

Appendix 1: Local Plan Schedule of Proposed Changes

The following tables set out the proposed changes to the Local Plan by each of the 14 sections within the Plan and each of the appendices, where these require updating. Where text is to be deleted this shown as crossed out and where new text is to be added, this is shown as underlined. Where policies, supporting paragraphs or other written elements of the Plan remain entirely unchanged they are not reference within this schedule. Appendix 2 is an illustrative version of the proposed new Local Plan as it would appear with the proposed changes incorporated. The ‘Publication’ stage consultation will specifically seek representations on the proposed changes rather than any elements of the Local Plan that remain unchanged.

Note - where paragraph numbering has changed within the amended document the new paragraph number is shown in brackets eg (Para 4.5).

Section 1, Introduction

Policy, para	Type of change	Proposed change
Para. 1.1	Minor	In 2012, the Mayor of London established <u>The London Legacy Development Corporation was established in 2012 as the first of two mayoral development corporations in London.</u> The purpose of the Legacy Corporation is “to promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high-quality sustainable development and investment, ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence”.
Para 1.2	Minor	As the Local Planning Authority for its area, the Legacy Corporation has prepared a Local Plan. The Local Plan sets out the Legacy Corporation’s strategy for the sustainable development of its area as a whole, including the general amount, type and location of new development it considers could take place and the policies to which applications for planning permission should conform in order to meet these objectives. Its planning powers, including preparing and implementing the Local Plan, represent one part of the Legacy Corporation’s role as a development corporation. Alongside the development of its own land and working with its partners, including the local communities, the four Boroughs, landowners and developers, it will use its wide-ranging powers to implement projects and bring about change that will meet the established purpose of creating a lasting legacy from the 2012 Games and supporting and promoting the aims of convergence.
Para 1.3	Minor	<u>Review of the Local Plan – how to respond to the consultation</u> <u>CONSULTATION AND EXAMINATION PROCESSES</u>

		<p><u>The current Local Plan was adopted by the London Legacy Development Corporation Board in July 2015. In order to ensure that it remains up to date and relevant, the Legacy Corporation has reviewed the Plan and developed a number of changes that take account of any changed circumstances for development within the local area, the views expressed during early (Regulation 18) consultation on the review of the Plan and any changes that have taken place to both national and London planning policy.</u></p>
Para 1.4	Minor	<p><u>This draft of the revised Local Plan sets out the specific changes that are now proposed to the Plan, while it is also accompanied by a consultation report that sets out the views that have been expressed through the consultation to date and how those views have been taken into account. It is also accompanied by an Integrated Impact Assessment Report which includes a Sustainability Appraisal, an Equalities Assessment, Health Impact Assessment and a Crime and Safety Impact Assessment. A separate Local Plan viability assessment report has also been prepared. These and other background reports and papers that support the approach taken within the proposed changes to the Plan are published on the Legacy Corporation website and can be viewed or downloaded using the following link [insert link].</u></p>
Para 1.5	Minor	<p><u>The consultation on the proposed revised Local Plan is being undertaken within the requirements of Regulation 19 of the Local Planning Regulations. More information about how you can respond to the consultation can be found in the following places:</u></p> <ul style="list-style-type: none"> • <u>The consultation response booklet and form (paper copies can be requested or an electronic copy can be downloaded from the website [insert link]. The form can be returned by email or by post.</u> • <u>The online consultation portal, where you can view the local plan changes and leave comments online [insert link].</u> <p><u>The consultation starts on [DATE X] and all comments must be received no later than 5 pm on [DATE Y]. You should read the accompanying instructions to ensure that your comments are made in the correct way. This is important as any comments you make will be reported in public and will form part of the formal Examination of the changes to the Local Plan that will be held by an independent planning inspector. The appointed inspector will examine the changes to determine whether these are 'sound', 'legally compliant' the required process of preparation and conform to national and London planning policy.</u></p>

		<p>You can contact the LLDC Planning Policy Team in the following ways:</p> <ul style="list-style-type: none"> • Email: planningpolicy@londonlegacy.co.uk • Telephone: 0203 288 1800 <p>You can also inspect the revised draft Local Plan and any accompanying documents at the office of the London Legacy Development Corporation provided that you first contact us and make an appointment.</p>
Para 1.6-1.9	Deleted	<p>Local Plan has been produced following extensive periods of consultation and engagement which began shortly after the Legacy Corporation took on its planning powers in October 2012.</p> <p>Between 4th December 2013 and 7th February 2014, consultation was undertaken on the 'Draft Local Plan Consultation Document'. The comments received were reviewed and influenced the Publication version of the Local Plan. Consultation on the Publication Local Plan took place between 18th August and 6th October 2014 seeking comments on its 'soundness' as defined by the National Planning Policy Framework (2012).</p> <p>Following this consultation, the Local Plan and consultation responses were submitted to the Secretary of State on 21st November 2014, who appointed an independent Planning Inspector. The Examination hearing sessions took place in March 2015 and following receipt of the Inspector's Report in July 2015, the Local Plan was adopted at the Legacy Corporation's Board on 21st July 2015.</p> <p>For any queries in relation to the Local Plan please contact the Planning Policy and Decisions team in the following ways:</p> <p>Telephone: 020 3288 1800 Email: planningpolicy@londonlegacy.co.uk</p>

Section 2, Our Area

Policy, para	Type of change	Proposed change
Para 2.1	No change	This section sets the scene in regard to the role of the Legacy Corporation and the baseline position of the Local Plan. It sets out the historical context and current profile of the Legacy Corporation area, and the challenges and opportunities faced in creating the economic growth and development proposed.
Para 2.2	No change	The timeline at paragraph 2.4 shows how this part of east London has evolved from the significant development which occurred within the Victorian era through industrial decline to the current rejuvenation. The current profile at paragraph 2.5 provides context to the establishment of the Legacy Corporation, particularly the lower educational attainment, skills and jobs opportunities of many residents, and justifies the role of the Legacy Corporation in improving prospects and achieving convergence. Paragraph 2.6 highlights the main challenges and opportunities faced in this task of creating employment and educational and commercial growth, building a significant number of new homes and providing infrastructure, all which will take place over the Plan period.
Para 2.3	No change	The Legacy Corporation area is located within east London, approximately four miles from the Central Activities Zone. It occupies a key strategic location at the meeting point of the London– Stansted–Cambridge–Peterborough growth corridor and the Thames Gateway Growth Corridor. Within London, the area is directly connected to the major business and growth hubs of Central London, Canary Wharf and the Royal Docks.
Economic	Minor	<p>ECONOMIC</p> <ul style="list-style-type: none"> • Above average unemployment levels – 11 per cent for the four Growth Borough • <u>High employment rate – 63 per cent, and most are full time employees</u> • <u>Below London average unemployment level</u> • <u>The highest proportion of employees work in professional occupations</u> • A greater potential workforce, with lower levels of retired people than the London average • More low level, and fewer managerial employees than the London average • <u>Considerable growth of businesses operating within the area; high employment growth, more than six times the growth in London</u> • Mixed employment picture across the Boroughs – Tower Hamlets shows the highest jobs growth

Policy, para	Type of change	Proposed change
		<ul style="list-style-type: none"> • <u>A greater proportion of micro businesses and SMEs, more than London and the Growth Boroughs</u> • <u>Substantial increase in creative businesses since 2012, more than three times the rate of increase in London</u> • <u>High proportion of jobs in ICT and Digital industries indicates that the area is becoming an innovation and hi-tech hub</u> • <u>Lower than London average house prices – but still a significant gap between earnings and house prices</u> • <u>Increase in service sector industries and a decline in manufacturing and employment land.</u>
Social	Minor	<p>SOCIAL</p> <ul style="list-style-type: none"> • <u>The Mayoral Development Corporation (MDC) Area is a fast-growing area, with a current population of 26,274, up 16,000 from 2012 low existing population of 10,273</u> • <u>The population of the Legacy Corporation area is relatively young with over 60 per cent being under 34, and only four per cent over 65</u> • <u>Above London average proportion of people with no qualifications. More than a half of the population hold a degree level qualification, outperforming London and England</u> • <u>Greater private rented housing stock, nearly double the London average social rented/ Registered Provider housing stock than London average</u> • <u>Lower than London average health levels, and life expectancy below London and UK averages</u> • <u>Overall very high level of residents expressing satisfaction with the area</u> • East London has some of the most deprived local authority areas within England: Hackney, Newham and Tower Hamlets have some of the highest concentrations of deprivation.
Environmental	No change	<p>ENVIRONMENTAL</p> <ul style="list-style-type: none"> • The overall Legacy Corporation area is 480ha • This includes about 100ha of Local Open Space in more than 40 locations • The area of Queen Elizabeth Olympic Park is 226ha • The Legacy Corporation area contains 6.5km of waterways and a range of Biodiversity Action Plan habitats • The area also contains vacant land and some areas of potentially contaminated land.
Challenges	Minor	<p>CHALLENGES</p> <ul style="list-style-type: none"> • <u>Maintaining and strengthening the area’s economic base, while diversifying into new sectors</u>

Policy, para	Type of change	Proposed change
		<ul style="list-style-type: none"> • Attracting international investment and businesses to the new office and other employment locations, <u>and support local enterprises</u> • Creating an expanded but integrated centre at Stratford, without severance from the existing Stratford town centre, <u>and maintaining and</u> creating other new thriving new centres • Maintaining the character and strengths of existing communities and creating new neighbourhoods with distinct identities • Providing for housing needs in number, size, form <u>and tenure</u> • Delivery of planned infrastructure to support growth, including improving connectivity and supporting pedestrians and cyclists • Protecting and enhancing the natural and built environment, including mitigating the effects of climate change • Improving health outcomes and life opportunities for those who live and work within the area
Opportunities	Minor	<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • The supply of large areas of land, enabling the development of homes and communities • The sporting legacy of the 2012 Olympic and Paralympic Games and maximising the use of the Games venues – creating a thriving sport, tourist and visitor destination • Attracting high-profile institutions, including arts, culture and education to invest in the area’s future • Raising the profile of the area through building on its appeal as a sport, tourist and visitor destination and creating well designed new developments • <u>Continued</u> improvements to transport capacity and connectivity, including the enhancement of the waterways • Further capacity becoming available within the public transport network – for example, Crossrail • Working with new and existing communities to create stronger neighbourhoods • Greening and improving the environment, including biodiversity • Continued educational expansion for all-ages • Creating high quality buildings and places, which have inclusive design and maintain and build upon existing local character • Being an exemplar of sustainability • To <u>continue to build on the existing</u> recently installed low-carbon, drainage and other infrastructure – for example, heating and cooling networks • Remediation of land and utilising vacant and underused land for positive purposes

Section 3, Our Vision – what we want to achieve

Policy, Para	Type of change	Proposed change
Our vision – Mission & purpose	Minor	<p><u>PURPOSE</u></p> <p>3.2 The Legacy Corporation’s <u>purpose strategy</u> is to focus on three <u>the following</u> areas:</p> <p><u>LIVE: Establish successful and integrated neighbourhoods, where people want to live, work and play.</u></p> <p><u>WORK: Retain, attract and grow a diverse range of high quality businesses and employers, and maximise employment opportunities for local people.</u></p> <p><u>VISIT: Create a diverse, unique, successful and financially sustainable visitor destination.</u></p> <p><u>INSPIRE: Establish a 21st century district promoting cross-sector innovation, education, culture, sport, aspiration and participation in east London.</u></p> <p><u>DELIVER: Deliver excellent value for money, and champion new models and standards which advance the wider cause of regeneration, in line with LLDC’s core values.</u></p> <p><u>PARK: a successful and accessible Park with world-class sporting venues offering leisure space for local people, arenas for thrilling sport, enticing visitor entertainment and a busy programme of sporting, cultural and community events to attract visitors.</u></p> <p><u>PLACE: a new heart for east London, securing investment from across London and beyond, attracting and nurturing talent to create, design and make world-beating 21st century goods and services, and becoming a place where local residents and new arrivals choose to live, work and enjoy themselves, and where businesses choose to locate and invest.</u></p> <p><u>PEOPLE: opportunities and transformational change for local people, opening up access to education and jobs, connecting communities and promoting convergence – bridging this gap between east London and the rest of the capital.</u></p>
Objectives	Minor	<p>Objective 1: Increase the prosperity of east London through growth in business and quality jobs with an emphasis on cultural and creative sectors, promotion as a visitor and tourist destination and high-quality <u>lifelong learning higher education and training</u> opportunities.</p>

Policy, Para	Type of change	Proposed change
		<p>Objective 5: Deliver a <u>smart</u>, sustainable and healthy place to live and work.</p>
<p>Legacy Corporation area in 2031</p>	<p>Minor</p>	<p>The Legacy Corporation area in 20316</p> <p>By 20316, the Legacy Corporation area will have become an established location for working, living, leisure and culture. Based upon locally distinctive urban districts, linked by green spaces and waterways, with Queen Elizabeth Olympic Park, and its world-class sports venues <u>and the Culture and Education District</u> as a centrepiece, the benefits of sustained investment and renewal radiate well beyond the area, blurring boundaries to create a new heart for east London.</p> <p>Stratford has become a Metropolitan Centre with an international role, a home or focus for international businesses served by international trains and quick links to airports, with universities and cultural institutions alongside the commercial, retail and sporting centres. Universities have established a reputation for undergraduate and postgraduate education with associated research and development activity, and businesses are an important part of the local economy, particularly around Stratford Waterfront and Pudding Mill.</p> <p>Here East is a technology- and media-focused hub which, together with the rest of Hackney Wick <u>and Fish Island as a Cultural Enterprise Zone</u>, provides space for creative and productive businesses, complementing the established clusters of artists and makers.</p> <p>In addition to being a location where thousands of people live, work and relax, Queen Elizabeth Olympic Park is recognised as one of London’s unmissable attractions for visitors, and as a global centre for cultural and sporting excellence.</p> <p>A District Centre at Bromley-by-Bow, the Neighbourhood Centre at Hackney Wick and the Local Centres at Pudding Mill and East Village provide a focus for local shops, services and community activities, surrounded by thousands of well designed new homes, including family and affordable homes, to create a network of distinctive and mixed urban districts. Accessible and well maintained local footpaths, cycleways and roads tie these urban districts together, and into their wider surroundings, making it easy to access the public transport hubs at Stratford, Hackney Wick and Bromley-by-Bow. The networks of parks, local routes, community sports facilities, schools and other community facilities make this a healthy place to live and work.</p> <p>The design of buildings respects the character of the area and these have become examples of high-quality design. District heating and cooling networks, the bio-diverse landscapes and waterways, and trees and general urban greening complete the</p>

Policy, Para	Type of change	Proposed change
		picture of a sustainable and comfortable place to live and to work. The Legacy Corporation area has become somewhere that people aspire to work and live, a unique and exemplary place that has set the standard for London as a whole as it continues to change and grow.
Para 3.4	Minor	3.4 The vision for the Legacy Corporation area, set out on the previous page, draws on its corporate vision and sketches a picture of the area at the end of the Plan period in 2034 16 . As a Development Corporation, its planning powers are one set of tools for achieving the regeneration and legacy benefits that the organisation has been created to realise. The five objectives translate the corporate vision into the aspects that its planning powers can be used to achieve. These set the policy themes that are relevant to the circumstances of the area and the benefits that achieving these can bring for the surrounding areas of east London
The strategic context Para 3.5	Minor	Proposed deletion of existing text at paragraph 3.5 and replacement as follows: “The Mayor has set out his strategic <u>planning</u> objectives for the Legacy Corporation and for this Local Plan within his London Plan. <u>This clearly identifies the Legacy Corporation as one of the London planning authorities whose Local Plan will need to be in general conformity with his London Plan. The area boundary is recognised and a specific housing target is set. Meeting housing and employment land needs within the context of the wider opportunity area is highlighted. In order to achieve this, many of the policies in this Plan are strongly linked to the policies and standards established within the Draft New London Plan and the associated Supplementary Planning Documents.</u> ”
The strategic context Para 3.6	Deletion	Paragraph 3.6 deleted. 3.6 The economic and cultural importance of Queen Elizabeth Olympic Park and also that of the Lee Valley Regional Park and their visitor, sporting and wider cultural attractions is also underlined in London Plan Policy 4.5 London’s Visitor Infrastructure and its accompanying Map 4.2. This specifically identifies both as Strategic Cultural Areas and seeks to promote, enhance and protect their special characteristics.
Policy SD.1	Minor	Policy SD.1 amended as follows: Policy SD.1: Sustainable development When considering development proposals, the Legacy Corporation will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always

Policy, Para	Type of change	Proposed change
		<p>work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan, the London Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant <u>policies that are most important for determining the application</u> are out of date at the time of making the decision, then permission will be granted unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • <u>The application of policies in the NPPF that protect areas or assets it defines as being of particular importance provide a clear reason for refusing the development proposed; or</u> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. ; or • Specific policies in the NPPF indicate that development should be restricted.
Page 17 Para 3.7	Minor	<p>Deletion of paragraph</p> <p>The United Nations World Commission on Environment and Development (WCED) in its 1987 report ‘Our Common Future’ defines sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. Achieving sustainable development in the Legacy Corporation area means securing development that complies with the relevant policies set out in this Local Plan as a whole. As set out in paragraph 7 of the National Planning Policy Framework, there are three dimensions to sustainable development that give rise to the need for the planning system to perform a number of roles – economic, social and environmental – and “these roles should not be taken in isolation, because they are mutually dependent”. Paragraph 9 of the NPPF provides that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):</p> <ul style="list-style-type: none"> • making it easier for jobs to be created in cities and towns

Policy, Para	Type of change	Proposed change
		<ul style="list-style-type: none"> • moving from a net loss of bio-diversity to achieving net gains for nature • replacing poor design with better design • improving the conditions in which people live, work, travel and take leisure, and • widening the choice of high-quality homes.
Page 17 Para. 3.8	Minor	<p>Paragraph 3.8 amended as follows and becomes paragraph 3.7:</p> <p>3.7 <u>The United Nations World Commission on Environment and Development (WCED) in its 1987 report ‘Our Common Future’ defines sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.</u> The NPPF provides that <u>planning policies and decisions should play an active part in guiding development towards sustainable solutions but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area</u> plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas. The planning system should play an active role in guiding development to sustainable solutions. In relation to making planning decisions for new development in the Legacy Corporation’s area, understanding the strategy for sustainable development and the elements that need to be implemented to achieve it will mean, for each development proposal in question, taking and applying the policies in this Local Plan as a whole.</p>
Page 17 Para. 3.9	Minor	<p>Paragraph 3.9 amended as follows and becomes paragraph 3.8:</p> <p>3.8 To help us understand how well we are managing to achieve the objectives that are set out in this Local Plan, the Legacy Corporation will monitor a set of indicators. Where the objectives are not being met, this may then trigger a review of part or all of the Local Plan. <u>Responsibility for creation, monitoring and review of planning policy will return to the four boroughs once planning powers have returned to them.</u> Section 14 of the Local Plan, ‘Delivery and Implementation, includes a table that sets out the performance indicators against which the objectives in the Local Plan will be monitored.</p>
New insert page	Minor (non-policy amendment)	<p>Insertion to be included to highlight LLDC priority projects - images of East Bank and LLDC Housing and short text outlining these as main corporate priorities. Text as below:</p> <p><u>The Legacy Corporations Priority Projects</u></p>

Policy, Para	Type of change	Proposed change
		<p><u>The Legacy Corporation and its partners will be focusing on delivery of the following projects that are central to its purposes and objectives.</u></p> <p>East Bank <u>Providing new homes for Sadler’s Wells, BBC Music and the V&A (in partnership with the Smithsonian Institution), as well as University College London and University of the Arts London’s, London College of Fashion.</u></p> <p>Housing Delivery <u>Delivering the planning permissions for approximately 2,400 new homes at Chobham Manor, East Wick and Sweetwater.</u></p> <p><u>Delivering development across its portfolio of other sites (see map opposite)) and in doing so achieving 50% affordable housing across this portfolio, which combines the following site allocations:</u></p> <ul style="list-style-type: none"> • <u>SA3.2 – Stratford Waterfront East</u> • <u>SA3.5 – Bridgewater Road</u> • <u>SA3.6 Rick Roberts Way</u> • <u>SA4.3 – Pudding Mill.</u>

Section 4: Developing business growth, jobs, higher education and training

Paragraph, etc	Type of change	Proposed change
Para 4.1	Minor	...The transformation will be brought about through opportunities for employment, education and skills attainment and by drawing additional investment into the local economy through retail, leisure, <u>cultural</u> and visitor attraction expansion.
Para 4.2	Minor	The results of investment are already being seen. <u>Significant employers are being attracted to locate to the area in a way that rapidly raises the local employment density and new manufacturing and service sectors are emerging from the strong employment foundations that currently exist, while interest from prominent education and cultural institutions keen to invest in the area boosts</u> <u>Proposals for significant cultural and education investment are progressing which will boost the area profile nationally and internationally.</u> The success of the opening of Queen Elizabeth Olympic Park and <u>its role as a cultural quarter as well as the continued and expanding role of the retail and leisure core</u> has renewed an interest in and heightened the appeal of this part of east London. The Legacy Corporation's area has transformed into a hotspot for development and activity, and is rapidly becoming a highly desirable place to live, work and visit. These successes will be built upon to draw further investment into the area, which will benefit local businesses and communities as well as enhance local employment and educational opportunities through provision of new and varied forms of employment, higher education, research and development and enhancing local access to jobs and training opportunities. This will continue the renewal of one of the most dynamic and interesting parts of London.
Objective 1	Minor	Objective 1: Increase the prosperity of east London through growth in business and quality jobs with an emphasis on cultural and creative sectors, promotion as a visitor and tourist destination and high-quality lifelong learning <u>higher education and training opportunities</u> . This will mean: <ul style="list-style-type: none"> • An internationally focused office and business quarter established around the Metropolitan Centre at Stratford and a technology- and media-focused business hub at Here East • A centre of cultural and sporting excellence based around the retained Games venues and at <u>Stratford Waterfront (East Bank)</u> • Established centres for town centre and business uses at Stratford, Hackney Wick, Bromley-by-Bow, East Village and Pudding Mill • Diversity of employment provision within business clusters, focused around Fish Island and Sugar House Lane, and expansion in research and development activity focused at Pudding Mill

