** **49%**

Breakdown of Intermediate **24%** **37%** **39%**

Breakdown of Social Rent **100%** **0%**

By Bedsize	Market Housing	Intermediate Housing			Social Rent			Total Housing	
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent	
1 bed	79%	5%	6%	3%	15%	6%	0%	6%	100%
2 bed	69%	3%	6%	8%	18%	13%	0%	13%	100%
3 bed	64%	2%	5%	6%	13%	22%	0%	22%	100%
3 bed	73%	0%	0%	0%	0%	27%	0%	27%	100%
4 bed	11%	0%	0%	0%	0%	89%	0%	89%	100%
4 bed	57%	0%	0%	0%	0%	43%	0%	43%	100%

Affordable Breakdown	Intermediate Housing			Social Rent	
	Total Intermediate			Total Social Rent	
1 bed	28%			11%	
2 bed	56%			43%	
3 bed	16%			28%	
3 bed	0%			1%	
4 bed	0%			7%	
4 bed	0%			10%	
	100%			100%	

Footnote 1 The shared ownership units in Zones 4 and 5 include 111 Triathlon Additional SO Units (78 in Zone 4 and 33 in Zone 5)  
 Footnote 2 The sub-market rent units in Zones 4 and 5 include the 264 Triathlon Additional DMR Units (110 in Zone 4 and 154 in Zone 5)  
 Footnote 3 Plot N10 is located within both Zones 4 and 5 and the units in Plot N10 have been apportioned between Zone 4 and 5

**APPENDIX 2**

**Stratford City  
Site Wide Housing Strategy - East Village Update (February 2017)**

**Zone 1**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent	
1 bed	321	59	44	4	107	40	0	40	468
2 bed	377	65	40	8	113	100		100	590
3 bed	91	4	1	1	6	53		53	150
3 bed	9					7		7	16
4 bed	-					-		-	-
4 bed									
<b>Total</b>	<b>798</b>	128	85	13	<b>226</b>	200	-	<b>200</b>	<b>1,224</b>
<b>Percentages</b>	<b>65.20%</b>				<b>18.5%</b> <b>53.05%</b>			<b>16.34%</b> <b>46.95%</b>	

**Zone 2**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent	
1 bed	138				0	0	0	-	138
2 bed	163				0	0		-	163
3 bed	12	20			0	20		-	32
3 bed	-							-	-
4 bed	-							-	-
4 bed	-							-	-
<b>Total</b>	<b>313</b>	20	-	-	<b>20</b>	-	-	<b>-</b>	<b>333</b>
<b>Percentages</b>	<b>93.99%</b>				<b>6.0%</b> <b>100.00%</b>			<b>0.00%</b> <b>0.00%</b>	

**Zone 3**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent	
1 bed	431	0			0	0	0	-	431
2 bed	370	0			0	0		-	370
3 bed	89	0			0	0		-	89
3 bed	-	0						-	-
4 bed	8							-	8
4 bed	-							-	-
<b>Total</b>	<b>898</b>	-	-	-	<b>-</b>	-	-	<b>-</b>	<b>898</b>
<b>Percentages</b>	<b>100.00%</b>							<b>0.00%</b>	

**Zone 4**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent	
1 bed	31	30	44	27	101	22		22	154
2 bed	321	23	42	82	147	96		96	564
3 bed	147	-	30	22	52	80		80	279
3 bed	10	-	-	-	0			-	10
4 bed	-	-	-	-	0	65		65	65
4 bed	35	-	-	-	0	-		-	35
<b>Total</b>	<b>544</b>	53	116	131	<b>300</b>	263	-	<b>263</b>	<b>1,107</b>
<b>Percentages</b>	<b>49.14%</b>				<b>27.1%</b> <b>53.29%</b>			<b>23.76%</b> <b>46.71%</b>	

**Zone 5**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
		Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent	
1 bed	594	8	21	29	58	44	0	44	696
2 bed	844	16	111	149	276	201	0	201	1,321
3 bed	379	2	21	47	70	121	0	121	570
3 bed	-	0	0	0	0			-	-
4 bed	-	0	0	0	0			-	-
4 bed	84	0	0	0	0	94		94	178
<b>Total</b>	<b>1,901</b>	26	153	225	<b>404</b>	460	-	<b>460</b>	<b>2,765</b>
<b>Percentages</b>	<b>68.75%</b>				<b>14.6%</b> <b>46.76%</b>			<b>16.64%</b> <b>53.24%</b>	

