

**Our ref:** Q200815  
**Your ref:** PP-11216634  
**Email:** [Hannah.Cox@quod.com](mailto:Hannah.Cox@quod.com)  
**Date:** 27 February 2023



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

For the attention of Sara Dawes  
By Email

Dear Sara

## **Application for full planning permission for the public realm improvements to the existing areas of open space at Victory Park and the Belvedere within East Village**

On behalf of Stratford Village Property Holdings 1 Limited and Stratford Village Property Holdings 2 Limited (the Applicant) please find enclosed a full planning application for public realm improvements to the existing areas of open space known as Victory Park and the Belvedere within East Village, Stratford.

The description of development for the purposes of this full planning application is as follows:

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

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



## Background

Victory Park and the Belvedere are located within East Village which is an established and vibrant residential neighbourhood that forms part of the wider Stratford City development. It accommodated the Athletes' Village during the 2012 Olympic and Paralympic Games before being occupied by first permanent residents in 2013. East Village is operated by Get Living (GL), one of the UK's largest Build to Rent (BtR) operators and is now home to 6,500 residents with 25 acres of parklands and public spaces, children's play spaces, exceptional transport connections and cycle paths and facilities such as an Ofsted 'Outstanding' school (Chobham Academy), health centre (Sir Ludwig Guttmann Health and Wellbeing Centre) and dental practice.

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

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

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



The Applicant recognises that this provides a one-off opportunity to ensure that the remaining development Plots at East Village can integrate seamlessly into the existing estate, whilst also capitalising on the opportunity to evolve East Village in response to the neighbourhood's needs. Accordingly, the planning strategy agreed with the London Legacy Development Corporation (LLDC) Planning Policy and Decisions Team (PPDT) reflects an overarching masterplan approach. In addition to this full planning application outlined above, the following applications are being submitted concurrently as follows:

- **Plots N18/N19:** a new RMA, pursuant to the SC OPP for predominantly residential uses. Two separate applications are being submitted alongside this RMA: a Section 96A ("S96A") of the Town and Country Planning Act ("TCPA") 1990 (as amended) application is being submitted in support to allow the detailed proposals for Plots N18/N19 to deviate from the SC OPP; and an approval of details ("AOD") application that seeks an update to the approved Stratford City Site Wide Housing Strategy ("SWHS") pursuant to Condition C1 of the SC OPP;
- **Plot N16:** a new standalone and detailed planning application for purpose-built student accommodation ("PBSA"). A separate application is being submitted in support of that standalone application pursuant to S96A of the TCPA (as amended) for non-material amendments to "slot out" Plot N16 from the SC OPP. This is necessary because no PBSA floorspace forms part of the overarching SC OPP;

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

The above proposals are of the highest quality and the result of a robust design development process that has been informed by extensive pre-application consultation with a range of stakeholders including the LLDC PPDT, the LLDC's Quality Review Panel (QRP), the LLDC's Planning Committee together with other key stakeholders including the London Borough of Newham.

### a. The Submission

This application has been submitted via the Planning Portal (ref: PP-11216634).

A fee of £2,028 (the value of which has been agreed with the LLDC in advance) has already been paid via bank transfer to cover the requisite application fee consistent with the requirements of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

Table 1 below sets out the documents submitted with this submission.



Table 1: Application Submission

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

**Appendix 1** attached to this letter provides a schedule of application drawings.

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



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

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

Yours sincerely

A handwritten signature in black ink that reads "Hannah Cox".

Hannah Cox  
Senior Planner

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

Angel Chen – Get Living (on behalf of Stratford Village Property Holdings 1 Limited and Stratford Village Property Holdings 2 Limited)



## Appendix 1 – Drawing Schedule

Drawing reference	Drawing title	Scale	Size
<b>Existing drawings</b>			
EAV627-GRA-00-DR-L-0001	Site Location Plan	1:1250	A1
EAV627-GRA-00-DR-L-1001	General Arrangement Key Plan	1:500	A1
EAV627-GRA-00-DR-L-1002	Annotation Sheet	N/A	A1
EAV627-GRA-00-DR-L-1003	Existing General Arrangement Plan	1:500	A1
EAV627-GRA-00-DR-L-1004	Existing General Arrangement Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-1005	Existing General Arrangement Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-1006	Existing General Arrangement Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-1007	Existing General Arrangement Demolition Plan	1:500	A1
EAV627-GRA-00-DR-L-1008	Existing General Arrangement Demolition Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-1009	Existing General Arrangement Demolition Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-1010	Existing General Arrangement Demolition Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-1011	Existing General Arrangement Tree Survey Plan	1:500	A1
EAV627-GRA-00-DR-L-1012	Existing General Arrangement Tree Survey Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-1013	Existing General Arrangement Tree Survey Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-1014	Existing General Arrangement Tree Survey Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-1015	Existing General Arrangement Tree Removal Plan	1:500	A1
EAV627-GRA-00-DR-L-1016	Existing General Arrangement Tree Removal Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-1017	Existing General Arrangement Tree Removal Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-1018	Existing General Arrangement Tree Removal Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-1019	Existing General Arrangement Levels Plan	1:500	A1
EAV627-GRA-00-DR-L-1020	Existing General Arrangement Levels Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-1021	Existing General Arrangement Levels Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-1022	Existing General Arrangement Levels Plan Enlargement 3 of 3	1:200	A1
<b>Proposed drawings</b>			
EAV627-GRA-00-DR-L-1101	Proposed Illustrative Masterplan	1:650	A1
EAV627-GRA-00-DR-L-1102	General Arrangement Plan	1:500	A1
EAV627-GRA-00-DR-L-1103	General Arrangement Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-1104	General Arrangement Plan Enlargement 2 of 3	1:200	A1