Paragraph, etc	Type of change	Proposed change
		<ul style="list-style-type: none"> • New established university campuses, including at <u>Here East and East Bank</u> • Excellent access for local people and businesses to a range of skills and training opportunities that meet their needs.
Para 4.3	Minor Central to the transformation of the area is acceleration of this trend, leading to Stratford and Queen Elizabeth Olympic Park becoming key locations of <u>business, culture, education, leisure and tourist and visitor expansion.</u>
Para 4.4	MinorOpportunities for enhancing the employment offer and mix throughout the area will be utilised, including promoting the creative, productive and cultural industries and social enterprise <u>including through the potential Creative Enterprise Zone at Hackney Wick and Fish Island</u> . The area will become a seat for learning, drawing students from a great distance to east London but also facilitating the training and employment prospects of local people, which in turn generate local wealth. <u>Measures within this section will in combination support role of a Strategic Area for Regeneration, as identified within the London Plan.</u> This policy will strengthen and build upon this base, enabling economic expansion and diversification. Queen Elizabeth Olympic Park will provide an interactive and smart experience, with more integrated approaches to building and technology enabling the digital economy to grow [New Smart reference] . This position is complemented by existing and new town centres generating local wealth and investment through agglomeration.
Para 4.5	Minor	Figure 4 demonstrates the overall economic strategy within the Local Plan. The employment clusters (see Policy B.1) will be the focus for B Use Classes, where office and workshop accommodation are appropriate in accordance with the description within Table 2. Generally, town centre uses of retail, leisure, office and visitor attractions and accommodation will be directed towards the Centres through Policy B.2, where other uses may be appropriate according to the location. <u>The Stratford Waterfront sites (East Bank) will become a new cultural focus to the area and relationships with other cultural offers of the area including at Three Mills and Hackney Wick will be built upon within the strategy.</u>
Figure 4	Minor	To include the Stratford Waterfront as an edge of centre site and to show location of future expansion of the Metropolitan Centre boundary To show 'cultural connections' across the area
Table 1	Minor	Table 1 changes made below.
B.1	Minor/major1. <u>Applying the sequential assessment of sites to direct large-scale office uses towards the Metropolitan Centre to support the potential Central Activities Zone reserve and locating smaller scale-</u> Locating office uses within the <u>other centres and requiring impacts assessment where B1a office accommodation</u>

Paragraph, etc	Type of change	Proposed change
		<p>over 2,500 sqm is proposed outside Stratford Metropolitan Centre boundary</p> <p>2. Ensuring new provision is flexible, meeting the needs of a wide range of end users, <u>including through different-sized units</u>, contains adequate access and servicing and has no conflict with immediate uses</p> <p>3. Safeguarding land and buildings within Strategic Industrial Locations (SIL) for the balance of B Use Classes identified within Table 2 in density and floorspace. <u>The industrial floorspace capacity and job densities of the SIL will be protected and intensified, where appropriate. The intensification and consolidation of SIL for other uses will only be acceptable where identified within Table 2 and the relevant Site Allocations.</u></p> <p>4. Only allowing proposals providing equivalent use, in density and floorspace, which maintain the existing balance of uses identified within Table 2 and meeting needs of small and medium sized businesses within the Locally Significant Industrial Sites (LSIS) and Other Industrial Locations (OIL)</p> <p><u>4. Protecting the industrial floorspace capacity and job densities of the Locally Significant Industrial Sites (LSIS) and Other Industrial Locations (OILs) for uses identified within Table 2. Proposals for intensification, consolidation or co-location with other uses will only be acceptable where identified within Table 2 and the relevant Site Allocations.</u></p> <p>5. Proposals on non-designated industrial sites employment land outside the clusters and including where new uses are proposed within the OILs shall maintain or re-provide existing employment capacity by applying the following:</p> <p>a) <u>Proposals involving a change from B2 or B8 use class floorspace (including working yardspace) shall re-provide industrial floorspace capacity within the same use class category or intensify capacity through increased job densities within other B class uses, according to location by applying the town centres first principle. Maintain or re-provide equivalent industrial floorspace within B2/B8 Use Classes; or</u></p> <p>b) <u>Proposals involving a change from B1 use class floorspace shall intensify capacity through increased job density. Maintain or re-provide equivalent employment floorspace within B1 Use Classes or significantly increase job densities within B Use Classes</u></p>

Paragraph, etc	Type of change	Proposed change
		<p><u>6. Proposals considered under 4-5 above will only be acceptable where:</u></p> <ul style="list-style-type: none"> a) <u>the role and function of the designated and non-designated industrial sites are not compromised</u> b) <u>any new uses including residential development are phased behind the intensification or consolidation of the industrial functions</u> c) <u>the development is well-designed to allow the long-term co-location of uses including the mitigation of any negative impacts of noise, nuisances and air quality</u> <p><u>7. Proposals, including conversions, shall also be considered against:</u></p> <ul style="list-style-type: none"> a) e) Proximity of incompatible uses to the existing and proposed use; b) d) The effective potential reuse of <u>heritage assets buildings of value</u> for employment; c) e) Re-location strategies showing how existing businesses can be suitably accommodated; d) f) <u>Evidence of demand for this form of employment space, through viability appraisal showing demonstrating suitability of maintaining or re-providing industrial or employment within the building location;</u> (g) marketing strategies <u>with appropriate lease terms</u> for two immediately preceding years showing attempts to market the property for employment uses; and h) other overriding factors potentially inhibiting the continuation of employment use.
Para 4.7	Minor	<p>The diversity of the economic offer and its ability to transform and grow is a key feature of and a major factor in the potential of the area. The range of employment sectors operating across the area is remarkable, providing the key conditions for cultural and creative uses, makers and other manufacturers to flourish while heavier industries, office, retail and leisure <u>and sporting industries and uses</u> provide for broader employment needs.</p>
Para 4.8	Minor	<p>Strengthening the foundations of creative and cultural industries <u>including through a potential Creative Enterprise Zone</u> together with new economic uses at Hackney Wick and Fish Island will provide a crucial environment for the stimulation of growth, while heavier industries and transportation uses largely towards the south of the area and within the employment clusters provide for more established employment requirements. The economic profile in and around Stratford will be diverse, where office development will form much of the B Use Class development, <u>alongside retail and leisure and the Queen</u></p>

Paragraph, etc	Type of change	Proposed change
		<u>Elizabeth Olympic Park’s attractions and sporting venues will provide economic value...</u>
Para 4.9	Minor	<p>The draft New London Plan requires that the Legacy Corporation area ‘retains capacity’ of industrial land. <u>Local evidence within the Combined Economy Study (2018) Study of the economic profile of the area</u> has identified a diverse range of employment opportunities available, with an incredible mix of office, industrial businesses, makers, manufacturers, artists and other creative businesses present <u>within the area, but a slight shift in focus towards more established businesses since the 2014 study</u>. Many of these businesses operate within the <u>industrial use classes. B2 Use Class</u>, and much of the area’s available workshop space is currently occupied by this use class.⁵ Nevertheless, <u>evidence⁶ has found a small surplus of industrial land (B2/B8), recommending the release of some sites from purely industrial designation for other uses; further release may be appropriate, provided that a suitable quantity of employment space is re-provided within mixed-use developments. In response, sites have been released from industrial designation using the Land for Industry and Transport Supplementary Planning Guidance (SPG) criteria, but principally due to their regeneration potential or lack of industrial capacity.⁷ As a result, industrial land supply over the Plan period is broadly equivalent to demand.</u> <u>The Combined Economy Study (2018) confirms that if employment space can continue to be included as part of mixed-use development and the general principle of no net loss is applied across the Employment Clusters then the demand for industrial land is likely to be met over the plan period.</u></p>
Para 4.10	Minor	<p>This also means that capacity could remain for further release of land from large-format industrial uses that are incompatible with mixed-use development and re-provision in a different employment format on those sites through specific development proposals. In these cases, regeneration programmes should aim to facilitate the circumstances which enable valuable existing businesses to remain within the area. <u>This may include intensification, consolidation and co-location where the benefits of shared materials and resources can also be achieved.</u> Further loss of <u>B2/B8 use class</u> industrial floorspace within the Legacy Corporation will not be supported except in the very particular circumstances set out below. This principle will be applied through protection of B Use Classes in accordance with Table 2 within designated clusters, and according to a criteria-based approach outside the clusters.</p>
Para 4.11	Minor	<p>The Legacy Corporation supports the provision of employment floorspace which can accommodate the types of businesses currently drawn to the area, in particular the creative, productive and cultural industries, <u>night time economy uses</u> as well as new innovative technology sectors. Many of these</p>

Paragraph, etc	Type of change	Proposed change
		activities can be accommodated in workshops <u>as well as larger flexible spaces</u> , so proposals incorporating <u>these formats</u> this format of floorspace will be supported.
Para 4.13	Minor	<p>Clusters</p> <p><u>The Town Centre boundaries are shown on the Policies Map, which also shows the Metropolitan Centre boundary as being the location for the potential Central Activities Zone (CAZ) reserve. Larger-scale office uses are defined as floorspace over 2,500sqm should be directed towards the Metropolitan Centre. The sequential assessment directs office uses below this threshold to within the other centre boundaries, and only small-scale, complementary office uses will be permitted outside these boundaries. Proposals of this scale should also consider the provision of space suitable for SME including affordable workspace or low-cost business space, see Policy B.4. Table 3 sets out further detail of the role of each Centre in relation to main town centre uses.</u></p> <p>4.14 <u>The boundaries of each of the employment cluster designations are shown on the Policies Map. Table 2 makes clear what balance of uses and form of development will be suitable within each location as well as setting out the potential for intensification, consolidation and co-location. For the purposes of clarity, due to the limited amount of storage and distribution uses within the LLDC area it is not considered that substitution will be appropriate. The existing industrial floorspace capacity balance of floorspace and density will be maintained. Distinctions between the LSIS and OILs follow the London Plan Land for Industry and Transport SPG terminology whereby the Other Industrial Locations are most susceptible to change. The Draft New London Plan identifies three categories of industrial land: Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS), and Non-Designated Industrial Sites. The industrial and associated specialisms of Here East (Hackney Wick) focus on technological and creative industries, therefore is also identified within Table 2 as a new local category of SIL (Strategic Technology Cluster). Within the category of Non-Designated Industrial Sites this Plan designates some sites as Other Industrial Locations (OILs) which are also included as employment clusters in Table 2. OILs are locally designated industrial sites considered most susceptible to change, likely to include the introduction of new uses, including residential integrated across the site through delivery of mixed use development. Where acceptable change identified within the OILs is proposed, Bullet points 5 (c) and (d) will be applied. The Legacy Corporation will support and promote measures to improve employment clusters through Section 106 Agreements.</u></p>

Paragraph, etc	Type of change	Proposed change
		Where identified within Table 2, residential will be appropriate when the employment-generating potential and industrial <u>floorspace capacity</u> are <u>maintained not compromised</u> and amenity and servicing issues have been addressed.
Para 4.14	Minor	<p>4.15</p> <p>Outside Clusters</p> <p>The intention of the policy is to maintain employment outside the clusters as it plays a pivotal role in the economic performance of the area. Use Classes and, in some cases, locational circumstances will determine whether 5 (a) or (b) applies. Bullet points (c) and (d) are <u>Part 5 of the Policy requires that the employment capacity of these sites is maintained or re-provided. Part 6 sets out the additional criteria which proposals considered under parts 4 and 5 will need to satisfy. Part 7 contains other considerations which shall be taken into account, including how the existing and the proposed use integrates or conflicts with the surrounding area or the development proposed within this Local Plan, and where the reuse of buildings of value shall be considered positively. Bullet points (e) to (h) apply where a loss of employment, including through conversion, is proposed. Industrial floorspace capacity is defined as the existing floorspace on site or the potential amount measured on a 65 per cent plot ratio, whichever the greater</u> <small>[insert footnote reference to London Plan definition]</small>. Where a job density approach is applied, densities should either be above average for the B Use Classes where existing job density is low, or significantly increase densities from existing levels, whichever is the greater. Where density is applicable, the additional jobs created should meet local requirements.</p>
Para 4.15	Minor	<p>4.16 Under Bullet 5 (a), where the premises are within, or most recent permanent use is within, B2/B8 industrial uses, equivalent floorspace <u>capacity</u> shall be maintained or re-provided. The only exceptions shall be where the current use is clearly and demonstrably in direct conflict with its immediate surroundings, or where the current use is clearly incompatible with mixed-use development proposed within this Local Plan for the specific site, including at Hackney Wick and <u>Fish Island</u>. In these circumstances the equivalent employment floorspace to be re-provided should be in the form of workshops which are compatible with mixed-use development, including within B2 Use Classes, in the first instance; or proposals should significantly increase job density within B Use Classes, appropriate to location, with proven ability to let. This will ensure redevelopment proposals enable existing businesses which contribute to the economic variety of the area to remain.</p>

Paragraph, etc	Type of change	Proposed change
		In the case of Hackney Wick Neighbourhood Centre, for example, reconfiguration of floorspace for employment uses (B1 and B2 Use Classes) compatible with the mixed-use development proposed will be acceptable. Sub Area 1 policies also provide additional guidance on where a floorspace <u>capacity</u> or job density approach will be applied.
Para 4.16	Minor	4.17 Bullet point 5 (b) will apply for proposals relating to current B1 Use Class employment. As B1 Use Classes are generally compatible with mixed-use development, any re-development proposals of B1 <u>use class</u> floorspace should maintain equivalent B Use Class employment floorspace or significantly increase job density within the B Use Classes. A job density approach will also be applied for proposals at Leyton Road North and the site at Eastway, Osbourne Road, which have been released from designation.
Para 4.17	Minor	<p>4.18 Only where a convincing case for a loss of employment floorspace or density, including through conversion, is made through Bullet points (c) to (h) <u>Part 7</u> of this policy shall an exception be made. This should include:</p> <ul style="list-style-type: none"> • Re-location strategies demonstrating no negative financial implications for existing businesses and potential for relocation to suitable premises (<u>by type, size, use and specification</u>) nearby at similar rates. <u>For Sub Area 1 additional guidance is provided in the Hackney Wick and Fish Island SPD.</u> • Marketing strategy evidence demonstrating a lack of demand for all appropriate forms of employment uses and site configurations through marketing at <u>appropriate terms and a reasonable rate</u> for the area, within appropriate forums, for at least two years prior to the submission of the proposal • Viability appraisals assessing the suitability of location, quality, condition, character and function, and ability of a business to thrive under such circumstances; suitability of the premises for conversion to any employment use; the potential costs and configurations for improvements; and the ability to attract market rates for the area • The existence of other overriding factors which could potentially inhibit the ability to provide equivalent employment on the site in the future, such as building configuration or conversely the presence of premature lease-termination issues.
Para 4.18	Minor	4.19 New employment floorspace should be designed flexibly to maximise potential uses and take-up, <u>through provision of variable sizes, flexible and adaptable space, which are capable of meeting the needs of SME occupiers</u> including the way the units are accessed and managed. <u>When co-locating with residential proposals should pay particular regard to noise insulation issues</u>

Paragraph, etc	Type of change	Proposed change
		<p><u>to maximise the range of potential occupants.</u> Mixed-use developments should be designed to maximise the forms and types of employment uses which can be incorporated into the development, including how B1 and some forms of B2 Use Classes can be compatible with mixed-use development through good design, including vertical and horizontal integration. Where existing businesses are capable of taking up the space proposed through mixed-use redevelopment, temporary re-location strategies shall be sought as described in paragraph 4.178 to enable these businesses to remain within the area for the long term. <u>When designing flexible space within mixed use schemes consideration of the relationship between home-based work and dedicated workspace or potential for integrated employment and leisure offers may also be a factor</u> <small>[footnote to Work Live Study 2014 and CCOA, 2018]</small>. On a case-by-case basis proposals requiring planning permission involving a change of use to B1 will be protected from future change to residential through conditions.</p>
Table 2	Major	Table 2 changes made below
Case Study 1	Minor	<p><u>Case Study 1- Hackney Wick and Fish Island Creative Enterprise Zone proposal</u></p> <p><u>In 2018 the London Legacy Corporation, London Borough of Hackney and London Borough of Tower Hamlets submitted a joint proposal for Creative Enterprise Zone status. At the time of writing the proposal has reached the final 10 it is yet not known whether it will be successful. However, an extensive amount of work has taken place to promote such a CEZ within the Hackney Wick and Fish Island area. Although not a planning initiative there are clear links between the two including a shared evidence base in the Combined Economy Study (2018).</u></p> <p><u>As a Creative Enterprise Zone, HWFI would benefit from an overarching economic strategy which is also supported by policies within the Local Plan, such as the emphasis on support for businesses within flourishing sectors on the economy (SP.2); protection of the current supply of a range of traditional manufacturing and heavier industries whilst encouraging the forms of appropriately located and designed workspace appropriate to new and existing creative, productive and cultural industries, enabling them to thrive within the area (B.1); and support for the provision of new affordable workspace and low cost business space secured at sub-market rates in particular where existing space is present (B.4). Policies supporting the new Neighbourhood Centre at Hackney Wick also acknowledge the unique circumstances of the area and the close relationship with employment space and a model of dispersal of these uses across the centre (B.2).</u></p>

Paragraph, etc	Type of change	Proposed change
		<p><u>In addition, the area benefits from various socio-economic programmes and investment, including business development programmes, employment and skills programmes and community capacity building programmes. These initiatives and emerging projects fall within the categories of new creative clusters and networks; creative production space; business development; enterprise and skills; and community links and socially inclusive spaces. Together these will create a single form of governance, provide new spaces, supply chain support, showcasing a cultural strategy, partnerships with schools and other training organisations and engagement with outside community and community representatives.</u></p>
B.2	Minor	<p>Main town centre uses shall be focused according to the scale, format and position in the retail hierarchy identified in Table 3. <u>In addition to the comparison floorspace requirements, Centres should contribute towards the identified need for convenience floorspace phased by 2036.</u> The identified function for each Centre will be protected by:</p> <ol style="list-style-type: none"> 1. Maintaining appropriate A1 retail presence and resisting potential harm from the concentration of other uses, in particular <u>A2 some sui generis</u> and A5 uses..... 2. Maintaining active retail frontages 3. The sequential assessment of sites for main town centre uses <u>and subject to paragraph (1) of this policy, providing support for existing and proposed cultural and night time economy uses</u> 4. Requiring a retail and leisure impacts assessment where a retail or leisure use is proposed of more than 2,500 sqm outside the Metropolitan Centre boundary and 200 sqm outside other Centres 5. Allowing edge-of-centre development supporting cultural, sporting and visitor growth associated at the Metropolitan Centre, subject to (3) above 6. Allowing <u>Promoting</u> complementary residential development in all Centres <u>to optimise housing delivery.</u>
Para 4.20	Minor	<p>4.21.....The Metropolitan Centre will provide for a range of London-wide retail and leisure requirements, <u>including a focus on the night time economy.</u> whereas the The District, Neighbourhood and Local Centres will provide a range of small-scale uses to <u>overall meet the varied</u> local day-to-day</p>

Paragraph, etc	Type of change	Proposed change
		requirements, <u>with each Centre having a level of specialism and function set out within Table 3. Table 3 also sets out the role and function for each Centre as they develop, including the type and size of units to be directed to each Centre</u> The type and size of units will be directed to these Centres as shown within Table 3.
Para 4.21	Minor	4.22 Once redevelopment occurs and uses are established, a future review of this Local Plan or its successors may highlight primary and secondary retail frontages around the core and fringes of the retail offer. As Westfield Stratford City has a format that does not enable primary or secondary frontage definition, no such designations for primary or secondary retail frontages are included for Stratford Metropolitan Centre within this Local Plan. However, Westfield Stratford City, and parts of other centres capable of designation as primary or secondary frontages in the future, will be considered key shopping areas. The Centre hierarchy is identified within Table 3 and boundaries of the Centres are shown on the Policies Map, where established. The Policies Map also shows a location for future expansion of the Metropolitan Centre boundary to facilitate the potential for International Centre designation.
New Para	Major	4.23 <u>As the East Village Centre has developed significantly in recent years all non-residential floorspace within the Town Centre boundary will be designated as Primary Frontage (also shown on Figure X below). The Hackney Wick Neighbourhood Centre boundary is shown on the Policies Map, however once the redevelopment is more progressed a future successor of this Local Plan will draw appropriate Primary and Secondary frontages. As the Centres at Bromley-by-Bow and Pudding Mill emerge more closely defined town centre boundaries and frontages will also be able to be drawn.</u>
Para 4.22	Minor	4.24 <u>The ability of the Centres to perform their primary retail function will be strengthened by provision of a wide range of retail provision, including provision of convenience floorspace. Retail floorspace should be flexible and adaptable and be designed to enable the occupation by various industries, including that within the night time economy, and consider noise issues through the Agent of Change principle ^{[see Culture and Creative Opportunities Assessment, 2018 for typologies of space].} It should also include the provision of smaller and larger units within Centres. The function of the Centres should not be compromised by over-concentration in number and position of non-A1 uses. Particular threats can be posed from A2 Use Classes and betting shops, which can also negatively impact upon the appeal of a centre, and uses contributing to the night-time economy (A3–A5; D2).</u>

Paragraph, etc	Type of change	Proposed change
Para 4.23	Minor	<p>4.25 <u>As well as setting out the scale, format and position in the hierarchy of each Centre, Table 3 also sets out the role and function, identifying where there should be a focus on culture and the night time economy. The Cultural and Creative Opportunities Assessment has highlighted particular opportunities at Stratford and Hackney Wick. In accordance with the Town Centres First Principle, cultural and night-time economy uses should be directed towards the Centres. Further support for such industries will be provided by the provision of flexible, well-designed and adaptable space suitable for a variety of occupiers including those serving the night time economy; through requiring appropriate and sustainable management measures; through appropriate interim uses (see Policy B.3) and the application of the Agent of Change Principle to protect the interests of existing operators as well as new communities (see Policy BN.12). In addition, across the whole of the area public houses of cultural or heritage value will be protected and entertainment venues providing a clear community-based, specialised function will be maintained or re-provided through Policy CI.1. The Night-time Economy SPD will provide further guidance.</u></p>
New para	Major	<p>4.26 <u>Food and drink uses (A3, A4 and A5) support the day-time retail and leisure function of the Centres and contribute towards the night time economy by bringing vitality for longer hours of the day; however, takeaway facilities (A5) should be managed to minimise health implications, noise and disturbance, which will include siting such uses more than 400m walking distance from existing schools and schools proposed within this Local Plan; and through other appropriate management measures. The extended hours of A1 convenience stores can also serve the night time economy, providing an alternative to A5 provision, contributing towards the health objectives of this Local Plan.</u></p>
New para	Major	<p>4.27 <u>Where a change of use or a new non-A1 use is proposed within the Centres, the concentration of the proposed use will be considered against the role and function of the Centre identified in Table 3, as well as the quantum, cumulative impacts and positioning of the existing A1 retail provision and the potential for the new use to enhance, rather than undermine, the function. Residential development shall be appropriate within all Centres. Residential densities should reflect the transport accessibility and central locations. The availability of community facilities and open space should be considered in relation to housing mix. Residential should be located away from any defined primary frontages and further guidance on integration of residential into the town centres are provided within the three area-based SPDs (Bromley-by-Bow;</u></p>