**TOTAL**

	Market Housing		Intermediate Housing			Social Rent			Total Social Rent	Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing				
1 bed	1,515	97	109	60	266	106	-	106	1,887	
2 bed	2,075	104	193	239	536	397	-	397	3,008	
3 bed	718	26	52	70	148	254	-	254	1,120	
3 bed	19	-	-	-	-	7	-	7	26	
4 bed	8	-	-	-	-	65	-	65	73	
4 bed	119	-	-	-	-	94	-	94	213	
<b>Total</b>	<b>4,454</b>	227	354	369	<b>950</b>	923	-	<b>923</b>	<b>6,327</b>	

Percentage of Total Housing

**70%** **15%** **15%**

Percentage Affordable

**51%** **49%**

Breakdown of Intermediate

**24%** **37%** **39%**

Breakdown of Social Rent

**100%** **0%**

Breakdown By Bedsize

	Market Housing		Intermediate Housing			Social Rent			Total Social Rent	Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing				
1 bed	80%	5%	6%	3%	14%	6%	0%	6%	100%	
2 bed	69%	3%	6%	8%	18%	13%	0%	13%	100%	
3 bed	64%	2%	5%	6%	13%	23%	0%	23%	100%	
3 bed	73%	0%	0%	0%	0%	27%	0%	27%	100%	
4 bed	11%	0%	0%	0%	0%	89%	0%	89%	100%	
4 bed	56%	0%	0%	0%	0%	44%	0%	44%	100%	

Affordable Breakdown

	Intermediate Housing			Social Rent			Total Social Rent
	Total Intermediate			Total Social Rent			
1 bed	28%			11%			
2 bed	56%			43%			
3 bed	16%			28%			
3 bed	0%			1%			
4 bed	0%			7%			
4 bed	0%			10%			
	100%			100%			

Footnote 1 The shared ownership units in Zones 4 and 5 include 111 Triathlon Additional SO Units (78 in Zone 4 and 33 in Zone 5)  
 Footnote 2 The sub-market rent units in Zones 4 and 5 include the 264 Triathlon Additional DMR Units (110 in Zone 4 and 154 in Zone 5)  
 Footnote 3 Plot N10 is located within both Zones 4 and 5 and the units in Plot N10 have been apportioned between Zone 4 and 5

SECTION 106

	Market Housing		Intermediate Housing			Social Rent		Total Social Rent	Triathlon DMR	Triathlon SO
	Shared Equity	Shared Ownership	Discount Market Rent	Total Intermediate	General Needs	Supported Housing				
<b>Zone 4</b>										
N13										
1 bed		7	2	9	18		16			
2 bed							11			
3 bed										
3 bed							-			
4 bed							5			
4 bed							-			
<b>TOTAL</b>	<b>7</b>	<b>2</b>	<b>9</b>	<b>18</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>0</b>		
<b>Zone 4</b>										
N14										
1 bed		11	14				10	10		0
2 bed		4					11	11		24
3 bed			2				7	7		12
3 bed								0		
4 bed							16	16		
4 bed								0		
<b>TOTAL</b>	<b>15</b>	<b>16</b>	<b>-</b>	<b>31</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>36</b>		
<b>Zone 4</b>										
N15										
1 bed		6	14				8	8		13
2 bed		10	1	1			42	42		47
3 bed							19	19		10
3 bed								0		
4 bed							22	22		
4 bed								0		
<b>TOTAL</b>	<b>16</b>	<b>15</b>	<b>1</b>	<b>32</b>	<b>91</b>	<b>91</b>	<b>70</b>	<b>70</b>		
<b>Zone 4</b>										
N26										
1 bed		6		5			4	4		
2 bed		9	5	4			27	27		30
3 bed				2			40	40		10
3 bed								0		
4 bed							12	12		
4 bed								0		
<b>TOTAL</b>	<b>15</b>	<b>5</b>	<b>11</b>	<b>31</b>	<b>83</b>	<b>83</b>	<b>40</b>	<b>40</b>	<b>0</b>	
<b>Zone 4</b>										
N10										
1 bed								0		
2 bed								0		
3 bed							3	3		
3 bed								0		
4 bed							10	10		
4 bed								0		
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Zone 4 TOTAL</b>	<b>53</b>	<b>38</b>	<b>21</b>	<b>112</b>	<b>263</b>	<b>263</b>	<b>110</b>	<b>36</b>		

