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## SUMMARY OF APPLICATION

The following table lists the documents submitted as part of this full planning application and details the purpose of each.

REPORT TITLE	PREPARED BY	PURPOSE
Planning application form	CBRE Limited	This form provides information regarding: <ul style="list-style-type: none"><li>- the applicant and their planning agent;</li><li>- the Bramley-Moore Dock site: including address, existing use, ownership and site area; and</li><li>- the proposed development: including details of pre-application advice from the Council, access, waste storage &amp; collection, parking, materials, flood risk and drainage, ecology and the amount of proposed floorspace.</li></ul>
Covering Letter	CBRE Limited	Provides summary information regarding the site, the description of development, the proposed use of the stadium and associated facilities and a list of the contents of the planning application.
Full suite of planning application drawings	Meis Architects; Planit-IE; Buro Happold; Pattern Design; and Murphy Surveys	Includes existing and proposed plans. Plans relate to architectural elements, landscaping, engineering and lighting, as well as plans relating to the Hydraulic Engine House which is a listed building currently located on the site (Grade II listed). Computer Generated Images (CGIs) have been submitted to show what the stadium could look like.
Planning Statement	CBRE Limited	<p>This document provides background information regarding the Bramley-Moore Dock site &amp; surroundings, the Club and the need for the new stadium. The document also briefly summarises the proposals for the Goodison Park site, once the proposed stadium at BMD has been built.</p> <p>Details of the pre-application process are provided, including the public consultation and engagement with statutory consultees that the Club has undertaken.</p> <p>The document summarises the national and local planning policy and guidance which is relevant to the site and the proposed development. This includes the statutory development plan (comprising the Unitary Development Plan of Liverpool, adopted in 2002 and the Joint Merseyside and Walton Waste Local Plan, adopted in 2013) and 'other material considerations' which should be used by the decision-maker when deciding whether to grant or refuse planning permission.</p>

		The Planning Statement then assesses the acceptability of the proposed development with regard to the statutory development plan and other material considerations. This focuses on the key planning considerations, including summarising the heritage impacts of the proposed development and the identified public benefits, and considering whether the benefits outweigh the anticipated harm to heritage assets. The Statement considers the principle of developing a stadium at Bramley-Moore Dock, assesses aspects of the design and other environmental effects and evaluates the compliance of the proposal with the statutory development plan, before concluding on the acceptability of the proposed development.
Alternative Sites Assessment	CBRE Limited	This document details the reasons why the Club has been looking for an alternative site to Goodson Park to develop a new stadium and considers whether there is an alternative site to Bramley-Moore Dock which could accommodate the requirements of Everton's new stadium. The document summarises the relevant planning policy and details the methodology used in the assessment, including the search area used to find a new stadium site and the criteria used to assess whether each site is a feasible, practical and realistic proposition which would represent an alternative to Bramley-Moore Dock as the location of the Club's new stadium.
Environmental Statement Volume 1: Non-Technical Summary	CBRE Limited	This document provides a concise, accessible overview of the proposed development and the findings of the technical assessments which form the Environmental Impact Assessment (EIA), undertaken as part of this planning application.
Environmental Statement Volume 2: Main Volume	Various	<p>This document describes the proposals, details the alternative options considered, details the baseline environmental conditions, details the likely significant effects of the development, proposes mitigation measures to reduce adverse effects and considers the 'residual effects' (those effects that are expected to remain following the implementation of mitigation measures). Cumulative effects are also considered. Cumulative effects are either:</p> <ul style="list-style-type: none"> <li>- Inter-development: effects arising from the proposed development together with other developments in the area; or</li> <li>- Intra-development: effects caused by the combination of a number of effects upon one 'receptor' (a receptor is defined as a component of the natural or built environment e.g. humans, water, air, buildings).</li> </ul> <p>The technical assessments in Volume 2 cover the following topics:</p> <ul style="list-style-type: none"> <li>- Transport</li> <li>- Air Quality</li> <li>- Noise &amp; Vibration</li> <li>- Ground Conditions</li> <li>- Water Resources, Flood Risk &amp; Drainage</li> <li>- Ecology (Terrestrial and Aquatic)</li> <li>- Wind</li> <li>- Daylight, Sunlight &amp; Overshadowing</li> </ul>