Paragraph, etc	Type of change	Proposed change
		Hackney Wick and Fish Island; Pudding Mill). except on the ground floor, unless the quantum proposed, individually or cumulatively, will prejudice the function of the Centre.
Para 4.25	Minor	4.29 Where not allocated, edge-of-centre proposals will be subject to sequential and impacts assessments. Appropriate proposals for the edge of the Metropolitan Centre may be large-scale cultural, leisure or visitor attractions and other D Use Class town centre uses which contribute towards the aims of the Legacy Corporation as a whole, including those which combine to generate a strong cultural, tourist and visitor experience. <u>It is envisaged that the introduction of cultural and education uses will contribute towards Stratford becoming a centre of International significance, and this location is shown on the Policies Map as a future location for extension of the town centre boundary. Policy 3.1 also sets out the nature of appropriate edge-of Metropolitan Centre development. Policy B.6 will be used to assess edge-of-centre development for higher education, research and development.</u>
Table 3	Major	Table 3 changes made below
Page 32 image	Minor	Amend to show the location of the future potential extension of the town centre boundary and to show the northern part of the Stratford High Street Policy Area
Policy B.3	Minor	Proposals for temporary interim uses will be supported where: 1. Land has been set aside for development in the longer term and the proposed interim uses will <u>contribute towards housing requirements, or reinforce the long-term, leisure, cultural, <u>night time economy</u> or event-based uses;</u>
Para 4.27	Minor	4.31 ...For these reasons, interim uses shall be supported <u>in particular</u> where they create vitality and viability to streets, <u>are developed in partnership with the community, create or improve public realm</u> and create active frontages, as well as 'green' proposals such as community allotments and gardens.
Para 4.28	Minor	4.32 The Legacy Corporation shall encourage new commercial units to be designed to be flexible to interim uses, including formats suitable for start-up businesses and the creative and cultural sector. <u>Affordable housing and other innovative forms of housing will be encouraged as interim uses.</u> Where appropriate, it will utilise Section 106 Agreements to prevent units being left as 'shell and core' and mitigate potential impacts of the development.
Figure 7	Minor	Amend to reflect show the future extension of the Metropolitan Centre boundary
Case Study 1	Minor	Case Study 1: Interim uses as skate park at Frontside Gardens, Hackney Wick This case study demonstrates how derelict land has been used for temporary community uses. Land owned by the Legacy Corporation left by a demolished warehouse has been used for

Paragraph, etc	Type of change	Proposed change
		<p>a temporary skate park, which has now established itself as a popular destination for local skateboarders. It provides an example of how other unused spaces awaiting redevelopment can help meet the wider aims of community cohesion and convergence.</p> <p><u>Case Study 2: Clarnico Quay</u></p> <p><u>This case study relates to an approved scheme for a variety of interim uses on a future development plot at Sweetwater for seven years. This will include workshops, studios and maker space; shops, cafes and bars; event, community space and meeting rooms; and pop up shops and market stalls. The proposals also include a mobile garden, and associated landscape and cycle parking.</u></p>
B.4	Minor	<p>Policy B.4 Providing low-cost <u>business space</u>, <u>affordable</u> and <u>managed workspace</u></p> <p>Existing managed <u>affordable workspace</u> or <u>and low-cost business space workspace</u> shall be retained, <u>or re-provided where viable and where it complements wider plans for the area in accordance with Policy B.1.</u></p> <p>New managed <u>affordable workspace</u> and/or <u>low-cost business space workspace</u> will be encouraged where it:</p> <ol style="list-style-type: none"> 1. Is flexible and able to meet the needs of various end users within B Use Classes; 2. Includes an appropriate management scheme secured through Section 106 Agreements; and 3. <u>Re-provides existing low-cost business space or affordable workspace in accordance with Policy B.1 and it does not result in a net loss of employment.....</u> <p><u>Affordable or low-cost provision will be supported and secured through Section 106 where:</u></p> <ol style="list-style-type: none"> 4. Rents are up to 75 per cent of historic market rent for the previous year for the equivalent floorspace in the same area for an equivalent B Class Use; 5. It is secured at the current market rate for cultural or creative purposes; 6. It is subsidised to reduce the cost to the user for charitable purposes; or 7. It establishes robust management links with a registered workspace provider <u>within the relevant borough.</u>
Para 4.30	Minor	<p>4.34 Managed workspace would normally comprise a number of business units or workspaces for independent individuals or</p>

Paragraph, etc	Type of change	Proposed change
		<p>small businesses, which together are communally managed and provided with a range of shared support services and facilities. Low-cost <u>Affordable</u> workspace can be managed workspace, studio or unsupported independent business space that is made available to tenants below the prevailing market rent for that type of space, the current rate for the cultural or creative use or subsidised at a lower user-cost. <u>Low cost business space refers to workspace which normally is of a lower specification which is reflected in the costs.</u> The Legacy Corporation will support the maintenance of such workspaces where possible, and in accordance with relevant Sub Area policies.</p>
Para 4.31	Minor	<p>4.35 In locations where a clear demand exists <u>such as within a potential Creative Enterprise Zone and within larger B1 use class developments of more than 2,500sqm</u> and where a degree of flexibility of uses is secured, proposals for new managed, <u>affordable or low-cost business space workspace</u> will be considered favourably, particularly as part of mixed-use development. Provision should be clustered into small groups to ensure agglomeration benefits and potential for lettings are maximised. Scheme viability should be based upon delivery within the initial phases of larger schemes. Links with registered workspace providers <u>within the relevant borough</u> will also be supported. In order to ensure that new space is appropriately managed for the long term, proposals should be accompanied by a Management Scheme. Proposals <u>re-providing replacing</u> existing employment floorspace with managed, <u>affordable or low-cost business space workspace</u> should re-provide <u>suitable equivalent floorspace or job density</u>, subject to Policy B.1 and be secured for the future through Section 106.</p>
Para 4.32	Minor	<p>4.36 The quantum, mix of unit sizes and scheme of rent levels for <u>affordable and low-cost business space workspace</u> will be assessed in the light of overall scheme viability. <u>As guidance, the Legacy Corporation will be able to provide monitoring information on appropriate rates achieved from other similar schemes as well as guidance on the, relevant local area and distance from the site, and the inclusion of other rates and charges.</u> Use of sliding scales will be supported where it can ensure a transition to market level as the business matures and overall scheme viability changes.</p>
Case Study 2	Minor	<p>Case Study 2: Low cost workspace and local labour agreements secured at Neptune Wharf, Fish Island</p> <p>This case study demonstrates how low cost workspace can be sought through development proposals. In this case approximately 500 sqm of B1 low cost workspace was secured. The affordability of the units was determined at 75% of Historic Market Rent for the previous year throughout Fish Island and the units have been secured for at least ten years with no</p>

Paragraph, etc	Type of change	Proposed change
		<p>upward rent review for the first five years. Other detailed requirements of the permission include:</p> <ul style="list-style-type: none"> • Submission of annual reports for the ten-year period evidencing compliance with affordability regime, financial terms of the leases and how relevant rental levels were determined • A Workspace Strategy showing how the space is to be designed flexibly to meet the needs of users • Advertising job vacancies locally in Local Labour and Business Schemes and Job Centres • Recruiting from within the Tower Hamlets area for 20% of construction jobs and between 25% and 85% of end-user employment • Paying employees the living wage, promoting for end users and apprenticeships • Demonstrating actions seeking local business occupation of units. <p><u>Case Study 3: Duncan House Affordable Workspace</u></p> <p><u>This case study demonstrates how affordable workspace can be sought through development proposals. In this case approximately 634 sqm of B1 use class artists workspace was secured as affordable workspace. The affordability of the units was determined at 60% of market rate at £6psf (exclusive of service charges). The units have been secured for at least five years.</u></p>
B.5	No change	No change to policy itself.
Para 4.35	Minor	<p>4.39 A key element will be working with the Growth Boroughs and other partners through employment training initiatives and apprenticeships to promote jobs, skills and employment training. Where appropriate, the planning system will be used to secure targets and commitments in relation to associated job and training opportunities, both for construction-related employment and training that increases access to long-term employment. <u>The Legacy Corporation will seek to work with the boroughs and other partners to seek to ensure that apprenticeships and training can be completed; that they maximise potential take-up; and that they seek to increase representation in the construction industry of currently under-represented groups.</u> Rather than setting specific targets in policy, targets or commitments will be maximised on a case-by-case basis, taking into account the size and nature of the scheme proposed and, where relevant, scheme viability.</p>
B.6	No change	
Evidence base references	Update	<p><u>Artists' Workspace Study (2014, updated)</u> <u>Work Live Study (2014)</u></p>

Paragraph, etc	Type of change	Proposed change
		<u>Combined Economy Study Part A1: Economy Study and Employment Land Review (London Legacy Development Corporation, 2018)</u> <u>Combined Economy Study Part A2: Business Survey (London Legacy Development Corporation, 2018)</u> <u>Combined Economy Study Part B: Creative and Cultural Opportunities Assessment (London Legacy Development Corporation, 2018)</u> <u>Combined Economy Study Part C: Retail and Town Centre Needs Study (London Legacy Development Corporation, 2018)</u> <u>Employment Space Study (2015)</u>

Table 1- Direct jobs from proposals

DEVELOPMENT	GROSS DIRECT JOBS (TOTAL), 2031	SECTORS
Here East	7,500 including 5,300 on site	IT, <u>technology, creative and cultural industries</u> , info and communications, finance, real estate, professional, admin and support, education, health, arts/entertainment, wholesale and retail, transport, accommodation, other services
Queen Elizabeth Olympic Park – Legacy Communities Scheme	Approximately 3,000	Business, office, wholesale and retail, transport, accommodation and food, broadcasting and communications, admin and support, arts/ entertainment, other services
The International Quarter	26,200	Office, business, professional services, admin and support, wholesale and retail, arts/entertainment
Strand East (Sugar House Lane)	2,450	Business, office, retail, financial and professional services, food, leisure
Westfield Stratford City	10,000	Retail, food, hotel, leisure and entertainment, office and professional services, admin and support
Chobham Farm	403	Retail and business
<u>Stratford Waterfront (UCL East and East Bank)</u>	<u>Approximately 5,000</u>	<u>Academic institution and commercial research space, student accommodation and retail, cultural and education institutions</u>

Table 2, Employment clusters

REFERENCE	EMPLOYMENT CLUSTERS	CLUSTER FUNCTION
B.1a1	<p>Here East (Hackney Wick) Strategic Industrial Location- (Industrial Business Park) <u>Strategic Technology Cluster</u></p>	<p>A range of complementary employment uses within B1 and B8 Use Classes, <u>D1 and further education uses of regional significance</u>, including <u>creative and technology-based industries, light industrial industry, offices, research and development, media, broadcasting and production uses, culture/arts and smaller workshops</u>. Also including supporting uses of further and higher education and conference facilities within <u>D2 Use Classes</u>, and small-scale subsidiary retail and leisure.</p> <p><u>Only Development will be supported which complements support the media, education, technological and creative functions including light industrial; storage and distribution; flexible B1c/B2/B8 use class floorspace and/or small-scale subsidiary retail, leisure or other ‘walk to’ services will be supported. Opportunities for intensification and redevelopment of under-utilised areas for activities falling within the supported identified use classes will be supported.</u></p>
B.1a2	<p>Fish Island South including Bow Midland West Rail Site Strategic Industrial Location (Preferred Industrial Location)</p>	<p>A range of significant B2 and B8 Use Classes of industrial, warehousing, transport, waste management and distribution. A safeguarded rail head and associated bulk freight distribution use. Uses should make effective use of the railhead, including potential for aggregate distribution and for concrete batching, the manufacture of coated materials, other concrete products and handling, processing and distribution of or aggregate material. Only small-scale supporting ancillary uses will be supported. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities, development of multi-storey schemes and more efficient use of land through increased plot ratios. Only where new industrial uses providing consolidated and intensive, high quality and sustainable facilities minimising the environmental, visual and amenity impacts of the site are provided will other new uses be supported (see Site Allocation 4.5).</u></p>
B.1a3	<p>Bow Goods Yard East Strategic Industrial Location (Preferred Industrial Location)</p>	<p>A safeguarded rail head and associated bulk freight distribution use. B2, B8 and waste management uses are appropriate. Only development supporting the rail-related and small-scale ancillary uses will be supported. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities, development of multi-storey schemes and more efficient</u></p>

		<u>use of land through increased plot ratios. Only where new industrial uses providing consolidated and intensive, high quality and sustainable facilities minimising the environmental, visual and amenity impacts of the site are provided will the introduction of other new uses be supported (see Site Allocation 4.5).</u>
B.1b1	Site at junction of Lee Conservancy Road and Eastway Locally Significant Industrial Site	B Use Class industrial use and suitable for a future industrial, storage and distribution or transport-related use. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities and more efficient use of land through increased plot ratios.</u>
B.1b2	Trafalgar Mews, Eastway Locally Significant Industrial Site	Mixed industrial and business use and transport associated use. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities and more efficient use of land through increased plot ratios.</u>
B.1b3	Site at Chapman Road Locally Significant Industrial Site	A mix of small-scale industrial, storage and distribution uses with supporting retail. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities and more efficient use of land through increased plot ratios.</u>
B.1b4	Bartrip Street North Locally Significant Industrial Site	A mix of small-scale industrial, storage and distribution uses. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities and more efficient use of land through increased plot ratios. Proposals involving intensification and co-location or release will be appropriate where it helps facilitate the delivery of the Bartrip Street South (SA1.9) allocation.</u>
B.1b5	Wick Lane and Crown Close, Fish Island Other Industrial Location	An employment-led mix of uses, including warehouse, storage, distribution, with some potential for residential development and live work in appropriate locations, subject to Bullet point 6 and 7 5. <u>Potential for redevelopment to re-provide existing industrial floorspace and intensify the floorspace capacity through more efficient use of land and increased plot ratios, facilitating the co-location with residential across the whole of the designation. An appropriate and gradual transition between nearby uses of residential and industrial.</u>
B.1b6	Cooks Road Other Industrial Location	Land within B1c/B2/B8 Use Classes. Land between Cooks Road and River Lea, redevelopment opportunity with a significant proportion of employment use providing floorspace within a range of use B1–B8 Uses Classes alongside other uses, with an element of residential, providing a transition to the lower employment mix of uses within the remainder of Pudding Mill. <u>Potential for redevelopment to make more efficient use of land including re-provision of intensive industrial floorspace at northern part of the designation, and to intensify the floorspace capacity through increased plot ratios facilitating the co-</u>

		<u>location with residential within the remainder of the designation.</u>
B.1b7	Sugar House Lane/ Stratford High Street Locally Significant Industrial Site	Land within B2/B8 Use Classes. Area at the northern end of the Strand East site, partly fronting Stratford High Street, with an existing planning permission for a cluster of development for a mix of predominantly office, workshop, retail, hotel and associated business and employment-generating uses. <u>The introduction of new industrial uses will provide intensive, modern and flexible accommodation.</u>
B.1b8	Rick Roberts Way North Locally Significant Industrial Site	A cluster of existing high-quality industrial design and manufacturing uses of B2 and B8 Use Classes in modern buildings. <u>Potential for intensification of the floorspace capacity of existing industrial uses through development of multi-storey schemes and more efficient use of land through increased plot ratios.</u>
B.1b9	Temple Mills Lane Locally Significant Industrial Site	Transport uses appropriate to or subsidiary to current use as bus depot.

Table 3: Retail centre hierarchy

NAME AND TYPE	DESCRIPTION AND FUNCTION	RETAIL QUANTUM
Stratford Metropolitan (including existing town centre) See Allocation SA3.1	<ul style="list-style-type: none"> • <u>Serving London- and regional wide catchment</u> • <u>Large and small scale retail (A1-A5) and D1 commercial leisure Significant retail floorspace within varied sizes, providing for comparison, convenience and service functions (A1-A2)</u> • <u>Significant Grade A B1 use class office space to support the potential Central Activities Zone (CAZ) reserve</u> • <u>Food and drink and leisure uses providing a night-time economy A focus on the day to night time economy, providing a wide range of food and drink (A3-A5); leisure; cultural and visitor attractions (D1, D2)</u> • <u>Subsidiary Residential development to be optimised and well-integrated into the Centre, focused around the transport hubs and other attractors</u> • <u>Maximised reuse of buildings of heritage value and protection of public houses of cultural or heritage value</u> • <u>Entertainment venues providing clear community-based function or speciality will be maintained or re-provided</u> 	Provision of approximately 64,000 <u>55,000</u> sqm (net sales area) of additional comparison floorspace across the whole of the Metropolitan Centre to <u>2036</u> 2030, focused to the centre-east. <u>Contribution towards the area-wide convenience floorspace requirement by 2036.</u>

	<ul style="list-style-type: none"> • <u>Development to facilitate the potential future expansion of the Metropolitan Centre boundary to include Stratford Waterfront</u> 	
<p>Bromley-by-Bow Potential District See Policy 4.1 and Allocation SA4.1</p>	<ul style="list-style-type: none"> • <u>Enhancement/reconfiguration of the existing superstore Re-provision of large-scale convenience floorspace</u> • <u>Small-scale A1–A5 retail floorspace providing for comparison, convenience and service functions (A1-A2)</u> • <u>Small-scale, food and drink (A3-A5) leisure and community uses which also contribute towards the emergence of the night-time economy within the area</u> • <u>B Use Class employment and business space in a range of sizes</u> • <u>Residential development is to be delivered at densities appropriate to the location across the whole of the Bromley-by-Bow site allocation</u> • <u>Serving a local catchment, accessed via public transport, walking and cycling</u> 	<p>Total retail, <u>leisure and service floorspace, including existing</u> of between 10,000 and 50,000 sqm. Approximately <u>8,000 6,200-sqm</u> (net sales area) comparison retail floorspace <u>to 2036, and re-provision of existing convenience floorspace. Remodelling/enhancement of superstore</u></p>
<p>Hackney Wick Neighbourhood See Allocation SA1.1</p>	<ul style="list-style-type: none"> • <u>A mix of small-scale retail (A1-A2), leisure and community uses, flexible and adaptable for a range of different uses and compatible with a range of different uses</u> • <u>A significant contribution to the day to night time economy of the area through a varied mix of food and drink (A3-A5), cultural, community and creative offers, providing vitality over longer periods of the day</u> • <u>Employment uses in a range of sizes, flexible and adaptable and compatible with mixed-use development including offices and workshops and, in some cases, industrial uses</u> • <u>Non-residential uses dispersed throughout the centre alongside residential development which should be optimised</u> • <u>Active ground-floor uses and frontages, considering flooding issues</u> • <u>Maximised reuse of buildings of heritage value and protection of public houses of cultural or heritage value</u> • <u>Entertainment venues providing clear community-based function or speciality will be maintained or re-provided</u> • <u>Serving a localised catchment</u> 	<p>Total retail, <u>leisure and service floorspace, including existing</u> up to 10,000 sqm <u>including the provision of convenience floorspace</u></p>

<p>Pudding Mill</p> <p>Local</p> <p>See Allocation SA4.3</p>	<ul style="list-style-type: none"> • Small-scale retail (A1-A5) and office/workshop/research and development uses • Serving a localised catchment • Residential development to be delivered at densities appropriate to the accessibility levels across the site 	<p>Total retail, <u>leisure and service</u> floorspace should not exceed 10,000 sqm. About 2,500 sqm retail permitted <u>including the provision of convenience floorspace</u></p>
<p>East Village</p> <p>Local</p> <p>See Policy 2.4</p>	<ul style="list-style-type: none"> • Small-scale retail (A1-A5) and office/workshop uses • Serving a localised catchment • Residential development on upper storeys across the site 	<p>Total retail, <u>leisure and service</u> floorspace, including existing, should not exceed 10,000 sqm, <u>including the provision of convenience floorspace</u></p>

Footnote- Focused to the eastern part of Stratford Metropolitan Centre (as extended) within the London Borough of Newham's administrative area for planning purposes. There is limited capacity for new comparison goods floorspace between 2018 and 2021 after allowing for all known commitments, and capacity emerges by 2026. At Stratford Metropolitan Centre this amounts to c16,000 sqm net at 2026; 40,000 sqm net by 2031 and 64,000 sqm net by 2036. The requirement at Bromley-by-Bow amounts to c2,000 sqm net at 2026; 5,000 sqm net by 2031 and 8,000 sqm net by 2036. The remainder of the phased requirement of 8,000 sqm net to 2036 is expected to be provided primarily at Hackney Wick and Pudding Mill. The floorspace figure over whole plan period is indicative, and is not considered to be a cap, due to the short-term validity of the information, a future review of retail requirements will be required from 2023 onwards with a confirmed requirement of 14,000 sqm to 2021 and with the requirement from 2021 to 2030 subject to review before 2021. Proposals for significant new retail floorspace capacity to be provided in advance of the identified requirements will be required to submit detailed Retail Impacts Assessments.