	Market Housing		Intermediate Housing		Social Rent		Total Social Rent	Triathlon DMR	Triathlon SO
	Shared Equity	Shared Ownership	Discount Market Rent	Total Intermediate	General Needs	Supported Housing			
<b>Zone 5</b>									
N01									
1 bed						0	0	7	
2 bed			25			0	0	14	
3 bed			8	2		0	0	14	
3 bed						0	0		
4 bed						0	0		
4 bed						0	0		
<b>TOTAL</b>			<b>33</b>	<b>2</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>35</b>	
<b>Zone 5</b>									
N02									
1 bed			1			15	15	1	
2 bed		2	18	8		32	32	24	
3 bed						15	15	12	
3 bed							0		
4 bed						22	22		
4 bed							0		
<b>TOTAL</b>	<b>2</b>	<b>19</b>	<b>8</b>	<b>29</b>	<b>84</b>	<b>84</b>	<b>37</b>		
<b>Zone 5</b>									
N03									
1 bed			6			8	8		1
2 bed			14	3		45	45	0	20
3 bed						15	15		10
3 bed							0		
4 bed						22	22		
4 bed							0		
<b>TOTAL</b>	<b>0</b>	<b>20</b>	<b>3</b>	<b>23</b>	<b>90</b>	<b>90</b>	<b>0</b>	<b>31</b>	
<b>Zone 5</b>									
N04									
1 bed		3	1	9		1	1	7	
2 bed		5	4	8		45	45	41	
3 bed		0	1			13	13	15	
3 bed							0		
4 bed						22	22		
4 bed							0		
<b>TOTAL</b>	<b>8</b>	<b>6</b>	<b>17</b>	<b>31</b>	<b>81</b>	<b>81</b>	<b>63</b>		
<b>Zone 5</b>									
N07									
1 bed		3	10	2		13	13		
2 bed		3	11	0		39	39		
3 bed		1		2		16	16		
3 bed							0		
4 bed						18	18		
4 bed							0		
<b>TOTAL</b>	<b>7</b>	<b>21</b>	<b>4</b>	<b>32</b>	<b>86</b>	<b>86</b>			
<b>Zone 5</b>									
N09									
1 bed			0	0					
2 bed			9	32				19	2
3 bed									
3 bed									
4 bed									
4 bed									
<b>TOTAL</b>		<b>9</b>	<b>32</b>	<b>41</b>			<b>19</b>	<b>2</b>	
<b>Zone 5</b>									
N10									
1 bed		2	2	3		7	7		14
2 bed		6	8	0		30	30		12
3 bed		1	2	2		24	24		16
3 bed							0		
4 bed						10	10		
4 bed							0		
<b>TOTAL</b>	<b>9</b>	<b>12</b>	<b>5</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>42</b>		
<b>Zone 5 TOTAL</b>	<b>26</b>	<b>120</b>	<b>71</b>	<b>191</b>	<b>412</b>	<b>0</b>	<b>412</b>	<b>154</b>	<b>75</b>

Zone 4 and 5								
TOTAL	79	158	92	303		675	264	111

Additional Units

N16 Z3						0		
2 Bed						10		
3 bed								
TOTAL						10		
N05 Z5								
2 Bed						10		
3 Bed						28		
TOTAL						38		

**APPENDIX 3**



Steffan Rees,  
 Quod  
 Ingeni Building  
 17, Broadwick Street  
 London  
 W1F 0AX

16-Oct-2015

Dear Sir or Madam,

**RE: GRANT of Non-material Amendments to a Planning Permission.**

<b>Application No:</b>	<b>15/00423/NMA</b>
<b>Location:</b>	<b>Plot N08, East Village, Land west of Celebration Avenue and north east of Victory Park, Stratford City, London, E15</b>
<b>Proposal:</b>	<p><b>Application under s96A TCPA for non-material amendments to planning permission 14/00034/REM dated 29th May 2014:</b></p> <ul style="list-style-type: none"> <li><b>.Updates to elevations to reflect changes to apartment layouts;</b></li> <li><b>.Open-able vents omitted to towers and replaces with open-able windows, due to structural changes;</b></li> <li><b>.Façade composition developed;</b></li> <li><b>.Extent of plant screen to top of towers reduced;</b></li> <li><b>.Exterior design alterations to elevations;</b></li> <li><b>.Introduction of set-back on Celebration Avenue frontage;</b></li> <li><b>.Removal of bottom transom in opaque panels as not required;</b></li> <li><b>.Privacy screens reduced in height on link balconies;</b></li> <li><b>.Removal and alteration to wind mitigation measures;</b></li> <li><b>.Balcony design alterations; and</b></li> <li><b>.Basement layouts amended.</b></li> </ul>

I refer to your application received on 21-Aug-2015 and enclosures requesting non-material amendments as detailed below:

<b>Planning Permission Reference:</b>		<b>14/00034/REM</b>
<b>Date of Permission:</b>		<b>29th May 2014</b>
<b>Proposed Revisions:</b>		
Item	Description of Alteration	Reason for Change
1.	T1 and T2 'wings' façade altered at the 'tips' as follows: a. Building outline straightened and set back; b. Balcony layouts revised to omit to	a. Set back to avoid services; b. To provide additional amenity space; c. Transom added, design development; d. Design development;