EAV627-GRA-00-DR-L-1105	General Arrangement Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-2101	Proposed Levels Plan	1:500	A1
EAV627-GRA-00-DR-L-2102	Proposed Levels Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-2103	Proposed Levels Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-2104	Proposed Levels Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-2105	Proposed Drainage Plan	1:500	A1
EAV627-GRA-00-DR-L-2106	Proposed Drainage Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-2107	Proposed Drainage Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-2108	Proposed Drainage Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-3101	Proposed Hardworks Plan	1:500	A1
EAV627-GRA-00-DR-L-3102	Proposed Hardworks Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-3103	Proposed Hardworks Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-3104	Proposed Hardworks Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-5101	Proposed Softworks Plan	1:500	A1
EAV627-GRA-00-DR-L-5102	Proposed Softworks Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-5103	Proposed Softworks Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-5104	Proposed Softworks Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-6101	Chapmanbdsp Proposed Lighting Plan	1:500	A1
EAV627-GRA-00-DR-L-6102	Chapmanbdsp Propsoed Lighting Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-6103	Chapmanbdsp Proposed Lighting Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-6104	Chapmanbdsp Proposed Lighting Plan Enlargement 3 of 3	1:200	A1
EAV627-GRA-00-DR-L-6105	Proposed Furniture Plan	1:500	A1
EAV627-GRA-00-DR-L-6106	Proposed Furniture Plan Enlargement 1 of 3	1:200	A1
EAV627-GRA-00-DR-L-6107	Proposed Furniture Plan Enlargement 2 of 3	1:200	A1
EAV627-GRA-00-DR-L-6108	Proposed Furniture Plan Enlargement 3 of 3	1:200	A1
<b>Sections</b>			
EAV627-GRA-00-DR-L-1301	Existing Section 01/02/03	N/A	A1
EAV627-GRA-00-DR-L-1302	Existing Section 04/05	N/A	A1
EAV627-GRA-00-DR-L-1303	Section 01/02/03	1:100	A1



EAV627-GRA-00-DR-L-1304	Section 04/05/06	1:100	A1
EAV627-GRA-00-DR-L-1305	Section 07	1:100	A1
EAV627-GRA-00-DR-L-1306	Section 08/09	1:100	A1
EAV627-GRA-00-DR-L-1307	Section 10	1:100	A1
EAV627-GRA-00-DR-L-1308	Section 11	1:200	A1
<b>Details</b>			
EAV627-GRA-00-DR-L-3501	Proposed Edge Detail	N/A	A1
EAV627-GRA-00-DR-L-3502	Proposed Paving Detail	1:10	A1
EAV627-GRA-00-DR-L-3503	Proposed Steps Detail	1:20	A1
EAV627-GRA-00-DR-L-3504	Proposed Planters	1:25	A1
EAV627-GRA-00-DR-L-3505	Proposed Play equipment	N/A	A1
EAV627-GRA-00-DR-L-3510	Proposed Canopy Detail	N/A	A1
EAV627-GRA-00-DR-L-3511	Proposed Trellis Detail	N/A	A1
EAV627-GRA-00-DR-L-3512	Proposed Sitting Detail	N/A	A1
EAV627-GRA-00-DR-L-3513	Proposed Street Furniture Detail	N/A	A1
<b>Parameter Plans</b>			
EAV627-GRA-00-DR-L-2101	Pavilion Parameter Plan	1:200	A1





## Appendix 2

### Matters for Approval

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This Appendix sets out the detailed scope of the planning application for Victory Park and Belvedere. Its purpose is to identify what elements of the application will be for “approval” and which elements are being reserved for future approval pursuant to a condition. It also seeks to identify where in the application such information can be found to assist both the team and LLDC officers in navigating the application documentation.