Section 5, Providing housing and neighbourhoods

Policy, para.	Type of change	Proposed change
Para 5.1	Minor <u>Considerable progress has already been made to achieving these goals.</u> It is expected that <u>by the end of 2019 about 11,000 24,000</u> homes will have been built within the Legacy Corporation area. <u>by 2031-With future planned development this figure is expected to reach 33,000 by 2036.</u>
Objective 2	Minor	Delivering more than 24,000 <u>22,000</u> new homes <u>between 2020 and 2036</u> within a range of sizes, <u>types</u> and tenures The delivery of at least four <u>two</u> new primary schools and one new secondary school.
SP.2 (1)	Major	The Legacy Corporation will work with its partners to maximise opportunities for delivering high-quality, sustainable and affordable homes <u>within a variety of types and tenures</u> and provision of supporting infrastructure through: 1. Delivering in excess of the <u>Draft New London Plan target of 1,471 2,161</u> housing units per annum <u>through, of which a minimum of 455 will be affordable</u> <u>optimising housing delivery on suitable and available sites</u> 2. <u>Maximising affordable housing delivery through a 35% target on a habitable room basis, with a 50% target on public sector land (see Draft New London Plan Policy H6)</u>
SP.2 (2)-(4)	Major	3. Providing for a <u>full range of identified size, accommodation and tenure requirements, particularly including family housing in all tenures, -Providing specialist housing and specific housing products which contribute towards the overall housing mix and meet identified requirements</u>
Para 5.2	Minor	The Legacy Corporation has an annual housing delivery target, set out within the London Plan. This has been developed by the Greater London Authority (GLA), on the basis of its Strategic Housing Land Availability Assessment, 2013 <u>2017</u> , and robust assessment of housing needs within its Strategic Housing Market Assessment, 2013 <u>2017</u> . The Legacy Corporation fully supports this housing delivery target and will seek to achieve and exceed this through the application of this policy.
Para 5.3	Minor	This target will be achieved through a range of sources, including large identified sites, non-self-contained accommodation (including hostels and student accommodation, <u>shared living</u>), an annualised through delivery on small sites and through conversions potential of 33 units <u>18</u> and reuse of long-term vacant properties. <u>Where appropriate, the Legacy Corporation will also support innovative means of site-assembly to support housing delivery, including for example, longer-term over-station development.</u> <u>Where</u>

Policy, para.	Type of change	Proposed change
		<p>appropriate, <u>custom/self-build opportunities shall also contribute towards the housing supply where all Local Plan requirements are met and the site is optimised for housing delivery.</u> Figure 9, the housing trajectory, shows the ability to deliver housing against the housing target over the Plan period. It shows that within the last five years delivery is less certain; however, London Plan targets will be reviewed by 2019/2020. <u>The trajectory includes a five per cent buffer of deliverable sites which is expected to will be met for the first five years, but it may not be possible on a rolling five-year basis past 2028/2029.</u> The London Plan recognises the difficulty of this approach.¹⁹ Nonetheless, it is expected that the cumulative housing target is expected to be exceeded, with more than 24,000 <u>22,000 homes will be delivered over the Plan period of 2020 to 2036 through optimised housing delivery on suitable, available and achievable sites over the period.</u> the creation of additional capacity and greater delivery on small sites than anticipated within the London SHLAA.</p>
Para 5.3	Major	<p>5.4 The Legacy Corporation will monitor and keep under review progress in seeking to achieve and where possible exceed the housing target, in particular against potential sources contained within each part of the draft New London Plan target (i.e. small, large sites and non-self-contained) <u>Policy 3.3. Where relevant it will introduce introducing measures to enhance delivery on all applicable sites, including optimising delivery on sites within the Legacy Corporation's ownership through the portfolio-based approach, update updating evidence and design codes, investigate investigating capacity requirements or amend amending targets where required. The quantum and timescale of development are subject to change. The Legacy Corporation will also work with the boroughs through the Duty to Cooperate to develop and devise a joined-up strategic approach to housing delivery and in particular to meet delivery targets towards the latter part of the plan period where, as shown within the housing trajectory within Figure 9 below, delivery becomes less certain. Where relevant these discussions should also cover the transition arrangements or the transfer of those powers to a future relevant body.</u> The trajectory and the list of key sites available in Appendix 2 will be kept under review within the Authority Monitoring Report (AMR), with delivery rates reflected within the rolling five year target.</p>
Para 5.4	Minor	<p>5.5 The London Plan Policy 3.11 allows flexibility in setting the affordable housing target in terms of how this is calculated and demonstrated; the Legacy Corporation has set the target in absolute terms, which has been calculated by removing non self-contained accommodation²⁰ from the housing target and apportioning the remainder by using the 35 per cent benchmark (see Policy H.2), i.e. 1,471 - 171 x 35% = 455.²¹ This should be achieved across the area, and will be subject to review to reflect changing market conditions. The draft New London Plan (2017) sets out an affordable housing threshold of 35 per cent affordable homes across London, including</p>

Policy, para.	Type of change	Proposed change
		<p><u>50 per cent on public sector land, and industrial land where there is a net loss in industrial floorspace capacity. It also sets out the requirement for an equivalent of 35 per cent affordable delivery on non-self-contained residential accommodation therefore monitoring will be based upon the proportion of affordable housing achieved over the monitoring year, rather than against an absolute figure. For the avoidance of doubt, in accordance with draft New London Plan policy H13 and the Affordable Housing and Viability SPG this applies to Build to Rent tenures as well as traditional, build for sale. Policies H.1 and H.2 provide further detail in relation to housing mix and affordable housing requirements. Delivery will be reported annually in the AMR.</u></p>
Para 5.5	Minor	<p>5.6 Protecting existing residential stock is also a key component of mixed and balanced communities. Loss of residential units, including affordable housing, floorspace or land <u>essential to housing delivery</u> will be resisted. Self-contained units or floorspace will be protected or re-provided unless unacceptable amenity issues are present. Residential land will only be released where an equivalent number of residential units or floorspace is re-provided across all applicable sites.</p>
Figure 9	Minor	New trajectory.
H.1 Housing mix	Major	<p><u>H.1: Providing for and diversifying the housing mix a mix of housing types</u></p> <p><u>The Legacy Corporation will seek to diversify the range of housing provision by securing an appropriate mix of housing and accommodation types to meet identified requirements. It will promote and diversify delivery on a range of different site types including through small sites and conversions by utilising tools such as the Characterisation Study, the Brownfield Register and PTAL mapping to identify potential locations for yielding additional housing capacity. This information will be kept up to date within the Authority Monitoring Report.</u></p> <p><u>All residential Residential proposals, including schemes utilising Built to Rent models should:</u></p> <ol style="list-style-type: none"> 1. Meet identified local and strategic requirements, containing a mix of one-, two- and three-bedroom units and larger, with units of two bedrooms and more constituting more than half the total; 2. Integrate a mix of unit <u>and tenure</u> types including flatted developments, maisonettes and family houses <u>housing</u> into the design; 3. Have no unacceptable adverse impacts on <u>Promote the creation of mixed and inclusive communities the mix and balance of the proposed area; and</u> 4. Meet London Plan and applicable Housing SPG design considerations, subject to Policy BN.4. <p><u>Schemes on small sites and conversions will be supported where:</u></p>

Policy, para.	Type of change	Proposed change
		<p>5. <u>the site is well-designed to optimise housing delivery;</u> 6. <u>the proposal is in accordance with all relevant policies of the Local Plan, including loss of open space, social infrastructure and employment floorspace capacity; and</u> 7. <u>there is no unacceptable loss of amenity.</u></p> <p><u>Where Built to Rent and other similar rental products are proposed, accommodation will be required to utilise unified ownership and management structures; include mechanisms to secure the accommodation as such for the long term, with appropriate clawback procedures, including options for long-term secured tenancies.</u></p>
Para 5.7	Minor	<p>5.8 Providing for a range of different forms of residential accommodation by dwelling sizes and types size, form, tenure and typology is essential to create sustainable new mixed and inclusive communities and meet identified housing requirements. neighbourhoods and to avoid problems which may arise from over-concentration of certain sizes and types of accommodation. For this reason, a range of sizes to meet identified requirements and different configurations of accommodation will be sought. The principal aim is to achieve mixed and balanced communities. Build to Rent accommodation is playing an increasing role providing additional assurances to that normally found within the private rented sector through flexible tenancies, greater certainty over rent rises and a managed approach to the whole development. In combination, this approach should help enable residents to remain in the area for the longer term, contributing to community cohesion.</p>
New para	Major	<p>5.9 The draft New London Plan emphasises the potential contribution of small sites towards overall housing delivery, however due to the constrained nature of the area the contribution from small sites and conversions is likely to be comparatively small. Nonetheless measures are being introduced to boost delivery from these sources. Should small sites delivery fall below the anticipated 80 units per annum from year 6 onwards (2025) the Legacy Corporation or responsible body should consider the use of more prescriptive design codes setting out what forms of small site delivery may be appropriate.</p>
Para 5.8	Major	<p>5.10 Evidence The Housing Requirements Study (2018) suggests that there is a particularly high local requirement for the following types of housing size: two bedroom market homes and, within the affordable sector, for two and three bedroom homes. The Greater London Authority SHMA (2017) identifies a greater strategic need for low cost rented properties, in particular for one-bedroom properties.</p> <ul style="list-style-type: none"> ● One bedroom properties within market and affordable/social rented ● Two bedroom properties in market housing ● Larger units (of three bedrooms or more) particularly within affordable/social rented and low-cost home ownership sectors.

Policy, para.	Type of change	Proposed change
Para 5.9	Major	5.11 All proposals should reflect these identified size, form and tenure requirements, providing an appropriate balanced mix of one-, two- and three-bedroom units, including within affordable tenures. <u>Provision of low cost rented units should provide an equal mix of one, two and three-bedroom properties.</u> All proposals should contain more two-bedroom-plus units than one-bedroom units, and should not avoid the provision of any single size or tenure. When considering the detailed mix of dwelling sizes, the Legacy Corporation will consider individual site circumstances, including location, viability and the maintenance <u>promotion</u> of mixed and inclusive balanced communities. Proposals which cluster units of a particular size and tenure and do not reflect these requirements will not be permitted. In all cases, proposals should show how the provision of family housing has been maximised.
New para	Major	5.12 <u>The Legacy Corporation will apply the Mayor's definition of Build to Rent (BTR) as set out within Policy H13 of the draft New London Plan which includes schemes of more than 50 units, covenanted for at least 15 years and containing specific management measures. This generally includes proposals for a number of units which are purpose-built, or redeveloped for rent, normally by an institution or management company within the private sector to individuals, groups or families who do not share specialist-use requirements (i.e. excluding student and older persons' accommodation). The Legacy Corporation will utilise S106 agreements and conditions to secure Build to Rent provision. Alike traditional build for sale proposals, schemes containing BTR will be expected to provide a mix of dwelling types and sizes.</u>
Para 5.10	Minor	5.13 Where appropriate and viable, units intended for family housing should be within a mix of flatted development and traditional houses or maisonettes. Consideration should also be given to <u>different living requirements and lifestyles such as how developments can be designed to suit the lifestyles of large family groups, including layouts with kitchens separate from other living space and, for example to support home working practices.</u>
Para 5.11	Major	5.14 Proposals shall be supported which address existing stock imbalances by introducing market and intermediate housing within existing predominantly social rented areas or those which introduce affordable rented accommodation where currently under-represented, provided that they meet an identified local housing need. A mixed and <u>inclusive neighbourhood</u> balanced community will generally be considered to reflect roughly the local demographic norms in relation to tenure, age structure and income and enable people to remain within the community for the long term. Where the Legacy Corporation considers that a proposal could impact negatively on mixed and <u>inclusive neighbourhoods</u> balanced communities , or harm the residential amenity, character or function of the area, additional justification of the need for the development should be provided in the form of local studies,

Policy, para.	Type of change	Proposed change
		waiting lists, business cases for the development and potential economic repercussions, should the proposal not take place.
Para 5.12	Major	<p>5.15 The Legacy Corporation is directed by the London Plan on a range of housing policies which will be applied including: play space, residential amenity, daylight and sunlight, accessibility and safety design principles. Policies BN.4 and BN.5 sets out how the Baseline Standards within the Mayor's Housing SPG will be applied alongside optional requirements and the Nationally Described Space Standards – Technical Requirements will be applied. The London Plan's density matrix is a useful tool, referencing Public Transport Accessibility Levels (PTAL) for determining densities; however, <u>All proposals, including self/custom-build will be expected to optimise housing delivery on deliverable sites, when considering the appropriate density, the Legacy Corporation will consider individual site circumstances including: location, constraints, transport accessibility, connectivity and capacity; management, occupancy and tenure of the development; and contribution of the site to the Legacy Corporation's convergence aims. Schemes referable to the Mayor will also be required to undergo design review through the Quality Review Panel and submit a Management Plan where the density thresholds as set out in Draft New London Plan Policy D6 are triggered.</u></p>
New para	Minor	<p>5.16 <u>The housing trajectory sets out the anticipated delivery rates, but does not include an allowance from small sites for the first five years as delivery rates from these sources are currently considerably below these levels. However it is anticipated that delivery from these small sites can be increased by applying the principles of this new policy approach. The Characterisation Study, 2018 identifies the character of each part of the sub area and highlights broad locations which can potentially yield residential capacity from small sites, defined as less than 0.25ha or through residential conversions. Other locations within PTAL levels 3 to 6 are also considered broad locations of search. Residential proposals will be supported where they are of a suitable scale and design, have no unacceptable impacts on amenity and meet all other Local Plan policies.</u></p>
New para	Major	<p>5.17 <u>The Legacy Corporation will also seek to identify further opportunities to boost small site delivery through promoting brownfield sites and utilising the Brownfield Register. The previous 0.25 threshold has been amended to invite sites capable of delivery of more than 5 homes. The Call for Sites process of the Brownfield Register will remain open and the list will be updated regularly, at least on an annual basis.</u></p>
New para	Major	<p>5.18 <u>Other potential sources of residential capacity will come from conversions of other uses to residential. Due to other Local Plan policies protecting employment floorspace capacity for example, and the amount of development taking place within the area it is not anticipated that this form of development will yield any significant new capacity. The Legacy Corporation will monitor within the Authority Monitoring Report and keep under review the amount</u></p>

Policy, para.	Type of change	Proposed change
		<p><u>of capacity coming forward from small sites and conversions, introducing measures to enhance delivery where necessary such as further detailed housing capacity work and design codes.</u></p>
Case Study 3	Minor	<p>Case Study 3: Chobham Farm – Housing Mix</p> <p>The Chobham Farm site is located to the east of the Legacy Corporation area. It is adjacent to the railway line and part of it is situated on former Strategic Industrial Land currently within industrial use. The site has outline planning permission for up to 1,036 units.</p> <p>The first phase of the development is for mixed use development: six buildings between three and ten storeys providing 173 residential units (Use Class C3) and 1,161 sqm of commercial floorspace (Use Class A1-A3, B1, D1 and D2) plus car and cycle parking. The residential density of development in this phase is 680 habitable rooms per hectare.</p> <p>The proposed mix of the first phase is well balanced, with family units of larger three and four bedroom units occupying approximately a third of the units. This mix meets demand identified within the Strategic Housing Market Assessment Review (2013) for three bed units, with 30 per cent of the affordable units being family dwellings and the whole of the scheme is structured in favour of two and three bed units, rather than one bed units.</p> <p>In terms of the affordability mix, this is also in favour of units with more than two bedrooms, and only 14 per cent of the affordable units are one bed properties, with more than half of these being affordable rent.</p> <p>The later phases of the proposal, permitted in outline, are also biased in favour of family housing units, with the scheme as a whole delivering approximately 43 per cent of units with more than three bedrooms. The viability of the latter phases of the development will be re-assessed to secure the maximum viable proportion of affordable units which has been set out within the terms of the Section 106 Agreement.</p> <p><u>Case Study 3: Housing Mix 52-54 White Post Lane</u></p> <p><u>This scheme is located in Hackney Wick but just outside the boundary of the Hackney Wick Masterplan site. This is a mixed-use redevelopment containing around 2,400 sqm of employment floorspace plus 55 residential units. The proposed mix of the scheme is well balanced with 34.5% 1 beds, 34.5% 2 beds and 31% 3 beds. This conforms to the Local Plan policy aspiration of a ‘balanced mix’.</u></p>
H.2 Affordable housing (1)-(4)	Major	<p>Affordable housing will be maximised <u>sought</u> on sites capable of providing ten units or more and over 1,000sqm combined floorspace or has an area of 0.5 hectares or more, <u>based on the affordable housing targets set out within SP.2</u>, broken down as 60 per cent <u>low cost rented Affordable Rent and Social Rent</u>, and 40 per</p>

Policy, para.	Type of change	Proposed change
		<p>cent intermediate ^{[Footnote- NPPF 10% low cost home ownership should be included within this category].} ,- <u>The Legacy Corporation will apply the Mayor’s Fast Track and Viability Tested Routes and thresholds to maximise affordable housing delivery, including utilising viability re-appraisal where relevant. The following shall be considerations for maximising provision:</u></p> <ol style="list-style-type: none"> 1. <u>Identified needs and tenure requirements</u> 2. <u>Affordable housing targets and delivery rates</u> 3. <u>The need to facilitate development</u> 4. <u>Viability including phased viability re-appraisal.</u> <p><u>For self-contained residential schemes, affordable housing should be delivered on site in the first instance. Off-site provision will only be considered where it:</u></p> <ol style="list-style-type: none"> 1. <u>5.</u> <u>Provides equivalent number and type of affordable units across all sites related to the proposal;</u> 2. <u>6.</u> <u>Does not prejudice the delivery of affordable housing;</u> 3. <u>7.</u> <u>Is delivered at no financial advantage to developer;</u> 4. <u>8.</u> <u>Is linked to the completion of the market housing elements of the scheme;</u> 5. <u>9.</u> <u>Is located where able to provide for local housing needs; and</u> 6. <u>10.</u> <u>Would be beneficial to achieve and maintain mixed and balanced communities.</u> <p><u>Financial contributions will only be acceptable when on-site provision and all potential off-site options have been fully explored and discounted, and linked to a particular site or proposal. Other specific policies of the Local Plan set out where contributions towards off-site provision of affordable housing are appropriate.</u></p>
Para 5.13	Minor	<p>5.19 <u>Providing for housing needs including through different affordable tenures is crucial to achieving mixed and inclusive neighbourhoods balanced communities. For this reason, a proportion of total housing delivery will be within affordable tenures. This has been set as a minimum target of 35 per cent of affordable homes across the whole of the Legacy Corporation area and 50% on public owned land and as set out within Policy H6 of the draft New London Plan. Where residential is proposed within designated and non designated industrial sites and there will be a net loss of industrial floorspace capacity, 50% affordable housing is expected or the VTR will be utilised. This has been determined according to evidence and subject to rigorous viability testing ^[2018 Affordable Housing Viability testing] to determine viability across the whole of the area. This should be used as a minimum and will be used to commence discussions on individual schemes. In relation to the affordable housing tenure split requirements, the draft New London Plan sets out that 30 per cent shall be provided as low cost rented homes and 30 per cent intermediate products, with the remainder to be determined by the local planning authority through the Development Plan process. As local and strategic</u></p>

Policy, para.	Type of change	Proposed change
		<p><u>evidence confirms a higher need for low cost rented accommodation, within the Legacy Corporation area the remaining 40 per cent shall normally be provided as 30/10 in favour of low cost rented. When determining the detailed affordable housing mix the intermediate offer should also meet the 10% low cost home ownership requirement of the NPPF (where relevant</u> ^{[Footnote- exclusions for solely for Build to Rent schemes, specialist accommodation for a group of people with specific needs, by people who wish to build or commission their own homes; or is exclusively for affordable housing]).}</p>
Para 5.14	Major	<p>Affordable rent is a relatively new product, where eligibility is based upon local incomes and local house prices rather than local authority lists alone. Affordable rent is intended to address similar types of need to that within traditional social housing. Half of the affordable rented product will include rental rates capped to ensure the requirements of those most in need are met (similar to those within local authority nomination lists). For the remainder within the ‘discounted’ level, this should have typical rents of no more than 80 per cent of market value, including service charge. This level is broadly achievable across the area.²⁷</p>
New para	Major	<p>5.20 <u>The Mayor has set out appropriate income caps for his preferred intermediate tenures of London Living Rent and London Shared Ownership which will be applied. In relation to affordable housing allocations the Legacy Corporation will follow the approaches of the Growth Boroughs. In practice, the Legacy Corporation is not setting specific local rental caps, but will expect developers and registered providers to agree the proposed rental levels, maintained as low as possible, based on meeting local Borough needs, benefit caps and maximising output. The Mayor’s annual London Affordable Rent benchmarks shall be used as the starting point for setting appropriate rental rates, and other similar products should also demonstrate similar levels of affordability. Developers will be expected to demonstrate that they have engaged with a registered provider and secured a commitment for provision from the outset. Subject to the availability of appropriate funding, delivery of social rented accommodation within the area will be supported. Affordable housing should maximise larger, family type housing. Affordable accommodation should be indistinguishable externally from other tenures.</u></p>
Para 5.15	Major	<p>5.21 <u>Policy H.2 will apply to all residential schemes over 10 units or more or on sites of over 0.5 hectares, including future changes of use of residential floorspace. Proposals which provide affordable housing at the relevant threshold as set out within SP.2 without public subsidy, meet the 60/40 tenure mix requirement as above and all other Local Plan policy requirements can qualify for the Fast Track Route (FTR). All other proposals shall be assessed under the Viability Tested Route (VTR). This will mean that the scheme’s viability will be tested at the application stage, and further viability</u></p>

Policy, para.	Type of change	Proposed change
		<p>testing will be secured via As-scheme viability can vary across its lifetime, to ensure affordable housing is maximised, the Legacy Corporation will utilise Section 106 Agreements using the formula and the process set out within the Mayor’s Affordable Housing and Viability SPG to secure early, mid and late stage reviews (as appropriate). Viability re-appraisal will also be secured within FTR schemes for circumstances where an agreed level of progress has not been met within two years to ensure that proposals within phased development re-appraise viability prior to each subsequent phase of the development. Outcomes of the re-appraisal may result in additional affordable housing provision within later phases. For Build To Rent schemes to qualify for the FTR the tenure mix should consist entirely of Discounted Market Rent with 60 per cent being offered at a discount equivalent to London Affordable Rent, 30 per cent as London Living Rent and the remainder offered at equivalent rates to other intermediate housing offers. All other tenure mixes will be subject to the VTR. In accordance with the draft New London Plan Estate regeneration schemes should go through the VTR. Policy H.2 will apply to all residential schemes over 10 units or more or over 0.5 hectares, including future changes of use of residential floorspace.</p> <p>5.31 The Legacy Corporation acknowledges the viability implications of delivery of purpose-built private rented accommodation, as opposed to market sale, so specialist PRS viability appraisal, based on yield, shall be accepted when demonstrating how affordable housing provision has been maximised. In these circumstances, the Legacy Corporation will expect PRS provision to be covenanted⁴⁰ for long-term private rented sector use. The long-term management of PRS will be secured by condition.</p>
New para	Minor	<p><u>5.22 Where affordable housing is provided as dedicated blocks within a larger scheme the affordable housing units should be appropriately located across the site, avoiding parts of the site which may be more constrained or less accessible. Affordable accommodation should be indistinguishable externally from other tenures.</u></p>
H.3 Older persons	Minor	<p>Net loss of older persons’ accommodation will only be acceptable where it is unsuitable or below relevant standards and incapable of meeting standards at reasonable expense. The Legacy Corporation will support provision of new specialist older persons’ accommodation <u>within C2 or C3 use classes</u> which will be acceptable where:</p> <ol style="list-style-type: none"> 1. Suitably located in relation to transport modes, <u>social infrastructure</u> and Centres; 2. Meeting identified strategic needs for the tenure and <u>specialist type of accommodation</u>;

Policy, para.	Type of change	Proposed change
		<p>3. Meeting a local need for the level of care provided within the accommodation;</p> <p>4. It meets <u>accessible and inclusive design and other relevant standards</u> for the type of accommodation; and</p> <p>5. Delivery of non-specialist housing is not compromised.</p> <p><u>Self-contained C3 accommodation should also provide affordable housing in accordance with Policy H.2.</u></p>
Para 5.16	Minor	<p>5.23 The average age in the Legacy Corporation area is set to increase over the Plan period, but with a younger population than within other parts of London. Nonetheless, evidence suggests that there is a <u>strategic London-wide need for specialist accommodation within all use classes and tenures</u> ^[Reference London Plan evidence]. <u>as well as a small local need but most of the strategic needs for older persons' accommodation mainly for come from C3 accommodation with varying types of specialism and support those within the C3 Use Class and owner occupation tenures.</u>²⁹ ^[Housing Requirements Study, 2018] . Policies will ensure that needs for specialist older persons' accommodation can be met. <u>Generally C3 accommodation will be considered self-contained sheltered or extra care accommodation whereas C2 accommodation will be residential sheltered care homes with a significant level of care such as healthcare, domestic help or emergency support. For the purposes of clarification, non-self-contained older person's accommodation will be monitored on the basis of 3 bedspaces accounting for a single home.</u></p>
Para 5.17	Minor	<p>5.24 All types of older persons accommodation should meet National Minimum Standards for Care Homes for Older People or be designed for the needs of future occupants, <u>including specifically for dementia care</u>, staff and visitors while maintaining flexibility of tenure, in accordance with the Design Principles for Extra Care Housing, 2008. Existing accommodation shall only be lost where these design standards are incapable of being met through re-configuration of the accommodation. This will be assessed by the cost of work to meet standards and specialist viability appraisal.³¹ Identified increased strategic and local needs for older persons' accommodation mean it is unlikely that a case for a lack of need for specialist older persons' accommodation can be proven. <u>Proposals involving changes of use between different forms of older person's accommodation should demonstrate changing local requirements for the level of care and utilise viability appraisals to maximise affordable housing.</u></p>
Para 5.18	Minor	<p>5.25 The Legacy Corporation does not have an indicative benchmark target within the London Plan; however, it will seek to provide accommodation to meet strategic and local requirements. To enable occupants of specialist accommodation to carry out day-to-day tasks, proposals should be located within easy access of public transport, <u>social infrastructure</u> and Centres, as defined within Table 3.</p>