Item	Description of Alteration	Reason for Change
	<p>point and larger balcony to Celebration Avenue elevation;</p> <p>c. Shopfront glazing altered to 'tip';</p> <p>d. New PPC aluminium framed sliding doors;</p> <p>e. Larger PPC aluminium ventilation louvres instead of anodised ones;</p> <p>f. Painted metal balustrades instead of stainless steel ones;</p> <p>g. Canopy omitted.</p>	<p>e. Enlarged due to canopy omission and following design development;</p> <p>f. Design development, now painted as EV development;</p> <p>g. Omitted as not required for wind mitigation following further wind tunnel testing.</p>
2.	Recessed entrance lobbies.	To express entrance in façade and to express the tower coming to ground.
3.	Refuse area amended.	Re-planned for efficiency and for revised structure.
4.	Car park intake shaft moved and UKPN lobby created.	Required following design development and to express the tower coming to the ground.
5.	Lobbies layout amended.	Consistent approach to façade treatment and design development to internal layouts.
6.	Bicycle storage amended.	Design development to create single store including scooter charging points.
7.	Plant room relocated from first to ground floor.	Access requirements following design development.
8.	<p>The Podium façade along Celebration Avenue has been set back and altered as follows:</p> <p>a. Double height colonnade;</p> <p>b. New balcony at the first floor with PPC metal balustrade;</p> <p>c. Inward opening doors at the first floor instead of fixed glazing;</p> <p>d. Vertical PPC aluminium ventilation louvres above the windows;</p> <p>e. Shopfront glazing amended;</p> <p>f. Brown roof with maintenance area above the colonnade with brick parapet.</p>	<p>a. To create a more civic presence;</p> <p>b. Active façade introduced;</p> <p>c. To access the balcony amenity space;</p> <p>d. To meet ventilation requirements, hidden behind ventilation fins;</p> <p>e. To meet ventilation requirements, hidden behind ventilation fins;</p> <p>f. Increased provision of landscaping and improved access arrangements.</p>
9.	Lightwell omitted.	Amenity space enlarged.
10.	Garden rooms amended.	Disabled wc and storage included in the layouts.
11.	T2 'wings' flats internal layout amended.	To accommodate riser and structural changes, no change to mix, individual rooms and total unit sizes all comply with the LHDG.

Item	Description of Alteration	Reason for Change
12.	Podium oriel windows amended	Design development and reduce overlooking, no change to LHDG compliance.
13.	Residents terrace landscape at level 2 amended.	Plant room below omitted and increased landscape area.
14.	Plant room louvered enclosure omitted at level 2.	Due to relocation of plant rooms below.
15.	<p>T1 and T2 'wings' residents' roof terraces are updated, with the following alterations:</p> <p>a. plant rooms moved and reconfigured.</p> <p>b. anodised aluminium screen with glass infill for wind protection omitted.</p>	<p>a. Reduced size for better layout;</p> <p>b. Wind mitigation measure not required following further wind tunnel testing.</p>
16.	Podium roof residents' terrace anodised aluminium screens with glass infill for wind protection omitted.	Wind mitigation measure not required following further wind tunnel testing.
17.	T1 and T2 wings roof plant rooms louvered roof enclosures omitted.	Due to MEP requirements for free area.
18.	<p>Access ramps from tower to podium roof altered as follows:</p> <p>a. Reduced width;</p> <p>b. Glass panels instead of stainless steel fin balustrade.</p>	<p>a. Alignments with vertical façade elements;</p> <p>b. More consistent approach to 'in-between' balconies.</p>
19.	<p>Plant rooms moved at level 12 in T1 and T2.</p> <p>Level 12 of T1 and T2 gains a plant room and loses 1 no. studio apartment.</p> <p>Level 14 of T1 and T2 loses a plant room and gains 1 no. studio apartment.</p> <p>Level 15 of T1 and T2 loses a plant room and gains 1 no. studio apartment.</p>	3 no. plant rooms reduced to 2 no. plant rooms. These previously on level 13, 14, 15 are now on levels 12 and 13A.
20.	<p>T1 and T2 roof top updated:</p> <p>a. Reduced footprint and height of plant enclosure;</p> <p>b. Reduced height PPC aluminium plant screen in lieu of taller anodised aluminium.</p>	Update to MEP strategy and to facilitate BMU track around perimeter of towers.
21.	Access ramps to T1 and T2 'wings' residents' roof terraces amended as	a. Alignments to façade units;