		<ul style="list-style-type: none"> <li>- Lighting</li> <li>- Townscape &amp; Visual Impact</li> <li>- Heritage</li> <li>- Archaeology</li> <li>- Socio-Economics</li> </ul>
Environmental Statement Volume 3: Technical Appendices	Various	This volume comprises the technical assessments which have informed the assessments contained within Volume 2. This includes a Heritage Statement, which describes the site and establishes the relevant heritage-based legislation, policy and guidance which the application should be considered against. The document provides the history of Bramley-Moore Dock and its surroundings and assesses the heritage significance of this context, including designated and non-designated heritage assets. The Statement summarises the proposed development and assesses its effect on the historic environment (excluding below ground heritage, which is addressed in the submitted archaeology assessments). The report also summarises the heritage benefits associated with the proposed development. The report concludes by considering the compliance of the proposals with legislation, policy and guidance.
Design & Access Statement	Meis Architects	The Design & Access Statement describes the site and its surrounding context in both physical and heritage terms. It describes the design evolution and access arrangements for the scheme and justifies the final as-submitted scheme against relevant design and access policies and guidance.
Hydraulic Engine House Design Intent Report	Pattern Design	This document provides background information relating to the listed Hydraulic Engine House which is currently located on the Bramley-Moore Dock site (Grade II listed). The document sets out a strategy for undertaking further surveys in relation to this building and explains the design principles and constraints which have informed the Club's proposals to repair and reuse the building, as an exhibition / cultural space with a café facility. The document includes some precedents of similar schemes elsewhere in the UK and Ireland.
Statement of Community Engagement	Influential	This documents the consultation and engagement which the Club has undertaken from March 2017 up to submission of the planning application. The Statement sets out the key legislation and planning policy / guidance relating to public consultation and engagement for proposed developments. The report provides details of the public consultation roadshow, supporter engagement, stakeholder engagement (interested parties, local businesses, nearby community groups etc) and publicity which has occurred in relation to the proposed development. The Statement details the range of methods used to engage the community and stakeholders in the consultation process. The report summarises the key findings from the two stage public consultation undertaken and explains how these findings have informed the design process.
Sustainability Statement	Buro Happold	This document establishes the planning policy context for sustainability and explains how these policies have informed the proposed development. The Statement establishes a bespoke sustainability framework for the proposed development and explains how this framework functions and the reasons for the selection of the chosen themes and design fundamentals.

Energy Statement	Buro Happold	This document sets out the energy strategy for the proposed development and considers the relevant planning policies and requirements of the submitted Sustainability Statement. The Energy Statement sets out the targets and potential measures for the proposed development, in order to adhere to the principles of the energy hierarchy, known as 'Mean' (reducing demand), 'Lean' (using materials and systems efficiently) and 'Green' (supplying requirements from renewable sources).
Societal Value Report	Real Worth	Social, or 'societal', value can be defined as the quantification of the relative importance that people place on the social and environmental changes they experience in their lives. This report assesses the impact, in terms of social value, associated with the Club's charity (Everton in the Community) and the regeneration proposals associated with the redevelopment of Goodison Park, which would be made possible through the relocation of the Club to Bramley-Moore Dock.
Social & Heritage Value Report	Simetrica	This report considers the value that people place on cultural and sporting heritage in the city of Liverpool and seeks to understand the impact and value associated with a new stadium for Everton at Bramley-Moore Dock. The assessment quantifies a value estimate of the impact of the proposed development against the option of 'do nothing' i.e. keeping the site in its current condition.
Desk Top Utilities Search	Buro Happold	This document provides correspondence with utilities companies and plans of existing utilities in the area surrounding the site at Bramley-Moore Dock.
Utilities Status Report	Buro Happold	The report outlines the correspondence with utility providers regarding the proposed development and assesses the existing utility networks to understand the requirement for any modifications associated with the proposed stadium. The report assesses the capacity for electricity, gas, telecommunications and potable (drinking) water and identifies anticipated peaks in demand associated with the proposed development.
Bathymetric Survey	Maltby Shoreline Surveys	A survey showing the depth of the water body in Bramley-Moore Dock (BMD) and any underwater features. The survey area also covers Nelson Dock to the south of BMD and the channel connecting BMD with Sandon Half-Tide Dock to the north.
Bramley-Moore Dock Condition Survey	Pebble Engineering	This report contains the findings of a visual inspection of the Bramley-Moore Dock retaining wall and the northern quay wall of Nelson Dock, both of which are Grade II listed structures. This included both above and below water level inspections of the dock walls.
Security Planning Report	Buro Happold	This document summarises the pre-application consultation which has been undertaken in relation to security matters. The report identifies potential threats and includes a risk assessment. The design principles relating to security are detailed, including security zoning, vehicle access, the process of search and screening, access control, CCTV, alarm systems, lighting, waste management, security control facilities and staff training/recruitment.
Interim Staff Travel Plan	Mott MacDonald	A Travel Plan proposes measures to improve access to a site by all modes of travel and reduce the number and length of car trips generated by an organisation. The Interim Staff Travel Plan addresses how staff will travel to the stadium, including permanent staff and match day staff. A full workplace Travel Plan will be developed once the proposed stadium is fully operational.

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Match Day Transport Strategy Summary	Mott MacDonald	This report provides a summary of the Match Day Transport Strategy aspect of the submitted Transport Assessment and informs the reader of the main transport interventions which will be implemented on a match day at the stadium. The document summarises the proposed development and provides details of the proposed transport strategy and transport interventions.
Framework Event Transport Strategy Summary	Mott MacDonald	This report provides a summary of the Event Day Transport Strategy aspect of the submitted Transport Assessment and informs the reader of the main transport interventions which will be implemented on an event day at the stadium. The document summarises event types and associated audience profiles and provides details of the proposed transport strategy and interventions.
Section 106 Draft Heads of Terms	CBRE Limited	This document summarises potential planning obligations associated with the proposed development. These are measures to deliver benefits related to the development and mitigate its impacts which will be secured via a legal agreement made under Section 106 of the Town and Country Planning Act 1990.