Policy, para.	Type of change	Proposed change
Para 5.19	Minor	<p>5.26 Provision should align closely with requirements, so the Legacy Corporation will seek to ensure that specialist, and sometimes high-cost, accommodation does not compromise the overall delivery of housing requirements. Proposals should therefore demonstrate how the development meets the strategic need within east London for the tenure and type of <u>specialist accommodation, including accommodation suitable for people with dementia</u>. Proposals for <u>accommodation with an element of care should demonstrate and</u> local requirements for the <u>specific type and level of care</u>. This will be key for accommodation where the level of care is minimal, e.g. retirement complexes. Methods of demonstrating local need should include <u>local demographic information, waiting lists, survey information and demand information from similar developments within a nearby equivalent area</u>. <u>Proposals for new C2 accommodation should also submit business models and management plans to demonstrate the ability to deliver and manage the development for the long-term</u>. Specialist viability appraisal will be expected to take into account the distinct economics of specialist accommodation provision.</p>
New para	Minor	<p>5.27 <u>New C3 older persons accommodation should deliver 35% affordable housing in accordance with Policy H.2, or be assessed through the Viability Tested Route</u>. Given that almost half of the <u>total requirement is for Leasehold Schemes for the Elderly (LSE) the tenure split for affordable older person's accommodation should be balanced in favour of shared ownership products</u>.</p>
Case Study 4	Minor	<p>Case Study 4: Stratford Halo, 150 High Street, Stratford Older persons' accommodation within a mixed and balanced community</p> <p>The development as a whole won Inside Housing's 'Development of the Year (large schemes)' award 2013, and has delivered 65 extra-care units sitting alongside market and affordable rented, HomeBuy, outright sales, commercial, business and workshop space. The scheme is a good example of how introducing older persons' accommodation to a scheme can contribute to mixed and balanced communities by providing a range of tenures and introducing a population diverse in terms of income levels.</p> <p>The developers worked in partnership with Newham Adult Social Care team to deliver the variety of different care services in one extra-care scheme. Residents have the use of dedicated outside space, as well as that for the development as a whole. This provides a safe environment for vulnerable residents, as well as encouraging integration. It also provides a number of learning opportunities for residents, including IT classes, arts and crafts, music therapy and coaching skills.</p> <p>Case Study 4: Older persons' housing, William Guy Gardens</p>

Policy, para.	Type of change	Proposed change
		<p><u>This scheme completed in 2016 involved the redevelopment of a vacant older persons housing development to provide a total of 41 units for the over 50's including associated communal and private amenity space, hard and soft landscaping and disabled car parking. It provided 36 affordable dwellings and 5 market dwellings for the over 50's age group, involving a net increase of 28 older persons' units.</u></p>
H.4 Student accommodation	Minor/major	<p>Net loss of student accommodation will be acceptable where the proposal meets identified requirements within the housing supply. Proposals for new <u>purpose-built student accommodation (PBSA) should:</u></p> <ol style="list-style-type: none"> 1. <u>Secure</u> Secures the accommodation through planning agreement or condition for long-term student use and <u>be secured by nomination agreement for occupation by students of one or more identified Higher Education provider.</u> a) Establishes relationships with higher education institutions (HEIs) including where it is part of a wider scheme for a new HEI campus, and is available at an affordable rate; or b) Maximises affordable student provision according to viability where there is not an undertaking with a specified HEI 2. <u>Meet identified strategic needs for student accommodation and be directed to appropriate locations within or on the edge of the Metropolitan Centre. Proposals outside these locations will be acceptable where they are suitably located for easy access by walking, cycling or public transport to the higher education provider/s to which the proposal is linked.</u> 3. <u>Facilitate a positive balance of tenure and income in the locality and</u> has 4. Has have <u>no unacceptable adverse amenity impacts; and</u> 5. Is suitably located in relation to public transport and HEI/s; and 4. <u>Provide the maximum level of on-site affordable student provision, or assessed through the Viability Tested Route (VTR) (utilising the thresholds set out within paragraph 5.19) and be secured through a legal agreement.</u> <p>In locations where the proposal has the potential to impact negatively upon the aims of (3) through over concentration, justification of the requirement for the development should be provided by additional local market need information.</p>
Para 5.20	Minor	<p>5.28 <u>The draft New London Plan specifies that there is a strategic need across London for new student bedspaces and provision of new purpose-built student accommodation (PBSA) can contribute towards the overall supply of housing but should be more dispersed. For this reason, the Legacy Corporation will ensure that student accommodation permitted within the area meets genuine</u></p>

Policy, para.	Type of change	Proposed change
		<p>student needs and is appropriate in location and that uses are integrated well into the wider environment through application of this policy. <u>For the purposes of clarification, PBSA will be monitored on the basis of 3 bedspaces accounting for a single home.</u></p>
Para 5.21	Minor	<p>5.29 To ensure that the accommodation is provided at a rate affordable to current students, proposals should be linked to <u>one or more established higher education providers institutions (HEIs)</u> or <u>and secured for long-term student use through Section 106 Agreement or conditions. If these links are not established, rental levels should be kept low, subject to specialist viability testing, through maximising the number of units available to students at rates equivalent to affordable provision tied to London HEIs.</u> Proposals shall only be determined under this policy where they will be robustly secured for students through <u>Higher Education Provider HEI links, conditions or a Section 106 Agreement, or where all the bedspaces qualify as affordable student accommodation.</u> In all other cases, it shall be subject to the requirements of Policy H.2: Affordable housing, and any other relevant policies within this Local Plan.</p>
Para 5.22	Minor	<p>5.30 <u>The Metropolitan Centre and edge of centre sites within the northern Stratford Policy Area Zone (see Policy 3.1) are considered most appropriate for PBSA due to the enhanced public transport accessibility, the location of existing and future higher education providers and the ability of the proposals to add to the diversity and vitality of the centre. However by</u> By <u>its nature, the student population is transient, so proposals in all locations should ensure that this does not impact negatively on the long-term sustainability of the community. In areas of existing high provision, most notably within the vicinity of Stratford, proposals should consider carefully their impact on the management of the night time economy, including crime and safety and the impact on mixed and balanced communities inclusive neighbourhoods and where necessary justified through, justifying the proposal through</u> additional local market need information. This may include consideration of <u>planning permissions and delivery against the apportionment of student accommodation within the annual housing target of 171 per annum (see SP.2), HEI higher education provider waiting lists, survey information and demand information from similar developments within the area.</u> 5.23 <u>All proposals should demonstrate how potential for noise, disturbance and amenity impacts will be minimised through a management scheme, as well as be located within a short walking distance of public transport or HEIs</u></p>
New para	Minor	<p>5.31 <u>The draft New London Plan expects non-self-contained schemes such as student accommodation to contribute to the supply of affordable housing. Any new proposals should therefore provide at least 35% on-site affordable student bedspaces available at a rate affordable to students on maximum state-funded financial</u></p>

Policy, para.	Type of change	Proposed change
		<p><u>support (defined by the Mayor’s Annual Monitoring Report and appropriately indexed in later years) or be rigorously assessed through the VTR. Proposals located on public land, or on industrial sites where there is a net loss of industrial capacity should provide at least 50% affordable student rooms to follow the FTR. Affordable student provision should be equivalent to all other bedspace provision by nature of the design, size and services provided, with nominations managed by the relevant higher education provider. Any future proposed change of use will trigger a full Viability Review to maximise affordable housing.</u></p>
New para	Major	<p><u>5.32 The Legacy Corporation will expect the submission of information demonstrating how the population density of the proposal compares to that of similar housing schemes meeting the Local Plan housing mix requirements as set out in Policy H.1. Where the population density is above that of equivalent schemes and there are considered to be sufficient additional impacts on transport or infrastructure demand compared to other conventional housing schemes, for example for healthcare facilities, or a substantial increase in footfall, further S106 contributions may also be sought for mitigation of impacts. The use of student accommodation for other ancillary uses within the vacation period will only be acceptable where the accommodation is offered to conference delegates, university interns, and short course students at an equivalent daily rate to that charged the student occupants of the accommodation. Where acceptable occupancy conditions will be secured through conditions or S106 agreements.</u></p>
H.5 G&T	Minor	<p>The Legacy Corporation will seek to provide for the needs of gypsies and travellers generated within its area through working strategically with neighbouring boroughs and co-operating <u>and engaging</u> with gypsy and traveller communities to allocate <u>and deliver</u> suitable sites.</p>
Para 5.25	Major	<p><u>5.34 The Housing Requirements Study (2018) identifies Evidence suggests that there is a net requirement for between ten and 19 nine gypsy and traveller pitches within the Legacy Corporation area over the Plan period to 2036 plus a need for an additional 15 pitches arising from households falling within the draft New London Plan definition, but do not meet the planning definition defined within the Planning Policy for Traveller Sites (2015). The first five-year, needs-based pitch target amounts to between six and 13 pitches. The existing site at Chapman Road shall be is safeguarded for gypsy and traveller accommodation uses to continue to contribute a supply of five pitches over the Plan period. Although site assessments³⁵ have concluded that there are no suitable, available and achievable sites to meet the identified needs over the Plan period, an audit of open space has identified that the Local Open Space designation at Bartrip Street South has minimal value and</u></p>

Policy, para.	Type of change	Proposed change
		<p>functionality and so has been removed from designation.³⁶ The allocated site at Bartrip Street South is expected to be able to provide around nine new pitches therefore it has the potential to meet the needs of households who meet the planning definition over the plan period to 2036. This means that this site has potential to contribute towards the pitch requirements and so has been allocated for gypsy and traveller use (see Allocation SA1.9). This site is only expected to be able to meet the lower end of the first five-year pitch target of up to approximately nine pitches. It is not yet known how the identified needs for 15 pitches for households who fall outside the planning definition over the whole of the Plan period will be met. In order to do so the Legacy Corporation will continue to cooperate with neighbouring authorities to explore potential to meet need associated with its area at a strategic level. The Legacy Corporation will therefore identify and update on an annual basis the availability of sites to meet the first five years' supply of sites against the pitch target; identify specific sites or broad locations of sites to meet supply for years 6 to 10, and thereafter; and monitor performance against these targets and review Local Plan Policy H.5 if these aims are not being met by 2018/19.</p>
Para 5.26	Minor	<p>5.35 Where any additional sites can be identified for potential gypsy and traveller use within the area, suitability will be assessed on the same grounds as housing in general, including deliverability and developability tests. <u>Where small gypsy and traveller sites are proposed, proximity to existing sites to ensure the cohesion of the gypsy and traveller community will be considered positively.</u> The policy criteria shall be used to assess proposals for potential sites within the plan-making and development management processes where potential arises. The Legacy Corporation will monitor any unmet need through the monitoring and review process which will include updating evidence, investigating capacity requirements or amending targets where required and will cooperate with each of the Growth Boroughs to address wider strategic issues of accommodating need for gypsy and traveller accommodation once they have reached an appropriate point of review for their local plans. <u>On an annual basis the Legacy Corporation will also work with the boroughs and other partners to audit existing pitches for overcrowding, capacity and refurbishment requirements</u> Where small sites are proposed, proximity to existing sites to ensure the cohesion of the gypsy and traveller community will be considered positively. and will utilise the relevant borough's nominations process where new sites are provided.</p>
H.6 HMOs	Minor	<p>Net loss of HMOs will only be permitted where an HMO is no longer required, is unsuitable or below standards, or is being replaced with housing meeting localised needs.</p> <p><u>Schemes of 30 units and more will deliver a cash in lieu contribution towards the delivery of 35% C3 affordable housing, or be subject to the Viability Tested Route.</u> Proposals for purpose-built HMOs and</p>

Policy, para.	Type of change	Proposed change
		<p>conversions requiring planning permission will be acceptable where:</p> <p>1. Maximising affordable housing according to viability; 1. 2. Meeting an identified local need; </p>
Para 5.27	Minor	<p>5.36 The importance of HMOs to the housing supply has been heightened by benefit reforms. Single households under 35 will now often require space in shared accommodation, as opposed to single-person dwellings. It is considered that HMOs provide an important role in the housing supply, particularly to meet the needs of younger households. To maintain this important supply of low-cost housing, the Legacy Corporation will seek to protect HMOs which meet relevant standards and provide a high standard of new HMO accommodation.</p>
New para	Minor	<p>5.37 HMOs are defined within this policy as having at least 3 tenants living together to form one household, sharing washing and cooking facilities but let on a room by room basis, rather than as a single property. Large HMOs are over three storeys high with 5 tenants or more. HMOs do not normally provide any additional shared amenity or facilities, whether on-site or through off-site linked, or shared facilities. In accordance with the London Plan, HMOs, being non-self-contained should normally be monitored on a 3:1 basis. The affordable housing requirement will be triggered at 30 units, on this basis of this being equivalent to 10 residential units, and thus meeting the threshold as set out within Policy H.2. Any future proposed change of use will trigger a full Viability Review to maximise affordable housing.</p>
Para 5.28	Minor	<p>5.38 New provision should meet relevant housing space standards as well as normal internal and residential amenity standards. Premises should be licensed, ensure mixed and balanced communities (see Policy H.1) and should not compromise the overall delivery of housing requirements. The Legacy Corporation shall monitor and enforce against any ‘beds in sheds’ and the impact of HMO provision through permitted development rights. An Article 4 Direction will be considered if evidence suggests that there has been a substantial loss of family housing to HMOs.</p>
H.7 PRS	Major	<p>Policy requirements now included within Policy H.1.</p> <p>Policy H.7: Large-scale investment in private rented sector</p> <p>New purpose-built private rented sector accommodation, including large-scale, long-term investment, will be supported where the proposal:</p> <p>1. Maximises affordable housing according to viability;</p>

Policy, para.	Type of change	Proposed change
		<p>2. Meets local and strategic needs;</p> <p>3. Provides well managed accommodation meeting high design standards; and</p> <p>4. Includes a mechanism to secure the accommodation as private rented for the long term.</p> <p>Cross-reference to policies: SP.2; BN.1; BN.4; BN.5; H.2 London Plan policies: 3.8; Housing SPG</p> <p>Reasoned justification</p> <p>5.29 Large scale investment in the private rented sector as a concept can play an important role in meeting the housing needs of those who choose not to or are unable to afford to buy market homes. It also provides a supply of accommodation available for those who are in housing need and supported by benefits. Advantages of this provision are flexible tenancies, greater certainty over rent rises and a managed approach to the whole development, ensuring consistent quality. These assurances shall also enable residents to remain in the area for the longer term, contributing to community cohesion. Despite the planning system offering limited powers to influence provision, proposals for such accommodation which meet a number of criteria will be supported.</p> <p>Policy application</p> <p>5.30 In the context of this policy, the private rented sector (PRS) is considered to refer to proposals for a number of units which are purpose-built, or redeveloped for rent, normally by an institution or management company within the private sector to individuals, groups or families who do not share specialist use requirements (i.e. excluding student and older persons' accommodation).</p> <p>5.31 The Legacy Corporation acknowledges the viability implications of delivery of purpose-built private rented accommodation, as opposed to market sale, so specialist PRS viability appraisal, based on yield, shall be accepted when demonstrating how affordable housing provision has been maximised. In these circumstances, the Legacy Corporation will expect PRS provision to be covenanted⁴⁰ for long term private rented sector use. The long term management of PRS will be secured by condition.</p>
New shared living policy (H.7)	Major	<p><u>H.7 Shared living accommodation</u></p> <p><u>Proposals for large scale shared living accommodation should be directed towards the Metropolitan Centre or identified appropriate edge of Metropolitan Centre locations. Large scale and other smaller shared living proposals outside these locations should demonstrate the role of this form of accommodation in meeting identified housing requirements. Proposals will be acceptable where they:</u></p>

Policy, para.	Type of change	Proposed change
		<ol style="list-style-type: none"> 1. <u>Relate positively to the aim of mixed and inclusive neighbourhoods</u> 2. <u>Include suitable and secured management processes; and provide sufficient on-site facilities, services and amenity space in accordance with Draft New London Plan Policy H18, which should be appropriate to the scale, density and population of the proposed development;</u> 3. <u>Meet high residential design standards; and</u> 4. <u>Contribute financially towards the provision of off-site C3 affordable housing (for schemes of 30 bedspaces and above), equivalent to 35% of residential units within the proposal</u>
New para	Major	<p><u>Reasoned justification</u></p> <p>5.39 <u>The extent of the need for housing across London in particular has facilitated the growth in new and alternative forms of accommodation which can contribute towards the overall supply. It is believed that shared living can play a key role in meeting housing delivery and provide a new product in demand across London, however it is important that proposals provide high standards of accommodation and are appropriately located, as well as contribute appropriately to the supply of affordable housing.</u></p>
New para	Major	<p><u>Policy application</u></p> <p>5.40 <u>Shared living accommodation is defined within this policy as a non-self-contained residential development (demonstrably not C3) which do not meet minimum housing standards; delivered under single management; with tenancies of at least three months; containing on-site, or linked off-site shared communal facilities encouraging shared interaction, above that required for washing and cooking; and which fall outside within the scope of policy H.6 (HMOs). Large-scale shared living is defined by the draft New London Plan as schemes containing 50 or more non-self-contained units as described above. All proposals for shared living should provide appropriately sized on-site communal services, facilities and amenity space, meet relevant design and management requirements as set out within Policy H18 of the new London Plan. Detailed justification of the ratio of bedroom space to services, facilities and amenity space should also be provided.</u></p>
New para	Major	<p>5.41 <u>The Metropolitan Centre is an appropriate location for large scale shared living proposals where the residential density can contribute towards the housing mix of town centre living and aid the vitality and viability of the centre. Edge of centre sites at the northern zone of Stratford High Street within the Stratford High Street Policy Area are also considered appropriate locations for large-scale shared living as the integrated non-residential elements of schemes will promote increased vitality along a street lacking in</u></p>

Policy, para.	Type of change	Proposed change
		<p><u>current identity (see Policy 3.1). Where large-scale proposals are considered to have a potential negative impact upon mixed and inclusive communities additional local need information may be sought and/or S106 funds secured for mitigation. Proposals for large scale or other shared living outside these locations will be expected to demonstrate that there is a genuine unmet demand for this accommodation through marketing and demand information from similar schemes across London and how the scheme contributes towards meeting localised housing requirements.</u></p>
New para	Major	<p>5.42 <u>For schemes of 30 bedspaces and above, proposals should deliver a cash in lieu contribution to C3 affordable housing, equivalent to at least 35 per cent of bedspaces (see Policy H.2 thresholds) at a 50% discount from the market rent. In accordance with the draft New London Plan this can be as a one-off payment or an on-going in perpetuity payment. All proposals will be assessed under the VTR and any future proposed change of use will trigger a full Viability Review to maximise affordable housing.</u></p>
New para	Major	<p>5.43 <u>Shared living should be secured in perpetuity under single management and applications should include a Management Plan which will be secured through S106 or condition. This should ensure that the development is managed and maintained to ensure the quality of the development. Proposals for a conversion away from shared living or a change in configuration or quantum of the residential elements shall re-appraise affordable housing viability and clawback any additional requirement. Any proposed amendments to the use, terms or quantum of shared facilities should provide evidence that the facilities are no longer required, that the facilities can be lost or re-configured without negative impacts on the shared living offer or demand for such accommodation.</u></p>
New para	Major	<p>5.44 <u>For all proposals for shared living accommodation the Legacy Corporation will also expect the submission of information demonstrating how the population density of the proposal compares to that of similar schemes meeting the Local Plan housing mix requirements as set out in Policy H.1. Where the population density is above that of equivalent schemes and there are considered to be sufficient additional impacts on transport or infrastructure demand compared to other conventional housing schemes, for example for healthcare facilities, or a substantial increase in footfall, further S106 contributions may also be sought for mitigation of impacts.</u></p>
New para	Major	<p>5.45 <u>In accordance with the new London Plan, shared living accommodation of any size will be monitored on a 3:1 basis. Where any change in residential configuration is proposed, the impact on housing numbers will also be assessed to ensure changes are</u></p>

Policy, para.	Type of change	Proposed change
		appropriately monitored, with a presumption against loss of <u>residential accommodation.</u>
New Innovative Housing models policy (H.8)	Major	<p><u>H.8 Innovative housing models</u> <u>Proposals for new innovative forms of residential accommodation or housing provision which fall outside the scope of policies H.3 to H.8 will be acceptable where they:</u></p> <ol style="list-style-type: none"> 1. <u>Relate positively to the aim of mixed and inclusive neighbourhoods;</u> 2. <u>Demonstrably contribute towards the wider, strategic housing supply;</u> 3. <u>Meet an identified local need for the unique form of accommodation proposed, including where non-residential elements are included, or where the intended occupants have a shared set of characteristics with identified requirements which are unable to be met within the market;</u> 4. <u>Provide 35% affordable housing on a habitable room basis or via the Viability Tested Route in accordance with Policy H.2. Off-site contributions towards C3 provision will only be acceptable where the scheme is Sui Generis and demonstrably not C3 accommodation;</u> 5. <u>Contain suitable management or investment model processes;</u> 6. <u>Are secured through the planning system for an appropriate time-period; and</u> 7. <u>Meet relevant residential design standards.</u>
New para	Major	<p><u>Reasoned justification</u></p> <p>5.46 <u>It is likely that new and innovative housing delivery models will continue to develop in order to meet accommodation demands. These products may be new or unique by the way they are developed, managed or in the final product itself. Through time it is also envisaged that new forms of living will continue to emerge from shifting perceptions of potential living solutions and to take account of technological changes in the process of designing and producing residential accommodation. This may also enable more wider community needs to be met, such as the potential for shared amenity space or facilitating home-based working.</u></p>
New para	Major	<p>5.47 <u>The form of innovation of a product could be by the level of self-containment; size of accommodation; flexibility or nature of use of space; lifetime of the scheme; occupancy; fit out; management or investment model; or a combination of the above. This policy sets out some key policy principles to help guide future proposals which are not covered by other specialist housing policies.</u></p>

Policy, para.	Type of change	Proposed change
New para	Major	<p><u>Policy application</u></p> <p><u>5.48</u> All proposals should demonstrate how they contribute to mixed and inclusive communities and contribute to the supply of housing. Where any proposals are considered to have a potential negative impact upon mixed and inclusive communities S106 funds may be secured for mitigation. Proposals should clearly meet a defined need for the form and type of accommodation and should be located where conventional housing would also be acceptable. Information should be provided on how the proposal contributes towards the supply of housing across London, but also that it meets a clearly identified, specific need for the innovative nature of the product. Proposals should also demonstrate how they contribute towards wider policy aspirations such as economic growth, community infrastructure provision or enhance the cultural and creative sectors.</p>
New para	Major	<p><u>5.49</u> To ensure a high quality of delivery the proposed product's form of innovation should be appropriately secured through the planning system. Dependent on the product this may be through use of management plans, occupancy conditions or for a specific time-period. Any innovative proposals for residential as an interim use should be secured for the relevant period and enable the re-use of materials on another site. Any innovative products provided at sub-market rates should be secured as such by legal agreement to prevent the scheme being used for investment purposes or short-term financial gain.</p>
New para	Major	<p><u>5.50</u> Self-contained accommodation should provide affordable housing in accordance with Policy H.2 of the Local Plan on a habitable room basis. Under certain circumstances affordable housing may be calculated on a residential unit or floorspace basis. This may include, for example, where the innovative nature of the product relates to the level of internal specification or similar; or where the specialism relates to the shared characteristics of occupants.</p>
New para	Major	<p><u>5.51</u> Where a scheme is innovative with regard to its tenure and/or financial modelling, units will only be considered as part of the supply of affordable housing where rental or purchase rates are comparable to affordable housing tenures set out within the Mayor's Housing Strategy. Financial contributions towards the provision of C3 affordable housing will only be appropriate for non-self-contained, sui generis schemes that are demonstrably not C3 or C2 accommodation, provided at discounts equivalent to the requirements of Policy H.2. Any future proposed change of use will trigger a full Viability Review to maximise affordable housing. Where the population density is above that of equivalent schemes and there are considered to be sufficient impacts on transport or infrastructure demand, S106 contributions may also be sought for mitigation of impacts.</p>