Item	Description of Alteration	Reason for Change
	<p>follows:</p> <p>a. Increased width;</p> <p>b. Glass panels instead of stainless steel fin balustrade.</p>	<p>b. More consistent approach following design development.</p>
22.	<p>a. Cantilevered PPC steel and translucent glass wind mitigation canopy along the perimeter omitted.</p> <p>b. Recessed PPC steel drainage channels to canopy omitted.</p>	<p>Wind mitigation canopy measure not required following further wind tunnel testing.</p> <p>Revised design to mark residential entrances and to provide shelter to entrances.</p>
23.	<p>T1 and T2 entrance canopies have had the following alterations:</p> <p>a. The canopies are only provided for the entrances;</p> <p>b. These are made of PPC aluminium with glass and circles cut into PPC metal sheet.</p>	<p>a. Larger wind mitigation canopy omitted following further wind tunnel testing;</p> <p>b. Design development precast stone lighter with holes.</p>
24.	<p>Balcony alterations:</p> <p>a. Glass balustrade instead of metal vertical fins;</p> <p>b. Shorter opaque dividing screen for privacy instead of a full height one;</p> <p>c. Floor slab thickness reduced to edge of balcony.</p>	<p>a. More consistent approach to 'in-between' balconies dividing building;</p> <p>b. More consistent approach to 'in-between' balconies dividing buildings;</p> <p>c. Reduced visual appearance to front edge.</p>
25.	<p>Windows in Podium, T1 and T2 'wing' blocks have been updated as follows:</p> <p>a. PPC aluminium framed sliding doors instead of anodised aluminium window with opening side vent;</p> <p>b. Painted metal balustrade instead of stainless steel.</p>	<p>a. Design development;</p> <p>b. More consistent approach, design development;</p> <p>c. Design development.</p>
26.	<p>Podium windows have been updated as follows:</p> <p>a. On the south west elevation some fixed glazed panels have been enlarged to improve the living room layout / aspect in the corner flats;</p> <p>b. Opaque glazed panel introduced to suit internal layout;</p> <p>c. On the south west elevation some fixed glazed panels have been re aligned.</p>	<p>Design development to elevation to suit revised internal layouts. No change / impact to LHDG compliance.</p>
27.	<p>T1 and T2 facades updated with the following alterations:</p> <p>a. Openable windows with PPC</p>	<p>a. Required for purge ventilation to bedroom;</p> <p>b. To obscure ceiling void.</p>

Item	Description of Alteration	Reason for Change
	<p>aluminium frames and horizontal transom instead of fixed glazing with anodised frames;</p> <p>b. Insulated glass panel above the openable windows;</p> <p>c. PPC aluminium ventilation panels above the windows;</p> <p>d. PPC aluminium fins instead of anodised aluminium louvre panels with opening vent behind;</p> <p>e. Insulated glass panels installed from the second to the eighth floor.</p>	<p>c. For ventilation requirements;</p> <p>d. Opening vents omitted due to structure behind;</p> <p>e. To match the façade above.</p>
28.	<p>Structure altered as follows:</p> <p>a. Structure and external walls build up amended in the Podium;</p> <p>b. Structure and external walls build up amended in the Towers;</p> <p>c. Towers horizontal precast concrete elements amended.</p>	Due to design development in structure.
30.	<p>Landscape</p> <p>Materials altered as follows:</p> <p>a. Existing concrete paving retained instead of a new Yorkstone paving along Celebration Avenue;</p> <p>b. Granite setts instead of asphalt surfaces in the vehicle drop off areas;</p> <p>c. Yorkstone paving reduced to 300mm width unit size along the Colonnade walkway;</p> <p>d. Tactile paving added.</p>	<p>a. To match EV finishes;</p> <p>b. External finish to public realm;</p> <p>c. To delineate site boundary form concrete paving on adopted pavement;</p> <p>d. Statutory requirements.</p>
31.	<p>Landscape</p> <p>Restricted car land and separate pavement added to entrance.</p>	To provide a safer pedestrian access to T1 entrance lobby.
32.	<p>Landscape</p> <p>Road pedestrian paths fall amended.</p>	To meet drainage requirements.
<b>Superseded Plans / Documents:</b>		
<b>Approved drawing number to be Superseded</b>		Revised drawing number
<b>N08-PW-00-A-LDS-20-P0001</b>		N08-PW-00-A-LDS-20-P0001 A
<b>N08-PW-00-A-LDS-20-P0002</b>		N08-PW-00-A-LDS-20-P0002 A
<b>No change.</b>		N08-PW-B2-A-AA-20-P0102 B (as approved under Basement RMA 15/00226/REM)
<b>No change.</b>		N08-PW-B1-A-AA-20-P0103 B (as approved under Basement RMA 15/00226/REM)