Detail	Matters for Approval	For Future Approval	Information Routemap
<b>Site Levels/cut and fill</b>	Full details of land formation and levels are submitted for approval.		Existing General Arrangement Levels Plan Drawing Ref. EAV627-GRA-00-DR-L-1019  Proposed Levels Plan Drawing Ref. EAV627-GRA-00-DR-L-2101
<b>Hard Landscaping (excluding street furniture and canopy feature)</b>	Full details of hard landscaping proposals are provided on the application drawings and the DAS.	Samples of materials	Proposed Hardworks Plan Drawing Ref. EAV627-GRA-00-DR-L-3101  Proposed Hardworks Plan Enlargement 1 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-3102  Proposed Hardworks Plan Enlargement 2 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-3103  Proposed Hardworks Plan Enlargement 3 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-3104



## Appendix 2

			<p>Proposed Edge Detail Drawing Ref. EAV627-GRA-00-DR-L-3501</p> <p>Proposed Paving Detail Drawing Ref. EAV627-GRA-00-DR-L-3502</p> <p>Proposed Steps Detail Drawing Ref. EAV627-GRA-00-DR-L-3503</p>
<b>Soft Landscaping</b>	<p>Full details of soft landscaping proposals are provided in the application drawings and the DAS. This information comprises:</p> <ul style="list-style-type: none"> <li>▪ Layout</li> <li>▪ Species (latin and common names)</li> <li>▪ Specification</li> <li>▪ Planting densities, number, and sizes</li> <li>▪ Tree pits</li> </ul>	<p>The detailed design of habitats elements are not submitted for approval.</p>	<p>Proposed Softworks Plan Drawing Ref. EAV627-GRA-00-DR-L-5101</p> <p>Proposed Softworks Plan Enlargement 1 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-5102</p> <p>Proposed Softworks Plan Enlargement 2 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-5103</p> <p>Proposed Softworks Plan Enlargement 3 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-5104</p>
<b>Street furniture</b>	<p>The detailed design of street furniture is submitted for approval and shown on the following application drawings.</p>	<p>Samples of each element</p>	<p>Proposed Furniture Plan Drawing Ref. EAV627-GRA-00-DR-L-6105</p> <p>Proposed Furniture Plan Enlargement 1 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-6106</p>



## Appendix 2

			<p>Proposed Furniture Plan Enlargement 2 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-6107</p> <p>Proposed Furniture Plan Enlargement 3 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-6108</p> <p>Furniture Details Drawing Ref. EAV627-GRA-00-DR-L-3512</p> <p>Furniture Details Drawing Ref. EAV627-GRA-00-DR-L-3513</p>
<b>Lighting</b>	<p>The location and siting lighting are provided on the application drawings.</p>	<p>Final lighting specification and design (including final lux levels) are not submitted for approval and will be subject to a condition.</p>	<p>Chapmanbdsp Proposed Lighting Plan Drawing Ref. EAV627-GRA-00-DR-L-6101</p> <p>Chapmanbdsp Proposed Lighting Plan Enlargement 1 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-6102</p> <p>Chapmanbdsp Proposed Lighting Plan Enlargement 2 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-6103</p> <p>Chapmanbdsp Proposed Lighting Plan Enlargement 3 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-6104</p>



## Appendix 2

<b>Pavilion Structure</b>	<p>Key parameters and design principles are submitted for approval. These comprise:</p> <ul style="list-style-type: none"><li>▪ The location of the pavilion structure;</li><li>▪ Extent and size;</li><li>▪ Land use;</li><li>▪ Access;</li><li>▪ Frontages;</li><li>▪ Servicing</li><li>▪ Key facilities (e.g. public toilets);</li></ul> <p>The detailed design of the pavilion is expected to be reserved for approval via planning condition. It is important that any detail submitted with the application does not restrict architectural/design innovation</p>	<p>The specific details of the pavilion including architecture and design will be reserved by condition.</p>	<p>Annex 1 in the DAS provides a brief for the Pavilion for future design.</p>
<b>Play Space</b>	<p>The location, general arrangement and type of the play space is provided in the application drawings and the DAS.</p>	<p>The detailed design of play space elements is not submitted for approval.</p>	<p>Proposed Play Equipment Plan Drawing Ref. EAV627-GRA-00-DR-L-6109</p> <p>Proposed Play Equipment Enlargement 1 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-6110</p> <p>Proposed Play Equipment Enlargement 2 Of 3</p>



## Appendix 2

			Drawing Ref. EAV627-GRA-00-DR-L-6111 Proposed Play Equipment Enlargement 3 Of 3 Drawing Ref. EAV627-GRA-00-DR-L-6112
<b>Drainage</b>	The drainage strategy is submitted for approval.		Drainage Strategy Plans are provided at Appendix D of the Drainage Impact Assessment.
<b>Landscape Maintenance and Management Plan (LMMP)</b>	The DAS includes an outline LMMP.	A detailed LMMP will be approved pursuant to a condition.	Section 21 of the DAS.
<b>Phasing</b>	A diagram showing the phasing of development and how it will tie in with N18/N19 is provided in the Construction Environmental Management Plan (CEMP).		Figure 1b in the CEMP