Policy, para.	Type of change	Proposed change
New para	Major	<u>5.52 All proposals for new forms of residential accommodation should demonstrate that they make appropriate and effective use of the site and thus do not compromise overall housing delivery. They should meet all relevant internal and external space standards, or for non-self-contained scheme demonstrate how equivalent flexible space is provided to meet this requirement. Where the proposal also includes an element of supporting non-residential space or shared facilities there should be no unacceptable impacts on amenity on a site or neighbourhood level.</u>
New para	Major	<u>5.53 In accordance with the London Plan, generally any scheme which is non-self-contained and removes pressure of conventional supply will be monitored on a 3:1 basis; anything which frees up larger units will be monitored on a 1:1 basis.</u>
Page 59 Policy Cl:1 Commu nity Infrastru cture	No change	No change to policy proposed
Para 5.35	Minor	<u>5.57 There are also existing community facilities within the area falling generally within D1 uses, but may also include D2 venues of a specific community or cultural value.</u> With the significant population growth predicted and the need to ensure that new and existing communities have access to places where they can meet and where community activities can take place, these existing and new facilities are essential for long-term community development in the Legacy Corporation area. As such facilities will also generally be available for use by residents in the wider surrounding communities, these facilities will also play a part in a wider integration of communities in this part of east London, particularly as improved connections provide greater access and permeability across the Lower Lea Valley. <u>Therefore existing community facilities and venues will be protected through this policy.</u> The existing and proposed <u>D1</u> community facilities are shown at Figure 12 opposite.
Cl.2	No change	No change to policy proposed
Page 64 Para 5.38	Minor	<u>5.60 While uncertainty exists as to the precise number of new school places that will be required within and around the Legacy Corporation area within the lifetime of this Local Plan, evidence indicates that there will may be a general deficit in the capacity of existing and currently planned schools, particularly for primary-age pupils.</u>
Page 64 Para 5.39	Minor	<u>5.61 Uncertainty also exists around the number of children requiring school places that will be generated from the population living in the new development planned for the area. Initial assessment through the LLDC Schools Study (2018) and Infrastructure Delivery</u>

Policy, para.	Type of change	Proposed change
		<p>Plan indicates a requirement of 2,138 [XXXX] primary school places and 650 [XXXX] secondary school places in addition to the existing and planned supply during the Plan period to 2036¹. However, the population forecast used factors in a full build out of all potential new development identified in this Plan by the end of the Plan period. Monitoring will be required in order to determine the need more accurately within the second half of the Plan period when this possible deficit has the potential to occur.</p> <p><u>Assessment through the Legacy Corporation Schools Study (2018) and Infrastructure Delivery Plan indicates an additional requirement for primary school places and secondary school places in addition to the existing and planned supply during the Plan period to 2036, in particular, for later in the Plan period. Monitoring will be required in order to determine the need more accurately within the second half of the Plan period when this possible deficit has the potential to occur. This will be reviewed as part of the Local Plan process within future Legacy Corporation Local Plan Reviews or by successor organisations. The Legacy Corporation will continue to work closely with local education authorities.</u></p>
Page 64 Para 5.40	Minor	<p>5.62 However, a more detailed study indicates that this figure could be lower. The existing schools in the area and the planned provision are set out in the tables 4 and 5.</p>
Pages 64/65 Table 4 and Table 5	Minor	<p>Existing and proposed schools tables to be updated to reflect current context, see table changes below.</p>
Page 65 Para 5.41	Minor	<p>5.63 It is considered that the existing and planned schools as set out above are likely to provide sufficient school provision within the Legacy Corporation area <u>within at least the first half of the Plan Period</u>. However, depending on admissions criteria, the schools will <u>also</u> serve residents outside the Legacy Corporation area, and will also be part of the wider school networks in the surrounding area. <u>Schools planning will need to take into account the wider picture for school place planning within the four boroughs. The LLDC Schools Study (2018) provides information on this wider context. The Legacy Corporation in its role as Local Planning Authority will work with the boroughs to ensure that schools proposals meet long-term identified needs. New schools that are close to the area include School 21, a new all through free school at Rokeby Street, Stratford, and the relocated and expanded Bow School, a secondary school and sixth form located at Bow Locks, Bromley by Bow. It will therefore be necessary to monitor, and review school provision and population change over time to ensure provision keeps pace with need. Schools will be encouraged to use the assets of Queen Elizabeth Olympic Park and economic growth within the Legacy Corporation area to inspire a generation of east Londoners to</u></p>

Policy, para.	Type of change	Proposed change
		believe that, with the right support, ambition and determination, they can compete with the best of London and beyond.
Page 65 Para 5.42	Major	5.42 Although the tables above set out the existing and planned school provision, free school and other new school proposals are likely to come forward over time. Conversely, school allocations, where tied to specific development schemes, may not come forward, or could come forward sooner or later than currently anticipated, depending on the development cycle. It will therefore be necessary to monitor and review school provision and population change over time to ensure provision keeps pace with need.
Page 66 Para 5.43	Minor	5.64 The Legacy Corporation will work to secure implementation of planned new provision. Also, where population statistics indicate that school place requirements are greater than planned, it will work with the schools providers and local education authorities to seek to expand expansion of the provision within existing and planned schools where capacity exists. If evidence indicates that this further capacity is unlikely to be sufficient, delivery of additional new schools will be required later in the Plan period. At present, the site allocation at Greater Carpenters District allows for new or replacement schools to come forward as part of new development in that area. When planning applications are considered in those areas locations where existing and planned schools have been identified, the impact on school places provision should be assessed and should inform proposals.
Page 66 Para 5.44	Minor	5.65 Sites for schools will need to be of sufficient size and in a location and form that meet the requirements of Policy CI.2. It is expected that new schools will be designed to meet or exceed the best practice standards current at the time. These are currently the Baseline Designs for Schools: gGuidance published by the Education and Skills Funding Agency in March 2014. The introduction of university technical colleges, for 14 to 18 year olds, specialising in technical skills, is also likely to have an influence on form of provision.
Supporting evidence base		<u>Housing Requirements Study (2018)</u> <u>Work Live Study (2014)</u> <u>Schools Study (2018)</u> <u>Infrastructure Delivery Plan (2018)</u>

Existing and Planned Schools (updated tables 4 and 5):

Table 4

Existing Schools	Area	Borough	Notes
Chobham Academy	East Village	Newham	All-through school, capacity for 1,800 students
London Academy of Excellence	Stratford High Street	Newham	Sixth-form college, free school
East London Science School	Three Mills	Newham	A free school in temporary accommodation, providing secondary education for up to 240 pupils (<u>relocating to nearby permanent, larger Stephenson Street site in early 2020's</u>)
Gainsborough Primary School	Hackney Wick	Hackney	Recently expanded to three-form entry
Carpenters Primary School	Stratford	Newham	Recently expanded to three-form entry, <u>in the future there may be the potential to redevelop and further expand this school as part of on-going regeneration in the area.</u>
<u>Bobby Moore Academy Primary School</u>	<u>Sweetwater</u>	<u>Tower Hamlets</u>	<u>Primary School to open in September 2018 for 400 students</u>
<u>Bobby Moore Academy Secondary School</u>	<u>Stadium Island</u>	<u>Newham</u>	<u>Secondary school for 1160 students</u>
<u>Mossbourne Academy Riverside Primary School</u>	<u>Hackney Wick, adjacent to Here East</u>	<u>Hackney</u>	<u>Three-form entry primary</u>

Table 5

Planned Schools	Secured Through	Site Allocation	Notes
<u>Secondary school at Rick Roberts Way, Stratford</u> <u>Potential for Primary School at Rick Roberts Way</u>	<u>Legacy Communities Scheme Planning Permission</u> No existing planning permission	SA3.6	<u>Identified in 2015 Local Plan as potential school site.</u> <u>May be required in second half of Plan Period. Requirement</u>

			<u>to be identified at the time based on monitoring of need.</u>
Hackney Wick, adjacent to Here East	Legacy Communities Scheme Planning Permission	SA1.7	Three form entry primary scheduled to open in September 2015 or 2016
Fish Island East/Sweetwater	Legacy Communities Scheme Planning Permission	SA1.8	Three form entry primary school scheduled to open in September 2016
Bromley-by-Bow	No existing planning permission	SA4.1	Two-form entry
<u>Sugar House Island</u>	<u>Existing planning permission REF: 12/00336/LTGOUT/LBNM</u>	<u>SA4.2</u>	<u>Two-form entry</u>
Neptune Wharf	<u>Existing outline planning permission REF: 12/00210/OUT</u>	<u>SA1.64</u>	<u>Three-form entry</u>

DRAFT

Section 6: Creating a high quality natural and built environment

	Type of change	Proposed change
Page 69, para 6.1	Minor	The unique interplay of green spaces, waterways and the built environment shape and unify the diverse places that make up the Legacy Corporation area. Many local places have undergone great change in recent years, with <u>areas of mainly industrial land and buildings being replaced by Westfield Stratford City and the Queen Elizabeth Olympic Park, Stratford City and other large scale mixed use development</u> . This has delivered huge benefits to the area and east London more widely, creating new high-quality environments while reviving and adding to the strategic network of green infrastructure.
Page 69, para 6.1	Minor	Paramount to the Legacy Corporation’s vision is planning for sustainable places and communities. To achieve this, the focus of change is shifting towards the places surrounding Queen Elizabeth Olympic Park. As the urban structure of these places evolves, the Local Plan will ensure that change to their form utilises the assets of the <u>Park area</u> to deliver sustainable development of the highest quality. Development will integrate local features of environmental and heritage value and create distinctive environments in which people can live, work and play. Convergence is at the heart of this agenda.
Objective 3	No change	No change to objective proposed
Policy SP.3 Integrating the natural and built environment	No change	No change to policy proposed
Policy BN.1: Responding to place	Minor	Proposals <u>for development</u> will be considered acceptable where they respond to place in accordance with the principles outlined below: <ul style="list-style-type: none"> 1. Landscape and water: relate well to <u>respect and enhance</u> the local area’s defining natural and man-made landscape features, in particular the linear form of waterways and parklands 4. Connectivity: ensure that new and existing places link to route networks and facilitate movement along direct, permeable, safe and legible pedestrian and cycle routes, <u>as well as connect habitats to provide wildlife corridors</u>. Routes should cater for the requirements of all users. Opportunities to connect areas to strategic road, rail, bus and cycle networks must be utilised 7. Amenity and wellbeing: minimise impact within proposed and upon existing development, by preventing overshadowing, <u>mitigating noise and air</u>

	Type of change	Proposed change
		<u>pollution</u> and an unacceptable provision/loss of sunlight, daylight or privacy.
Page 73, paragraph 6.10	Minor	Change reference to LLDC Design Quality Policy to the 2018 version.
Page 73 Case Study 7	Replacement	Replace case study
Policy BN.2: Creating distinctive waterway environments	No change	No change to policy proposed.
Paragraph 6.13	Minor	<p>Policy application Becomes Para 6.13</p> <p>When developing proposals for specific locations, reference should be made to the guidance published by the Environment Agency, the Canal and River Trust and the Lee Valley Regional Park Authority, as well as to relevant Biodiversity Action Plans (BAPs) and the opportunities set out in the Olympic Legacy Waterways Framework. <u>The most recent version of the Town and Country Planning Associations Policy Advice Note: Inland Waterways (2009) should also be referred to.</u> These outline suitable locations for various functions and locally specific ambitions for these environments. In support of the aims of the Thames River Basin Management Plan (TRBMP) and Water Framework Directive, all developments along the waterways will need to integrate Sustainable Drainage Systems (SuDS), including the use of oil and petrol interceptors, effective setbacks from watercourses, the naturalisation of the banks and other measures that will improve the management of surface water run-off. <u>Where works are proposed within 8 metres of a main river, a separate formal consent will be required from the Environment Agency.</u> In order to achieve locally distinctive environments while optimising their functionality, proposals will need to integrate local heritage features and environmental assets, helping create unique and sustainable environments for local communities, visitors and wildlife alike.</p>
Policy BN.3: Maximising biodiversity	Minor	<p>The Legacy Corporation will work with its partners to ensure that biodiversity is protected and enhanced and new habitats are created ensure the protection and enhancement of biodiversity, within open space, parks and built-up neighbourhoods. Development proposals will be required to:</p> <p>1. Maximise opportunities to protect and enhance biodiversity</p>

	Type of change	Proposed change
		<p>2. Provide a net gain in the extent of <u>good quality habitat suitable for species to thrive</u></p> <p>3. Integrate habitat <u>into the existing network</u> and other measures that will support biodiversity <u>across the built environment and open spaces</u></p> <p>4. Ensure measures are taken to conserve, and promote and <u>designate</u> Sites of Importance for Nature Conservation where relevant ...</p> <p>8. Ensure major <u>planning</u> applications are accompanied by a Biodiversity Statement <u>facilitating a net gain in biodiversity through any proposals.</u></p>
Page 77, Para 6.15, Policy application	Minor	<p>Policy will be important to protect and maximise biodiversity, extending the amount of habitat suitable for species to thrive. In built-up areas, where there is less opportunity to introduce large areas of open space, it will be necessary to maximise green infrastructure by channelling it through built structures, streets and open spaces, joining up wildlife corridors and utilising urban greening initiatives such as green roofs, green walls, nest boxes and rain gardens. <u>The urban greening should be planned to promote connectivity through the urban landscape, facilitating species movement. Applications for major development schemes will be expected to provide the appropriate, high-quality and well maintained urban greening, as a fundamental element of site and building design meeting the Urban Greening Factor target score as set in the Draft New London Plan Policy G5 Urban Greening.</u> Proposals for development will <u>also</u> be expected to complement existing ecological networks taking into account the priority species, habitats and targets within the relevant Biodiversity Action Plans (BAPs).</p>
Policy BN.4: Designing residential schemes	Major	<p>Policy BN.4: Designing development residential schemes</p> <p><u>All residential development (including residential development within mixed-use development) should achieve the highest possible standards and quality in both design, construction and use. To achieve this:</u></p> <p><u>1.</u> All residential development will be required as a minimum to meet the Nationally Described Space Standards – Technical Requirements; and</p>

	Type of change	Proposed change
		<p><u>2. All mixed-use and residential development should take account of the best practice guidance in the Legacy Corporation Design Quality Policy; Proposals will be considered acceptable where residential elements meet the ‘Baseline’ Quality and Design Standards outlined within Annex 1 of the Mayor of London’s Housing Supplementary Planning Guidance (November 2012) (“Annex 1 Baseline Standards”), including any future revisions or superseding guidance save that the following elements of Annex 1 Baseline Standards shall not apply:</u></p> <p>1. To any elements of the Annex 1 Baseline Standards that are addressed by the Nationally Described Space Standards – Technical Requirements unless they are equivalent.</p> <p>2. Any elements of the Annex 1 Baseline Standards that are addressed by other policies in this Plan.</p> <p><u>Proposals for incorporating residential development must also demonstrate that a high standard of liveability will be achieved by:</u></p> <p>3. <u>Contributing</u> towards the creation of distinctive, integrated, legible, connected and sustainable places;</p> <p>4. <u>Exhibiting</u> the principles of good design, by incorporating high-quality landscape and architectural design, including high-quality materials (<u>that age well over-time</u>), finishes and details;</p> <p>5. <u>Minimising adverse impacts</u> upon existing surrounding development and not resulting in an unacceptable loss of privacy or an unreasonable <u>unacceptable</u> degree of overlooking towards habitable rooms and private amenity spaces within or around existing development;</p> <p>6. <u>Demonstrating</u> that the scheme will receive <u>acceptable</u> adequate levels of daylight and sunlight, and that existing surrounding development will not experience an unacceptable loss of sunlight and daylight in accordance with Site Layout Planning for Daylight and Sunlight (Building Research Establishment, 2011), including any future revisions or superseding guidance; <u>and</u></p> <p>7. <u>Ensuring</u> surrounding open spaces receive adequate levels of daylight and sunlight.</p> <p><u>In meeting the above, all mixed use and residential developments should:</u></p>

	Type of change	Proposed change
		<p><u>8. Respect the scale and grain of their context</u></p> <p><u>9. Relate well to street widths and make a positive contribution to the streetscape</u></p> <p><u>10. generate an active street frontage</u></p> <p><u>11. Incorporate sufficient, well designed and appropriately located communal and private amenity space</u></p> <p><u>12. Contribute to defining any existing or identified new public routes and spaces;</u></p> <p><u>13. Promote legibility of the site; and</u></p> <p><u>14. Where relevant, preserve or enhance heritage assets and the views to/from these, and contribute positively to the setting of heritage assets, including conservation areas.</u></p> <p><u>Development not incorporating residential use should also take account of the Legacy Corporation Design Quality Policy and meet the relevant principles in this policy (3-14 above) to demonstrate that it achieves an acceptably high quality and contributes positively to its context. Alterations and extensions to non-residential buildings should respect the scale, proportions and materials used in the existing building. All Major development schemes should demonstrate an acceptably high quality, through independent design review undertaken by a panel appointed by the Local Planning Authority.</u></p>
Paragraph 6.16	Minor	<p>Reasoned justification</p> <p>6.16 It is imperative that residential development within the Legacy Corporation area provides a liveable environment for its occupants and users, and exhibiting the principles of good design that are set out within government-endorsed publications such as the ‘Urban Design Compendium’ (HCA, 2000) and ‘By Design’ (DETR, 2000). <u>The Legacy Corporation area continues to develop with a significant number of entirely new areas, and other locations that are changing within the context of their existing and historic character. Against this background, it is important that the design of new development contributes to making these places successful, achieves high standards of amenity and supports and enhances a sense of community and neighbourliness.</u></p>

	Type of change	Proposed change
Paragraph 6.17	Minor	Becomes Para 6.17 In order to ensure this, relevant London Plan Supplementary Planning Guidance will be applied in assessing proposals for residential development. The London Plan forms part of the adopted Development Plan for the Legacy Corporation area and the Mayor is clear that development within it must achieve exemplary design and sustainability standards. <u>The Legacy Corporation also publishes a Design Quality Policy. This sets out best practice guidance which is primarily aimed at achieving the best possible design outcome in its own development schemes, underlining its commitment to achieving the highest quality of design. The guidance within the Design Quality Policy also provides a helpful benchmark for other new development in the Legacy Corporation area and is a useful reference point for applicants in demonstrating that a proposed scheme’s quality meets the expected standards.</u>
Paragraph 6.19	Minor	Becomes Para 6.19 It is expected that applications for residential development show how the <u>Nationally Described Space Standards – Technical Requirements required by the policy have been met. Reference to the relevant elements of the Legacy Corporations Design Quality Policy may also help to demonstrate that new residential development reaches the highest achievable design quality and liveability. The current version of the Design Quality Policy can be downloaded from the Legacy Corporation website. The evidence required as part of a planning application to demonstrate how a proposal meets the requirements in this policy will be proportionate to the size of the development proposal and its potential impacts, with applications for minor development relying on an assessment of the application detail.</u> The Baseline Standards are those endorsed by the Mayor as addressing issues of particular strategic concern and set the baseline for quality and design that new homes should meet. The extent to which proposed developments depart from this baseline will be taken into account when making planning decisions. Proposals for development that depart significantly, either in terms of failure to meet a number of baseline standards, or where failure to meet particular baseline standards has a negative material effect on the proposed scheme or surrounding development, are unlikely to be acceptable.
New para	Minor	Becomes Para 6.20 Design review will be an important element of demonstrating that Major schemes successfully exhibits acceptable design. <u>Design review is also encouraged for other schemes that are likely to have a significant impact on their surroundings to help provide evidence of the appropriateness of the proposed design. Detailed discussion of scheme design at the pre-application</u>

	Type of change	Proposed change
		<u>stage is strongly encouraged along with use of formal review by the Legacy Corporation Quality Review Panel. Information on the Legacy Corporations Quality Review Panel, who would usually undertake the formal design review function, can be found at paragraph 14.4 of the Plan.</u>
New para	Minor	Becomes Para 6.21 <u>The successful integration of business and commercial floorspace into mixed use development will be an important factor in ensuring mixed use schemes are acceptable. Guidance is provided in particular in the Hackney Wick and Fish Island SPD (March 2018) and the LLDC Employment Space Study (2015).</u>
Policy BN.5: Requiring inclusive design	Minor	Becomes Policy BN.6 - delete the final paragraph of the policy: “ <u>The relevant elements of the Mayor of London’s Housing Supplementary Planning Guidance (November 2012)(“Annex 1 Baseline Standards”), will only be applied where they are equivalent to the Optional Requirements in Part M of the Building Regulations (as applied by this policy).”</u> ”
Paragraph 6.21	Minor	Add the following to the end of the paragraph (now Para 6.31): “ <u>To ensure that the design of buildings and their surroundings ensure they are accessible to all it will be important to take into account the needs of those with sensory or cognitive impairments.”</u> ”
Policy BN.6	No change	Becomes Policy BN.7 – no changes to policy proposed
Para 6.23	Minor	Policy application 6.33 - <u>The draft New London Plan Policy 7.17 G3 defines MOL and provides MOL with the same status and protection as Green Belt, supporting its current extent and extension in appropriate circumstances. MOL provides the same level and type of protection to coherent areas of open land within London as is provided by Paragraphs 87 to 91 of the National Planning Policy Framework. Unless ‘very special circumstances’, as defined by the NPPF, can be demonstrated, development within areas designated as MOL will not be permitted. Proposals for loss of MOL that include provision of new open space elsewhere will not be accepted as meeting the ‘very special circumstances’ test.</u>
Policy BN.7	Minor, associated to the policy.	Becomes Policy BN.8 <u>New Figure 11 Map of Local Open Spaces and Annex 4 listing each open space and its identified function(s).</u>
Paragraph 6.25	Minor	Policy application 6.35 <u>The Policies Map identifies the Local Open Space in this area that will be protected over the Plan period, in addition to open amenity space and other elements of the green infrastructure network outlined</u>

	Type of change	Proposed change
		<p>within this Local Plan. <u>In addition to the Policies Map, Figure 14 also shows the location of these Local Open Spaces and Annex 4 lists each of these and describes their primary function.</u> The protected spaces are based on <u>previous assessments of open space which have been reviewed and amended through production of new Open Space and Play Space Assessment (2018).</u> equivalent designations in earlier adopted plans and open spaces resulting from development proposals linked to the legacy of the London 2012 Olympic Games. The map at Figure 15 (page 83) identifies additional Local Open Spaces that have planning permission or are included within a Site Allocation set out in this Local Plan, but have not yet been developed. Where there is an identified deficiency in a type of public open space, new developments will address this through the provision of open space in accordance with the London Plan Benchmark Public Space Hierarchy and other aspirations for maximising green infrastructure set out within this Local Plan.</p>
Policy BN.8: Maximising opportunities for play	Minor	<p>Becomes Policy BN.9 Major development proposals will be required to improve or provide new play and/or <u>youth space</u>¹, maximising opportunities for play and informal recreation. New play spaces should create high-quality, dynamic and stimulating play space. Proportionate to the size of development, proposals are expected to:</p> <ol style="list-style-type: none"> 1. Take account of the existing or future need for play space in the local area, identifying relative deficiencies and incorporating the most appropriate type of new play space into the proposal 2. Be of an appropriate size and design for the age of children <u>and young people</u> whom the space is designed to serve, <u>including older children and teenagers, who have their own distinct needs</u> 3. Be inclusive and accessible to children and <u>young people</u> of all abilities ... <p>Cross-reference to policies: BN.2; BN.6; BN.7; BN.8 London Plan polices: S4; Mayor’s Shaping Neighbourhood Plan and Recreation SPG</p>
Para 6.28 –	Minor	<p>Policy application, becomes Para 6.38 The Mayor’s Shaping Neighbourhoods Play and Informal Recreation SPG (2012) sets out a requirement for 10 sqm of play space per child aged 0 to 17, with a requirement for proximity to play space, characteristics <u>and location that is dependent on age.</u> <u>In developing proposals for a new youth</u></p>

¹ The Mayor’s Shaping Neighbourhoods Play and Informal Recreation SPG 2012 describes youth space as: "a place where young people aged 12 and above can meet and take part in informal sport-based activities and other informal recreation".