<b>N08-PW-00-A-LDS-20-P0104 A</b>	<b>N08-PW-00-A-LDS-20-P0104 D</b>
<b>N08-PW-01-A-LDS-20-P0105 A</b>	<b>N08-PW-01-A-LDS-20-P0105 B</b>
<b>N08-PW-02-A-LDS-20-P0106 A</b>	<b>N08-PW-02-A-LDS-20-P0106 B</b>
<b>N08-PW-03-A-LDS-20-P0107 A</b>	<b>N08-PW-03-A-LDS-20-P0107 B</b>
<b>N08-PW-08-A-LDS-20-P0112 A</b>	<b>N08-PW-08-A-LDS-20-P0112 B</b>
<b>N08-PW-09-A-LDS-20-P0113 A</b>	<b>N08-PW-09-A-LDS-20-P0113 B</b>
<b>N08-PW-10-A-LDS-20-P0114 A</b>	<b>N08-PW-10-A-LDS-20-P0114 B</b>
<b>N08-PW-11-A-LDS-20-P0115 A</b>	<b>N08-PW-11-A-LDS-20-P0115 B</b>
<b>New Drawing.</b>	<b>N08-PW-12-A-LDS-20-P0116</b>
<b>N08-PW-13-A-LDS-20-P0117 A</b>	<b>N08-PW-13-A-LDS-20-P0117 B</b>
<b>New Drawing.</b>	<b>N08-PW-14-A-LDS-20-P0118</b>
<b>N08-PW-16-A-LDS-20-P0120 A</b>	<b>N08-PW-16-A-LDS-20-P0120 B</b>
<b>N08-PW-20-A-LDS-20-P0124 A</b>	<b>N08-PW-20-A-LDS-20-P0124 B</b>
<b>N08-PW-26-A-LDS-20-P0130 A</b>	<b>N08-PW-26-A-LDS-20-P0130 B</b>
<b>N08-PW-27-A-LDS-20-P0131 A</b>	<b>N08-PW-27-A-LDS-20-P0131 B</b>
<b>No change.</b>	<b>N08-PW-28-A-LDS-20-P0132 A</b>
<b>N08-PW-28-A-LDS-20-P0134 A</b>	<b>N08-PW-28-A-LDS-20-P0134 B</b>
<b>N08-PW-31-A-LDS-20-P0135 A</b>	<b>N08-PW-31-A-LDS-20-P0135 B</b>
<b>N08-PW-rf-A-LDS-20-P0136 A</b>	<b>N08-PW-rf-A-LDS-20-P0136 B</b>
<b>N08-PW-AA-A-LDS-20-P0201 A</b>	<b>N08-PW-AA-A-LDS-20-P0201 B (as approved under Basement RMA 15/00226/REM)</b>
<b>No change.</b>	<b>N08-PW-BB-A-LDS-20-P0202 A</b>
<b>N08-PW-SW-A-LDS-20-P0301 A</b>	<b>N08-PW-SW-A-LDS-20-P0301 B</b>
<b>N08-PW-NW-A-LDS-20-P0302 A</b>	<b>N08-PW-NW-A-LDS-20-P0302 C</b>
<b>N08-PW-E-A-LDS-20-P0303 A</b>	<b>N08-PW-E-A-LDS-20-P0303 B</b>
<b>N08-XX-XX-A-LDS-20-P0304 A</b>	<b>N08-XX-XX-A-LDS-20-P0304 C</b>
<b>N08-T2-SE-A-LDS-20-P0305 A</b>	<b>N08-T2-SE-A-LDS-20-P0305 C</b>
<b>N08-P1-SE-A-LDS-20-P0306 A</b>	<b>N08-P1-SE-A-LDS-20-P0306 B</b>
<b>N08-P1-NE-A-LDS-20-P0307 A</b>	<b>N08-P1-NE-A-LDS-20-P0307 B</b>
<b>N08-P1-NW-A-LDS-20-P0308</b>	<b>N08-P1-NW-A-LDS-20-P0308 A</b>
<b>N08-P1-XX-A-LDS-20-P1001</b>	<b>N08-P1-XX-A-LDS-20-P1001 B</b>
<b>N08-P1-XX-A-LDS-20-P1002</b>	<b>N08-P1-XX-A-LDS-20-P1002 A</b>
<b>N08-T1-XX-A-LDS-20-P1003 A</b>	<b>N08-T1-XX-A-LDS-20-P1003 B</b>
<b>N08-T1-XX-A-LDS-20-P1004 A</b>	<b>N08-T1-XX-A-LDS-20-P1004 B</b>
<b>N08-PW-XX-A-LDS-20-P1021 A</b>	<b>N08-PW-XX-A-LDS-20-P1021 B</b>
<b>N08-T2-XX-A-LDS-20-P1022 A</b>	<b>N08-T2-XX-A-LDS-20-P1022 B</b>
<b>N08-PW-XX-A-LDS-21-P6001 A</b>	<b>N08-PW-XX-A-LDS-21-P6001 B</b>
<b>N08-P1-XX-A-LDS-21-P6002 A</b>	<b>N08-P1-XX-A-LDS-21-P6002 B</b>
<b>N08-P1-XX-A-LDS-21-P6003 A</b>	<b>N08-P1-XX-A-LDS-21-P6003 B</b>
<b>N08-T2-XX-A-LDS-21-P6004 A</b>	<b>N08-T2-XX-A-LDS-21-P6004 C</b>
<b>N08-P1-XX-A-LDS-P6005 A</b>	<b>N08-P1-XX-A-LDS-P6005 C</b>
<b>N08-T2-XX-A-LDS-21-P6006 A</b>	<b>N08-T2-XX-A-LDS-21-P6006 C</b>
<b>N08-P1-XX-A-LDS-21-P6007</b>	<b>N08-P1-XX-A-LDS-21-P6007 B</b>
<b>N08-P1-XX-A-LDS-P6008</b>	<b>N08-P1-XX-A-LDS-P6008 B</b>
<b>N08-PW-XX-A-LDS-21-P6001-col A</b>	<b>N08-PW-XX-A-LDS-21-P6001-col B</b>
<b>N08-P1-XX-A-LDS-21-P6002-col A</b>	<b>N08-P1-XX-A-LDS-21-P6002-col B</b>
<b>N08-P1-XX-A-LDS-21-P6003-col A</b>	<b>N08-P1-XX-A-LDS-21-P6003-col B</b>
<b>N08-T2-XX-A-LDS-21-P6004-col A</b>	<b>N08-T2-XX-A-LDS-21-P6004-col C</b>
<b>N08-P1-XX-A-LDS-P6005-col A</b>	<b>N08-P1-XX-A-LDS-P6005-col C</b>
<b>N08-T2-XX-A-LDS-21-P6006-col A</b>	<b>N08-T2-XX-A-LDS-21-P6006-col C</b>