	Type of change	Proposed change
		<u>space, young people should be meaningfully engaged from an early stage to ensure its relevance to the users and general success. Youth facilities should also be provided where possible.</u> Significant regeneration in the area presents further opportunities to improve the quantity and quality of play and <u>youth</u> space. Maximising these opportunities will help to meet local needs, creating dynamic and stimulating child and <u>youth</u> friendly places that contribute to the green infrastructure network and wildlife corridors across the area.
Page 87, Case Study 9	Replacement	Replace case study
Policy BN.9: Protecting key views	Minor	Becomes Policy BN.10 Proposals for development that impact a key view will only be considered acceptable when the development makes a positive contribution to the characteristics and composition of that view. Key views are identified in Figure 18. <u>Development proposals should take account of view 9 of the London View Management Framework (2012) where relevant.</u>
Policy BN.10: Proposals for tall buildings	Major	Becomes Policy BN.5: Proposals for tall buildings Tall buildings should be located within the Centre boundaries outlined within this Local Plan. In order of hierarchy, these are: <ul style="list-style-type: none"> • Stratford Metropolitan Centre (parts within the Legacy Corporation Area) • Bromley-by-Bow District Centre • Hackney Wick Neighbourhood Centre • Pudding Mill Local Centre • East Village Local Centre. Tall buildings are defined by the Legacy Corporation as those that are higher than a Sub Area’s prevailing or generally expected height as set out in this Plan <u>at tables 9, 10, 11 and 12.</u> Proposals for tall buildings <u>both inside and outside the Centre boundaries will be assessed against the criteria in this policy and Policies BN.1 and BN.4.1–13 of Policy BN.10.</u> <u>Outside of the Centre boundaries, unless a location for tall buildings is identified within a site allocation within this Plan, more than minor exceedance of the prevailing or generally expected height identified in tables [9, 10, 11,12] will need to demonstrate that, in addition to meeting the criteria in this policy and policies BN.1 and BN.4, the proposal would achieve significant additional public benefit.</u> <u>Subject to the above P</u> proposals for tall buildings will be considered acceptable where they <u>exhibit exceptionally</u>

	Type of change	Proposed change
		<p><u>good design, demonstrating this through independent design review undertaken by a panel appointed by the Local Planning Authority. To achieve this, they must, in addition to meeting requirements of Policies BN.1 and Policy BN.4, demonstrate:</u></p> <ol style="list-style-type: none"> 1. <u>An appropriate proportion, form, massing, height and scale in context with the character of its surroundings;</u> 2. <u>Use of material appropriate to the height of the building;</u> 3. <u>Acceptable access and servicing arrangements;</u> 4. <u>A positive contribution to the public realm at ground level;</u> 5. <u>A positive contribution to the surrounding townscape; and</u> 6. <u>Creation of new or an enhancement to existing views, vistas and sightlines where there is an opportunity to do so.</u> <p><u>Proposals for groups of tall buildings will need to demonstrate an appropriate relationship with each other and to the wider surrounding area, including the value of the group of buildings to longer distance views in addition to the immediate context.</u></p> <p><u>Outline planning applications for tall buildings will only be considered as an acceptable approach where the application is accompanied by a sufficiently detailed design code, coordinated with parameter plans, with these secured as part of any planning permission.</u></p> <p>Proposals for tall buildings that are likely to have a significant adverse impact on one or more of the following will be considered unacceptable:</p> <ol style="list-style-type: none"> 7. <u>Micro-climatic conditions (specifically down-draughts and lateral winds over public or other amenity spaces)</u> 8. <u>Impacts to Amenity of the surrounding area (including open spaces and other buildings and waterways) that relate to: overlooking, daylight, overshadowing, light spill/reflection and wider amenity impacts</u> <p>Existing views of landmarks, parkland, heritage assets, waterways, and views along street corridors (in accordance with the Policy BN.9 on Protecting Key Views).</p>
Para 6.34 (Para 6.36)	Major	<p>6.24 Tall buildings are defined in the London Plan as “those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor” (i.e. 30 metres within the Legacy Corporation area). In accordance with this, Policy BN.5 defines tall buildings as those that are higher than a Sub Area’s</p>

	Type of change	Proposed change
		<p>prevailing or generally expected height as set out in <u>tables (9, 10, 11 and 12) of the Sub Area sections in this Plan</u>. Policy BN.10 5 will ensure that only acceptable tall building proposals (i.e. those that meet the policy criteria) are approved. The prevailing height of each Sub Area is defined in <u>tables (9, 10, 11 and 12) in the Sub Area sections and based upon general heights rather than the tallest existing element. Proposals for tall buildings outside the Centre boundaries and the relevant site allocations that are higher than their surrounding context, in applying the policy, are much less likely to be considered acceptable. Some minor exceedances to the prevailing or generally expected heights may be justified where it can be demonstrated that this will make a proposal workable and aid achievement of an acceptable design quality. Apart from such minor exceedances, proposals for tall buildings outside of the centre boundaries (or other locations identified as acceptable in a site allocation within this Plan) will need to demonstrate that the design and use of the building and the treatment of the public realm, along with the effects on the surrounding context, will be positive and result in a significant public benefit that would not be achieved by a lower height of building. will also be assessed against Criteria 1–13 of Policy BN.10.</u></p>
Para 6.35 (Para 6.37)	Minor	<p>6.25 Proposals for development should not incorporate low floor-to-ceiling heights in order to avoid triggering Policy BN.10, or to meet the requirements of it. Figure 18. illustrates how two buildings with the same number of storeys can differ in height. This is <u>usually</u> due to commercial buildings incorporating storeys with greater floor-to-ceiling heights.</p>
New paragraph	New paragraph	<p>6.27 <u>Outline planning applications for tall buildings are not encouraged as the acceptability of tall building proposals are much more likely to depend on their detailed design in order to demonstrate overall acceptability. For those occasions when an outline application is considered to be necessary and justified, a sufficiently detailed design code will need to be produced to provide evidence of the principles that will be applied in the detailed design and to demonstrate acceptability of the proposal. The design code and its implementation will be secured as part of any planning permission and is likely to include a commitment to securing and retaining an appropriately skilled design team and sufficient measures to ensure the monitoring of the design implementation during construction, to ensure that the original design intent is achieved.</u></p>

	Type of change	Proposed change
Para 6.36	Minor	6.28 Policy BN.10 <u>5</u> should result in a mixture of intermittent buildings heights which together form a unique arrangement that contributes <u>positively to that part of the area's built form</u> . The Legacy Corporation area will have one of the highest concentrations of tall buildings within Greater London, and therefore it is important that they incorporate the highest standards of sustainability and design.
New paragraph	Major	New para 6.29 <u>Design review will be an essential element of demonstrating that a scheme successfully exhibits exceptional design. It will also be important to ensure that the exceptional design quality achieved at planning application stage is not lost in the delivery of tall buildings. A best practice approach to selection and appointment of the design team and the development of the design approach is encouraged to aid a positive outcome through design review. A planning obligation will be sought to either retain the original design team or ensure that an adequately skilled design team is appointed for the delivery phase of the scheme to ensure that the original design intent is achieved.</u>
Policy BN.11 Reducing noise and improving air quality	Minor change/split of policy to separate air quality and noise policies	<p>Split into two separate policies:</p> <p>Becomes Policy BN.11 – Air Quality</p> <p><u>Development Proposals should contribute to improving air quality through the approach taken to energy use and energy efficiency and minimising the need for travel.</u></p> <p><u>Development should:</u></p> <ol style="list-style-type: none"> 1. Be constructed and designed, <u>including appropriate use of green infrastructure</u>, in a manner that minimises emissions of pollutants to the air 2. Demonstrate compliance with policies in this Local plan and the London Plan which contribute to minimising the effects of emissions to the air 3. Have appropriate regard to the relevant London Borough and the <u>London Environment Strategy 2018</u> and <u>Mayor's Air Quality Strategy</u>. <p>Applications for major development proposals <u>must be at least air quality neutral and</u> include an air quality assessment where they are located in areas identified in the most recent strategies and guidance as being significantly affected by poor air quality (by being adjacent</p>

	Type of change	Proposed change
		to or within an Air Quality Management Area <u>or London Plan Air Quality Focus Area</u>). Cross-reference to policies: SP.5; S.4; S.7; S.9; T4 London Plan polices: S11; T2; T4
Paragraphs 6.37 and 6.38	Minor change	Reasoned justification – becomes Para 6.42 and 6.43 Air quality and noise have a significant role to play in the health and wellbeing of communities and the prospects of the natural environment, reducing both life expectancy and biodiversity in heavily polluted areas. Major roads within the area including the A12 and Stratford High Street contribute to poor air quality and generate noise . The surrounding London Boroughs have identified locations in this area where there is a significant incidence of poor air quality, designating Air Quality Management Areas and preparing Air Quality Management Plans. It will be important that this Local Plan contributes to the Mayoral target to bring London’s air quality in line with EU limit values for local pollutants and in particular PM10, PM2.4 and NO ₂ , as expressed in the EU Air Quality Directive and implemented in the UK through the 2010 air quality regulations.
Page 92, Para 6.39	Minor change	Policy application, becomes Para 6.44 The relevant policies in this Local Plan will work together to contribute to the strategy of achieving at least no worsening in air quality and noise quality and, where it is achievable, result in an improvement, as outlined in the Mayor’s Air Quality Strategy, Ambient Noise Strategy <u>London Environment Strategy (May 2018)</u> and relevant Borough Action Plans. However, as the measures necessary to address poor air and noise quality are not confined to one planning authority area and are often governed by processes that fall outside of planning, such as building regulations, development proposals are also subject to separate regulatory regimes and legislation.
New Policy BN.12 – Noise	Major change /split of policy to separate air quality and noise policies	Becomes Policy BN.12 – Noise <u>Development proposals should contribute towards minimising the effects of noise on amenity of the occupiers and users of existing and planned new development within the Legacy Corporation Area. New development should be constructed to:</u> 1. <u>Minimise exposure to the adverse impacts of noise</u>

	Type of change	Proposed change
		<ol style="list-style-type: none"> 2. <u>Demonstrate compliance with policies in this Local plan and the London Plan that contribute to minimising the effects of noise</u> 3. <u>Have appropriate regard to the London Environment Strategy (May 2018)</u> 4. <u>Demonstrate compliance with the Agent of Change Principle by mitigating and managing noise impacts from new development and designing new development to minimise the effects on occupiers and users from existing noise sources.</u>
New Para	Major change	<p><u>Reasoned justification</u></p> <p><u>6.45</u> <u>Noise pollution is one of the main agents of loss of quality of life and environmental quality in an urban area. Prolonged exposure to elevated sound levels can have a detrimental effect on the health and wellbeing of the community and the prospects of the biodiversity and natural environment. Reducing and minimising exposure to noise has a potential to improve wellbeing, promote the enjoyment of the natural environment and enhance biodiversity at a local level, contributing to a healthier and more pleasant place to live and work.</u></p>
New Paras 6.46 and 6.47	Major change	<p><u>Policy Application</u></p> <p><u>6.46</u> <u>Policy BN.12, in conjunction with other relevant policies within this Local Plan, including planning for minimising travel demand and increasing opportunity for walking and cycling, will work together to achieve improvements to the acoustic environment and reduce exposure to high levels of noise.</u></p> <p><u>6.47</u> <u>Noise management should be an integral part of any development proposal and considered at an early stage of the design process. Proposals for new development should demonstrate compliance with the Agent of Change Principle whereby the onus is on the new development to ensure its building or activity is designed to protect existing occupiers and users from noise and minimise impacts from existing noise sources.</u></p> <p><u>6.48</u> <u>In determining whether noise is likely to be an issue to be addressed by development proposals and to determine the appropriate approach to assessing and addressing noise effects, reference should be made to the most up to date guidance within the national Planning Practice Guidance.</u></p>

	Type of change	Proposed change
Policy BN.12: Protecting archaeological interest	No change/updated map	Becomes Policy BN.13 - Update Figure 19 to reflect the updates to borough Archaeological Protection Area map.
Policy BN.13 Improving the quality of land	Major change	<p>Becomes Policy BN.14</p> <p>To prevent harm to health and the environment from the effect of contamination and the release of pollutants and to bring <u>land affected by contamination</u> into beneficial use, development proposals will be required to <u>ensure</u> that:</p> <ol style="list-style-type: none"> <u>1. The site is suitable for its new use, taking into account of ground conditions, including pollution from previous uses and any proposals for mitigation such as land remediation</u> <u>2. Adequate site investigation information, prepared by a competent person, is provided</u> <u>3. After remediation, as a minimum, the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990</u> <u>4. Drainage methods are suitable for the site conditions and protect groundwater</u> <u>5. Suitable measures are taken where construction works are carried out.</u> <ol style="list-style-type: none"> 1. Demonstrate that land is of an appropriate standard for the proposed end use 2. Ensure drainage methods are suitable for the site conditions and protect groundwater 3. Ensure suitable measures are taken where construction works are carried out 4. Take account of the impacts from any existing consented hazardous substances installation. <p><u>Applications for all sites potentially affected by contamination should be carried out in accordance with established procedures as required in the NPPF.</u></p> <p>Where land is likely to be contaminated, applicants will be required to carry out a site investigation in line with paragraph 121 of the NPPF to identify existing or potential contaminants and pollution pathways. Where a site investigation has identified the presence of or potential for contamination, applicants will be required to carry out a Contaminated Land Assessment to identify measures required to remediate any contamination to a suitable level.</p>
Paragraph 6.43	Minor	Policy application 6.52

	Type of change	Proposed change
		<p>In some cases, significant work has been undertaken to clean up contaminated land affected by contamination to remove or reduce that risk, or to make it suitable for any new use that is being proposed. The area of Queen Elizabeth Olympic Park, for example, has been subject to significant remediation work which made it suitable for the staging of the 2012 Games <u>and Legacy land-uses</u>. However, m <u>Many of the sites that may become available for new development within the Legacy Corporation area are likely to require some form of investigation, assessment testing and appropriate remediation and verification work to make them suitable for development, including appropriate proposals for drainage and construction. The Proposed Planning Approval Process diagram outlines the typical requirements for new schemes. Other specific planning processes may apply to existing permissions within the Legacy Communities Scheme Revised Global Remediation Strategy (2012) sets out the requirements for new schemes. Where there is the potential for significant ground contamination to be present, an intrusive site investigation and contamination assessment report may also be required to be submitted with the planning application, in addition to the preliminary risk assessment report. While this policy identifies the approach to information that should be provide with any relevant planning application, it is also the developer's or landowner's responsibility for securing a safe development. In keeping with National Standards, it will be important to carry out Site Investigations and produce Contaminated Land Assessments when appropriate to make land suitable for use.</u></p>
Policy BN.14: Designing residential extensions	Minor	<p>Becomes Policy BN.15</p> <p>5. Do not reduce natural daylight and sunlight reaching neighbouring properties to an unacceptable level.</p>
Policy BN.15: Designing advertisements	Minor change	<p>Becomes Policy BN.16 Policy application 6.56</p> <p>...Policy BN.156 will ensure that advertisements are well designed and protect the interests of amenity and public safety.</p>
Policy BN.16: Conserving or enhancing heritage assets	Major	<p>Becomes Policy BN.17</p> <p>Update Policy BN.16 and delete Policy 1.4 as follows:</p> <p>Policy BN.17: Conserving or enhancing heritage assets Proposals will be considered acceptable where they conserve or enhance heritage assets and their settings, and</p>

	Type of change	Proposed change
		<p>promote the significance of those assets by incorporating viable uses consistent with their conservation and heritage-led regeneration.</p> <p><u>In particular, proposals for development within the boundary or immediate setting of heritage assets (see Figure 21), will be considered acceptable where they:</u></p> <ol style="list-style-type: none"> <u>1. Preserve or enhance the special architectural or historic interest that has been identified within the appraisals of those heritage assets, in particular historic buildings, structures, yards, waterways and the pre-war residential and industrial street patterns or other characteristics that give that area its unique character</u> <u>2. Enhance and reveal the significance of heritage assets, including the waterways, such as the Lee Navigation and Hertford Union Canal</u> <u>3. Restore and reuse heritage assets located within application boundaries as part of new development and are accessible to all.</u> <u>4. Exhibit an understanding of and reference the architectural and historic interest of the area within their design</u> <u>5. Retain street trees and/or provide these, where appropriate.</u>
Paragraph 6.49	Minor	<p>Policy application 6.58</p> <p>Designation of an area as a Conservation Area does not stop development being promoted. However, it does introduce extra protections against inappropriate forms of development. If a proposal is submitted that affects the land within the boundary or setting of a Conservation Area or heritage asset, the Legacy Corporation will pay special attention to the desirability of preserving or enhancing the special architectural or historic interest of that area or asset when making a planning decision. Policy BN.167 also applies to heritage assets situated outside Conservation Areas, such as Statutory Listed Buildings, Locally Listed Buildings or Buildings of Townscape Merit. Heritage assets are identified within the Sub Area sections of this Local Plan alongside further policies concerning their preservation and enhancement. Proposals should be in general conformity with Conservation Area appraisals and Management Plans, and other relevant Guidelines.</p>

Section 7 – Securing ~~the~~ transport infrastructure to support growth

	Type of change	Proposed change
Objective 4	Minor	<p>Objective 4: Secure the infrastructure required to support growth and convergence</p> <p>This will mean:</p> <ul style="list-style-type: none"> • Working with partners to secure the infrastructure identified within the Local Plan and Infrastructure Delivery Plan • Reviewing regularly infrastructure need to ensure the identified requirements remain up to date • Use Section 106 Agreements, <u>in line with the Planning Obligations SPD</u>, and the Community Infrastructure Levy to contribute towards infrastructure delivery • Managing the effects of new development • Improving local connectivity, including delivery of new bridges and routes to maximise walking and cycling.
SP.4: Planning for and securing transport and utility infrastructure to support growth and convergence	Minor	<p>Strategic Policy SP.4: Planning for and securing transport and utility infrastructure to support growth and convergence</p> <p>The Legacy Corporation will work with its partners to promote and deliver the infrastructure necessary to support the growth and development identified within this Local Plan and its Infrastructure Delivery Plan.</p> <p>In particular, the Legacy Corporation will support the provision of the following types on infrastructure areas of <u>transport infrastructure</u>:</p> <ol style="list-style-type: none"> 1. The expansion of electronic communication networks, including telecommunications and high-speed broadband 1. Public transport infrastructure and services that will help to deliver the growth objectives set out within this Local Plan, including those that will improve international, national, regional and local connectivity – <u>this will include prioritising work to improve capacity and access at Stratford Station</u>

	Type of change	Proposed change
		<p>The Legacy Corporation will safeguard land for the provision of the following infrastructure:</p> <ol style="list-style-type: none"> 2. DLR double racking between Bow and Stratford 3. Crossrail 1 3. Crossrail 2 (existing safeguarded corridor and any updated route) <p>The Legacy Corporation will require the retention of:</p> <ol style="list-style-type: none"> 4. Existing waste management facilities (subject to the provisions of Policy IN.2) 4. Existing public transport infrastructure. <p>The Legacy Corporation will use its Community Infrastructure Levy funding to help deliver the infrastructure on the CIL Infrastructure list. Where appropriate and lawful, infrastructure or contributions towards its delivery will also be secured through the use of Planning Obligations.</p>
Paragraph 7.1	Minor	<p>Infrastructure is a broad term and can range from energy infrastructure, roads and bridges, transport and communications networks to health facilities, libraries, community centres and schools. New community infrastructure and schools are dealt with in policies in the ‘Providing housing and neighbourhoods’ section <u>and utilities and communications networks in the ‘Creating a sustainable place to live and work’ section</u> of this Local Plan. <u>The IDP process and Infrastructure Liaison Group referred to below, the forums and consultation processes with the boroughs and the Project Proposals Group (PPG) will also be used to ensure they come forward alongside development.</u> The same applied to new and improved open space and projects such as the Lea River Park and Leaway, which are covered by policies BN.7<u>8</u> and T.10.</p>
Paragraph 7.4	Minor	<p>The Legacy Corporation is committed to working alongside the Boroughs to bring forward the infrastructure set out in the IDP, and an Infrastructure Liaison Group has been established by the Legacy Corporation and the Boroughs which meets on a quarterly basis to do this. In its role as landowner, the Legacy Corporation is also bringing forward infrastructure, such as the new schools that will be provided as part of the Legacy Communities Scheme Section 106 Agreement. The existing cooperative arrangements working arrangements between the Legacy Corporation and infrastructure providers, including the Growth Boroughs, will be used to ensure the long term security of</p>