<b>N08-P1-XX-A-LDS-21-P6007-col A</b>	N08-P1-XX-A-LDS-21-P6007-col B
<b>N08-P1-XX-A-LDS-P6008-col</b>	N08-P1-XX-A-LDS-P6008-col B
<b>No change.</b>	N08-PW-00-A-LDS-20-P8001 A
<b>No change.</b>	N08-PW-00-A-LDS-20-X0101
<b>No change.</b>	TOWN564.2(08)3001 R02
<b>TOWN564.2(08)5001 R03</b>	TOWN564.2(08)5001 R05
<b>TOWN564.2(08)5002 R02</b>	TOWN564.2(08)5002 R03
<b>TOWN564.2(08)5003 R02</b>	TOWN564.2(08)5003 R03
<b>No change.</b>	TOWN564.2(08)7001 R02
<b>TOWN564.2(08)7002 R01</b>	TOWN564.2(08)7002 R02

I confirm that the proposals **are acceptable** as non-material amendments to the planning permission noted above for the following reasons:

The alterations are de minimis in nature and therefore, are considered to be non-material amendments as shown on the submitted drawings.

The following revised drawing numbers will supersede the approved drawing numbers under application reference 14/00034/REM, as described in the table above:

**Subject to the conditions under decision 14/00034/REM, with the following addition:**

Condition to be added to RMA approval 14/00034/REM:

### **5) Number of units**

Prior to occupation of the residential units within Plot N08, the total number of units approved across Plots N08 and N06 shall reflect that approved within Reserved Matters Approvals (RMA) 14/00034/REM and 14/00185/REM (as set out in the site wide strategy for Stratford City). The total number of units is the combination of units within Plots N08 and N06 as approved in the RMA for those Plots

Reason: To ensure that the development reflects the approved housing number described in the site wide housing strategy for Stratford City.

### **1. Informative**

For the avoidance of doubt and in the interest of clarity, condition B10 of planning permission 10/90641/EXTODA requires the submission of material samples. This non-material amendment application does not approve the final material selection which will be determined only as part of the discharge of condition B10.

In providing this opinion, nothing in this letter will prevent the Local Planning Authority taking any action in respect of these matters at some time in the future.

Yours faithfully,



**Anthony Hollingsworth**

Director of Planning Policy & Decisions  
London Legacy Development Corporation

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**APPENDIX 4**

**Stratford City**  
**Site Wide Housing Strategy - PART 4A and 4B S106 Agreement Version (January 2014)**

**Zone 1**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent		
1 bed	321	59	44	4	107	40	0	40	468
2 bed	377	65	40	8	113	100		100	590
3 bed	91	4	1	1	6	53		53	150
3 bed	9					7		7	16
4 bed	-					-		-	-
4 bed									
<b>Total</b>	<b>798</b>	128	85	13	<b>226</b>	200	-	<b>200</b>	<b>1,224</b>
<b>Percentages</b>	<b>65.20%</b>				<b>18.5%</b> 53.05%			<b>16.34%</b> 46.95%	

**Zone 2**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent		
1 bed	138			0	0	-	0	-	138
2 bed	163			0	0	-	-	-	163
3 bed	12	20		0	20	-	-	-	32
3 bed	-					-	-	-	-
4 bed	-					-	-	-	-
4 bed	-					-	-	-	-
<b>Total</b>	<b>313</b>	20	-	-	<b>20</b>	-	-	-	<b>333</b>
<b>Percentages</b>	<b>93.99%</b>				<b>6.0%</b> 100.00%			<b>0.00%</b> 0.00%	

**Zone 3**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent		
1 bed	465	0			0	-	0	-	465
2 bed	488	0			0	-	-	-	488
3 bed	180	0			0	10		10	190
3 bed	31	0				-	-	-	31
4 bed	9					-	-	-	9
4 bed	5					-	-	-	5
<b>Total</b>	<b>1,178</b>	-			-	10	-	<b>10</b>	<b>1,188</b>
<b>Percentages</b>	<b>99.16%</b>							<b>0.84%</b>	

**Zone 4**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent		
1 bed	31	30	44	27	101	22		22	154
2 bed	321	23	42	82	147	96		96	564
3 bed	147	-	30	22	52	80		80	279
3 bed	10	-	-	-	0	-		-	10
4 bed	-	-	-	-	0	65		65	65
4 bed	35	-	-	-	0	-		-	35
<b>Total</b>	<b>544</b>	53	116	131	<b>300</b>	263	-	<b>263</b>	<b>1,107</b>
<b>Percentages</b>	<b>49.14%</b>				<b>27.1%</b> 53.29%			<b>23.76%</b> 46.71%	

**Zone 5**

	Market Housing	Intermediate Housing				Social Rent			Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing	Total Social Rent		
1 bed	403	8	21	29	58	44	0	44	505
2 bed	923	16	111	149	276	201	0	201	1,400
3 bed	279	2	21	47	70	111		111	460
3 bed	102	0	0	0	0			-	102
4 bed	-	0	0	0				-	-
4 bed	88	0	0	0		94		94	182
<b>Total</b>	<b>1,795</b>	26	153	225	<b>404</b>	450	-	<b>450</b>	<b>2,649</b>
<b>Percentages</b>	<b>67.76%</b>				<b>15.3%</b> 47.31%			<b>16.99%</b> 52.69%	

**TOTAL**

	Market Housing		Intermediate Housing			Social Rent			Total Social Rent	Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing				
1 bed	1,358	97	109	60	266	106	-	106	1,730	
2 bed	2,272	104	193	239	536	397	-	397	3,205	
3 bed	709	26	52	70	148	254	-	254	1,111	
3 bed	152	-	-	-	-	7	-	7	159	
4 bed	9	-	-	-	-	65	-	65	74	
4 bed	128	-	-	-	-	94	-	94	222	
<b>Total</b>	<b>4,628</b>	227	354	369	<b>950</b>	923	-	<b>923</b>	<b>6,501</b>	

Percentage of Total Housing **71%** **15%** **14%**

Percentage Affordable **51%** **49%**

Breakdown of Intermediate **24%** **37%** **39%**

Breakdown of Social Rent **100%** **0%**

By Bedsize	Market Housing		Intermediate Housing			Social Rent			Total Social Rent	Total Housing
	Shared Equity	Shared Ownership	Sub Market Rent	Total Intermediate	General Needs	Supported Housing				
1 bed	78%	6%	6%	3%	15%	6%	0%	6%	100%	
2 bed	71%	3%	6%	7%	17%	12%	0%	12%	100%	
3 bed	64%	2%	5%	6%	13%	23%	0%	23%	100%	
3 bed	96%	0%	0%	0%	0%	4%	0%	4%	100%	
4 bed	12%	0%	0%	0%	0%	88%	0%	88%	100%	
4 bed	58%	0%	0%	0%	0%	42%	0%	42%	100%	

Affordable Breakdown	Intermediate Housing			Social Rent		Total Social Rent
	Total Intermediate					
1 bed				28%	11%	
2 bed				56%	43%	
3 bed				16%	28%	
3 bed				0%	1%	
4 bed				0%	7%	
4 bed				0%	10%	
				100%	100%	

Footnote 1 The shared ownership units in Zones 4 and 5 include 111 Triathlon Additional SO Units (78 in Zone 4 and 33 in Zone 5)  
 Footnote 2 The sub-market rent units in Zones 4 and 5 include the 264 Triathlon Additional DMR Units (110 in Zone 4 and 154 in Zone 5)  
 Footnote 3 Plot N10 is located within both Zones 4 and 5 and the units in Plot N10 have been apportioned between Zone 4 and 5