	Type of change	Proposed change
		infrastructure within the Legacy Corporation area. The development management process will be used to secure new infrastructure through planning obligations and the Community Infrastructure Levy (CIL). A Planning Obligations SPD will provide advice on how it will use Section 106 Agreements alongside CIL and the Local Plan to secure its planning policy objectives. The 'Delivery and implementation' section of this Local Plan provides more information on how CIL and Section 106 Agreements will be used to help implement the Plan.
IN.1: Telecommunications infrastructure and impact of development on broadcast and telecommunications services	Policy moved	<u>Moved to Chapter 8 – creating a sustainable place to live and work</u>
IN.2: Planning for waste	Policy moved	<u>Moved to Chapter 8 – creating a sustainable place to live and work</u>
Transport and Connectivity Paragraph 7.12	Major	<u>Delete paragraph 7.12 and removal of the strengths, opportunities, weaknesses and threats box.</u>
Figure 21	Minor	<u>Update to reflect updated context of Crossrail and name change of line.</u>
T.1: Strategic transport improvements	Minor	<p>Policy T.1: Strategic transport improvements</p> <p>The Legacy Corporation will promote improved connections to support international and national economic growth within its own area and more widely within the Growth Boroughs, east London and Thames Gateway. In particular, it will seek to secure:</p> <ol style="list-style-type: none"> 1. Stopping international trains at Stratford International Station 2. Benefits to the area from any new proposals to link High Speed 1 to High Speed 2 3. Improved connections to airports 4. Benefits to the area from the proposed Crossrail 2, depending on the final route alignment selected 5. <u>Improvements to Stratford Station access and station upgrade</u> 6. <u>Works to upgrade the strategic road network within the Legacy Corporation area to support regional traffic issues and improve routes to encourage multi-modal usage.</u>
Paragraph 7.7 (7.15)	Minor	The Legacy Corporation area already has direct DLR links to London City Airport and coach links to Stansted Airport and, from 2018 via Crossrail <u>via the Elizabeth Line</u> , direct to Heathrow. During the lifetime of this Local Plan, the Airports Commission will examine the need for additional

	Type of change	Proposed change
		UK airport capacity and recommend to government how this can be met in the short, medium and long term. The Legacy Corporation will support improved rail access to airports.
Paragraph 7.8 (7.16)	Minor	Transport for London (TfL) and Network Rail are working closely together to develop Crossrail 2. A series of themes emerged from the consultation in 2013, which are being reviewed, prior to recommending a preferred regional alignment. The main areas of analysis include the alignment through Hackney and Haringey and Network Rail branches. <u>The proposed route map as confirmed in 2015 would provide a link across London from the north east to the south west.</u> The concept of an eastern branch is continuing to be <u>has previously been explored focused on an alignment through Hackney and Haringey and Network Rail branches.</u> An eastern branch could provide significant benefits to the Legacy Corporation area <u>and continues to be a priority for the growth boroughs that it would include.</u>
T.2: Transport improvements	Minor	Policy T.2: Transport improvements The Legacy Corporation will use its powers and influence to support and bring forward transport improvements as set out in the Infrastructure Delivery Plan which are necessary to support the level of growth anticipated in the Local Plan. Where development proposals come forward that are near or adjacent to identified transport schemes, development proposals will be required to demonstrate <u>(1) that adequate provision for the implementation of those schemes has been made in the design of the development, or that development proposals do not compromise implementation of transport schemes; (2) how they relate to the Healthy Streets indicators; and (3) support the increase of cycling, walking and public transport usage to meet the Mayor's target of 80% of journeys being made up by these modes by 2041.</u> Existing bus stands and bus stops will be protected and new provision sought where necessary to support new development.
Paragraph 7.9 (7.17)	Minor	The Legacy Corporation has already secured substantial funding towards some of the transport projects in the IDP and <u>has delivered or is working on delivery of these projects</u> (Hackney Wick Station, Stratford Station Access). In other cases, such as Bromley-by-Bow Station, the Legacy Corporation is working with TfL to bring forward the improvements.
T.3: Supporting transport schemes	No change	No change to policy proposed

	Type of change	Proposed change
<p>T.4: Managing development and its transport impacts to promote sustainable transport choices, facilitate local connectivity and prioritise pedestrians and cyclists</p>	<p>Minor</p>	<p>Policy T.4: Managing development and its transport impacts to promote sustainable transport choices, facilitate local connectivity and prioritise pedestrians and cyclists</p> <p>Through its planning powers, the Legacy Corporation will <u>(1) promote sustainable transport choices and minimise reliance on the private car to ensure that the development of the area is optimised; To (2) promote the Healthy Streets Approach set out in the draft New London Plan and in order increase journeys through walking, cycling and public transport, in line with the Mayor’s target of 80% by 2041.</u> In doing so, the Legacy Corporation will:</p> <ol style="list-style-type: none"> 1. Implement a street network that prioritises pedestrians and cyclists as the most important travel modes, followed by public transport and then the private car 2. Expect new development to maximise the opportunities to improve connectivity across, within and through the Legacy Corporation area and, where opportunities arise, with the wider Lower Lea Valley and east London 3. Ensure that the amount of new development and growth across its area is related to the capacity of existing or currently planned improvements to transport infrastructure and services 4. Expect new development to be designed to include measures that will minimise its impact on public transport and the highway network, and to have no or minimum levels of car parking which do not exceed <u>draft New London Plan</u> parking standards 5. Require new development to provide appropriate facilities for the full range of transport users, including pedestrians, rail, bus, car and cycles 6. Require new developments to include on site spaces or satisfactory arrangements for car clubs, facilities for electric vehicle charging and stands for cycle hire, where appropriate 7. Require major new development to demonstrate how its construction impact will be managed through a Construction Management Plan and how, once operational, servicing and deliveries will be managed through Delivery and Servicing Plans

	Type of change	Proposed change
		<ol style="list-style-type: none"> 8. Require new developments to use target-based Travel Plans to encourage smarter travel, incentivised through S106 Agreements 9. Encourage the use of the waterways in the area for transport and leisure and the towpaths as routes for pedestrians and cyclists, as appropriate, managing any potential conflict through design.
Paragraph 7.15 (7.23)	Minor	<p>Planning policy in London has generally followed a pedestrian, cycle and public transport priority based approach for the last 15 to 20 years. These policies are now leading to dramatic changes in Londoners' behaviour and attitudes to their cars. Car ownership per household across London has decreased dramatically in the last ten years according to the 2001 and 2011 censuses, and road vehicle traffic in London has been falling over the last decade, with vehicle kilometres in 2012 10.9 per cent lower than in 2000, and at their lowest level since 1993. Managing development and its transport impacts through Policy T.4 above will ensure that the development being planned for can be brought forward without significant new public transport (i.e. new railway lines) or new strategic roads, as well as ensuring that pedestrian, cycle and public transport use increases and car use declines. As set out in the context section above, evidence concludes that this is the approach the Legacy Corporation should take to new development in its area. This approach will also facilitate Sustainability Objective 5 of this Local Plan, and help implement policies that seek to improve air quality and reduce emissions from vehicles. <u>This approach also supports the Healthy Streets approach taken in the Draft New London Plan and the Mayor's target of 80% of all journeys being made by walking, cycling or public transport by 2041.</u></p>
T.5: Street network	Minor	<p>Policy T.5: Street network</p> <p>The structure and hierarchy of streets within the Legacy Corporation area as set out in Table 7 helps to determine the most appropriate routes within and through the area, and where and how property and development proposals should best connect to that those <u>networks to increase journeys undertaken through walking, cycling and public transport.</u></p> <ol style="list-style-type: none"> 1. In implementing the street network and in considering development proposals that will impact on the network, the Legacy Corporation will prioritise pedestrians and cyclists as the most

	Type of change	Proposed change
		<p>important travel modes, followed by public transport and then, as appropriate, the private car</p> <ol style="list-style-type: none"> The Legacy Corporation will use its powers as Local Planning Authority to ensure that development is appropriately located in terms of its traffic-generation impacts, with the aim of ensuring that, if major traffic-generating uses are proposed (and are considered acceptable against other policies in this Local Plan), they are located in places that have good and appropriate connections to the strategic routes The Legacy Corporation, in its function as Local Planning Authority, will consult with Boroughs and Transport for London as appropriate in respect of their role as Highways Authorities within the area to ensure that effects of proposals are properly considered.
T.6: Facilitating local connectivity	No change	No change proposed.
T.7: Transport Assessments and Travel Plans	No change	No change proposed.
T.8: Parking and parking standards in new development	Minor	<p>Policy T.8: Parking and parking standards in new development</p> <p>In considering development proposals that include off street parking, the Legacy Corporation will apply the <u>Draft New London Plan Parking Standards</u>. In considering whether the proposed provision of car parking is appropriate, the Legacy Corporation will require <u>proposals where car parking is being considered</u> to:</p> <ol style="list-style-type: none"> Be at a low level appropriate to its location, within the LLDC area, with minimum levels of provision in locations with the highest levels of public transport accessibility <u>In the first instance aim as a starting point for car-free development, where development is well connected, or planned to be, by public transport in the Legacy Corporation area.</u> In all other areas car parking should be at low level, restricted in line with levels of existing and future public transport accessibility and connectivity. Be provided in a way that is appropriate to the existing and proposed character and form of the built environment, and acceptable in design terms <u>Submit a Car Park Design and Management Plan as</u>

	Type of change	Proposed change
		<p><u>part of their application indicating how the car parking will be designed and managed to be acceptable, referencing Transport for London guidance on car parking management and design.</u></p> <ol style="list-style-type: none"> 3. <u>Be provided in a way that is appropriate to the existing and proposed character and form of the built environment and, Where provided off-street, does not compromise other potential street-level uses or dominate street frontages</u> 4. Not take precedence over the incorporation of open space, public realm or amenity space within and around the development 5. Incorporate new car club spaces secured through Section 106 Agreements as part of a sustainable approach to parking 6. Incorporate the provision of electric charging points and parking bays for electric vehicles as part of any car parking provision 7. Provide designated on- or off-street parking bays for Blue Badge holders, appropriate to the size, nature and location of the development <u>in line with the Draft New London Plan Parking Standards.</u> 8. <u>In cases where the application is for redevelopment of an existing site with parking provision the level of parking provision should be reduced or adjusted to reflect the current approach and standards.</u> <p>Where a scheme requires a Transport Assessment to be submitted, in accordance with Policy T.7 of this Local Plan, the appropriate level of parking should be determined through the assessment process <u>in line with Draft New London Plan Parking Standards.</u></p> <p>For venues which generate a significant level of attendance by members of the public during events, there should be no provision for parking of private vehicles during events, except to meet requirements in the standards for Blue Badge parking bays and for parking for vehicles required for operational purposes.</p> <p>Where low levels of parking are proposed, the Legacy Corporation, in consultation with the appropriate Borough may require that contributions are made towards the setting of new or changes to existing controlled parking</p>

	Type of change	Proposed change
		schemes and/or that future residents are not eligible for parking permits.
Paragraph 7.23 (7.31)	Minor	This policy will allow for the actual level of parking provision proposed as part of a development to take into account local factors such as the ease of access to public transport services and to town and other Centres. The <u>Draft New London Plan</u> sets out maximum parking standards for different types of new development, currently within the Parking Addendum to Section 6 and within Table 6.2: Parking standards, Chapter 10 of the Draft New London Plan.
T.9: Providing for pedestrians and cyclists	Minor	<p>Policy T.9: Providing for pedestrians and cyclists</p> <p>The Legacy Corporation will promote and support the provision of safe routes for walking and cycling within its area that connect well with local destinations (including schools and community facilities) as well as transport nodes within and outside of its area <u>to support the Mayor's target of cycling, walking and public transport making up 80% of all journeys being undertaken by 2041:</u></p> <ol style="list-style-type: none"> 1. Walking and cycling provision should be safe, direct, coherent and attractive and be designed to be in accordance with the best practice guidance in place at the time 2. Walking and cycling provision should integrate well with the street environment, minimising conflict with other modes wherever possible 3. Parking provision for cyclists should meet or preferably exceed minimum standards set out in the current <u>Draft New London Plan standards</u>. Provision should be in a safe and secure and overlooked location, preferably under shelter. Work place cycle facilities should also include adequate levels of showering and changing facilities 4. The provision of wayfinding and signage (such as Legible London) should be consistently applied across the Legacy Corporation area, in order to ensure continuity for users.
T.10: Using the waterways for transport	Minor	'Where appropriate, and to help facilitate projects such as the Leaway, the Legacy Corporation will require development proposals to provide new or improved <u>safe access along the waterways...</u> '
Para 7.30 (7.39)	Minor	'Improvements to the waterways, <u>including appropriate safety measures,</u> and increasing of intensity of use will help promote more sustainable transport choices...'

Section 8 – Creating a sustainable place to live and work

	Type of change	Proposed change
Paragraph 8.1	Minor	'Ensuring environmental sustainability' is one of the Legacy Corporation's Key Priorities set out in its vision. This Local Plan as a whole seeks to achieve the sustainable development of the Legacy Corporation area that results in a place that is economically, socially and environmentally sustainable. This is reflected in Policy SD.1: Sustainable development, following the vision <u>set out in the Draft New London Plan in Section 3 of the Local Plan</u> . That section, 'Our area', outlines the key sustainability challenges and opportunities within the Legacy Corporation area.
Paragraph 8.2	Minor	To ensure that this Local Plan embraces all aspects of sustainability, this section supplements the other policies in this Local Plan relating to sustainability issues by: <ul style="list-style-type: none"> • addressing health and wellbeing, and • focusing on those matters that will help to make the Legacy Corporation area and the development within it resilient to climate change (including relevant mitigation measures) and addressing the requirement to contribute towards the national and London Plan targets for securing reductions in carbon dioxide emissions, <u>and</u> • <u>the expansion of electronic communication networks, including telecommunications and high-speed broadband.</u>
Paragraph 8.3	Minor	In applying the policies of this Local Plan together as a whole (see paragraph 3.7 and 3.8 of this Local Plan), the Legacy Corporation's aim is to ensure that a significant contribution is made to achieving a healthy place to live and work, that the Legacy Corporation's area is a place that achieves a high level of wellbeing and that the positive impacts of securing sustainability will reach beyond the Legacy Corporation boundary to those who live and work in the surrounding areas of east London. <u>To avoid repetition only Objective 5 is included within this section, however to reflect the overarching aims that the Legacy Corporation have around sustainability both Objectives 4 and 5 should be referenced when reading this section.</u>
Objective 5	Minor	Objective 5: Deliver a <u>smart</u> , sustainable and healthy place to live and work
SP.5: A sustainable and healthy place to live and work	Minor	Strategic Policy SP.5: A sustainable and healthy place to live and work The Legacy Corporation will work with its partners to achieve a sustainable future for those who live and work in

	Type of change	Proposed change
		<p>its area and contribute to a sustainable future for east London and London, by:</p> <ol style="list-style-type: none"> 1. Ensuring that development contributes to the health and wellbeing of those living and working in the area 2. Ensuring that development meets the needs of the present without compromising the ability of future generation to meet their own needs 3. Contributing to the Mayor’s target for reducing London’s carbon dioxide emissions by 60 per cent (below 1990 levels) by 2025, including through energy efficiency measure in buildings and increasing the use and availability of decentralised energy <u>objective of London becoming a zero-carbon city by 2050 utilising all measures of efficiency and energy reduction available informed by the energy hierarchy.</u> 4. Reducing water use and encouraging the utilisation of rainwater harvesting, grey water recycling and use of non-potable water sources 5. Minimising construction, commercial and householder waste 6. Encourage a reduction in materials use and increase in materials reuse, recycling and composting, <u>ensuring that there is zero biodegradable or recyclable waste to landfill by 2026 and meeting or exceeding the recycling targets set out in the Draft New London Plan</u> 7. <u>Requiring retention of existing waste management facilities as set out in policy S7</u> 8. Minimising the travel demand and increasing opportunities for walking and cycling <u>to support in the delivery of the Mayor’s strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041</u> 9. Requiring developments to mitigate and manage the effects of climate change 10. Avoiding overheating and excessive heat generation as a result of new development 11. Urban greening through planting in the public realm and private spaces and green and brown roofs 12. Requiring Sustainable Urban Drainage measures (SuDs), restriction of surface water run-off rates and interception of pollutants prior to discharge, where appropriate 13. Protecting existing and encouraging the provision of new public and private open spaces and an

	Type of change	Proposed change
		<p>increase of tree coverage in streets and open spaces</p> <p>14. Facilitating sustainable lifestyles for residents by considering the performance of buildings and spaces in operational use</p> <p>15. <u>By supporting the provision and expansion of digital infrastructure within the Legacy Corporation area and enabling development for future infrastructure.</u></p>
Case Study 12: Chobham Manor exemplar homes	Minor	<u>Update figures and other information to reflect current context.</u>
S.1: Health and wellbeing	Minor	<p>Policy S.1: Health and wellbeing</p> <p>Applications for major development schemes will be required within their Design and Access Statement to describe how the scheme will contribute to the health and wellbeing of those who will live and/or work within the development proposed and would not significantly adversely affect those who live and/or work within the vicinity of the proposed development. This should include information on access to schools, health services, community facilities, leisure activities, local shops and services, parks and publicly accessible open spaces. Major development schemes should also demonstrate <u>how they will deliver improvements that support the ten Healthy Streets Indicators as set out in the Draft New London Plan and Transport for London guidance, as well as access to the development via public transport and permeability through walking and cycling and how these link up with existing networks. They should also aim to reduce the dominance of vehicles on streets and demonstrate that they meet the requirements of all other relevant policies in this Local Plan.</u> that they are located and designed to encourage active and healthy lifestyles and that they meet the requirements of all other relevant policies in this Local Plan, including those that encourage walking and cycling.</p>
Paragraph 8.5	Minor	Each major development scheme will, by its nature, play a significant part in achieving the aims of this policy. It is important that these development proposals demonstrate that they are helping to achieve this in a manner that is appropriate to their specific circumstances. Physical development will set the scene for existing and new communities to develop and change, with community organisations, local groups and service providers, including faith groups, having a major role in ensuring that these are communities that thrive. It is important that the Design and Access Statements for major schemes identify, by reference to policies within this Local Plan and the <u>Draft</u>

	Type of change	Proposed change
		<p><u>New</u> London Plan, those elements of the proposed scheme that will positively contribute to achieving positive outcomes for those who will live, work or otherwise use the development proposed.</p>
S.2: Energy in new development	Minor	<p>Policy S.2: Energy in new development</p> <p>Developments will be expected to minimise carbon dioxide emissions to the fullest extent possible by application of the Energy Hierarchy as set out below:</p> <ol style="list-style-type: none"> 1. Reducing energy requirements 2. Supplying the energy that is required more efficiently and where possible generating, storing and using <u>renewable energy on-site</u> 3. Meeting remaining energy requirements through renewable energy sources where viable and <u>exploiting local energy resources.</u> <p>Major development proposals should as a minimum meet the regulated carbon dioxide emissions standards outlined within the London Plan <u>be net zero-carbon, with carbon dioxide emissions reduced from both construction and operation. The Draft New London Plan sets this out as a minimum on-site reduction of at least 35 per cent beyond Building Regulations is to be expected.</u> The Draft New London Plan requires a minimum on-site reduction of carbon emissions of at least 35 per cent beyond Building Regulations 2013. Residential development should aim to <u>achieve 10 per cent, and non-residential development should aim to achieve 15 per cent through energy efficiency measures.</u> For residential buildings:</p> <ul style="list-style-type: none"> • 2015–2016: 40 per cent improvement on the 2010 Building Regulations Target Emission Rate • 2016–2031 zero carbon (including allowable solutions or equivalent contribution to the <p>Carbon Off-setting Fund).</p> <p>Non-domestic proposals should achieve a 35 per cent improvement up to 2016, meet building regulation requirements from 2016, and be zero carbon from 2019 onwards.</p>

	Type of change	Proposed change
		<p>Where these targets cannot be met on site, and until any nationally recognised Allowable Solutions system is in place, a financial contribution to the Legacy Corporation Carbon Offsetting Fund will be required. A supplementary planning document will be prepared, setting <u>The Legacy Corporation Carbon Offset Supplementary Planning Document (adopted August 2016) sets out the rate per tonne of carbon dioxide and the scheme for applying the funds raised.</u></p> <p>Major applications will be required to provide an Energy Strategy Statement <u>Statement</u> that sets out how the development has addressed the Energy Hierarchy and meets or exceeds the targets above and the source and method of proposed energy supply <u>and will be expected to monitor and report on energy performance.</u> Energy statements should be prepared in accordance with Part D of London Plan Policy 5.2 and provide an estimation of unregulated emissions for development in use, alongside calculated emissions associated with building regulations. <u>Energy Strategies should be prepared in accordance with Policy SI2 of the Draft New London Plan.</u></p>
Paragraph 8.6	Minor	<p>In 2009, carbon emissions from buildings accounted for 43 per cent of the total (Department for Communities and Local Government). In his <u>Draft London Plan</u>, the Mayor sets out his ambition <u>for London to be net zero-carbon</u> to reduce carbon emissions in London to 60 per cent below their 1990 levels, by 2025. This reduction is a strategic priority that has the potential to make a significant contribution in a London context to minimising the projected levels of climate change. This fits with the wider national target set in the 2008 Climate Change Act and government targets for achieving new zero-carbon homes by 2016 and for zero-carbon non-domestic buildings by 2019. Achieving reductions in carbon emissions from these sources is an essential element of a London-wide strategy to contribute towards reducing the rate of identified climate change and improving air quality.</p>
Paragraph 8.7	Minor	<p>The Legacy Corporation will prepare a <u>has an adopted</u> supplementary planning document to set <u>which sets out</u> the rate to be applied to its area-wide carbon off-setting scheme and identifies <u>identifying</u> the mechanism for collecting and allocating the funds raised to ensure that funds are applied in a way that adequately mitigates the carbon dioxide emissions from the contributing development. The scheme for allocating funds raised will take <u>takes</u> into account the local opportunities to aid appropriate retrofitting of carbon saving measures to existing buildings</p>

	Type of change	Proposed change
		<p>and structures within and around the Legacy Corporation area. The rate set will need to ensures that development within the Legacy Corporation area remains viable. The Legacy Corporation's carbon off-setting scheme, designed to meet these carbon targets for the Legacy Corporation's Legacy Communities Scheme development, will provides the basis for this wider scheme. Application of the London Plan Energy Hierarchy (London Plan Policy 5.2 set out in Chapter 9 of the Draft New London Plan) will be important:</p> <ol style="list-style-type: none"> 1. Be lean: use less energy 2. Be clean: supply energy efficiently 3. Be green: use renewable energy 4. Offset (to be highlighted by new Figure image) <p>Maximisation of energy efficiency should take account of all aspects of a scheme, including, for example, street lighting and communal lighting using LED or other efficient lighting technology. Outdoor lighting should also minimise losses of light to the sky.</p>
S.3: Energy infrastructure and heat networks	No change	No change proposed
S.4: Sustainable design and construction	No change	No change proposed
S.5: Water supply and waste water disposal	No change	No change proposed
Case Study 14	Replacement	This case study should be replaced with a more up to date example of a scheme in the LLDC area.
IN.1: <u>Increasing digital connectivity, safeguarding existing communications provision and enabling future infrastructure</u> Telecommunications infrastructure and impact of development on broadcast and telecommunications services	Major	<p>Policy S6: Telecommunications infrastructure and impact of development on broadcast and telecommunications services <u>Increasing digital connectivity, safeguarding existing communications provision and enabling future infrastructure</u></p> <p>In considering proposals for new telecommunications infrastructure, the Legacy Corporation will consider proposals against other policies in this Local Plan. In particular, the Legacy Corporation will need to be satisfied that new telecommunications equipment does not have a significant adverse impact on the appearance of existing buildings and amenity of the area in which it is proposed to be located. Where possible, the Legacy Corporation will require new telecommunications and radio equipment to</p>

	Type of change	Proposed change
		<p>be located on existing masts, buildings and other structures to minimise the number of installations, unless the need for a new site has been justified.</p> <p>Where development is proposed that may have significant adverse impact on and interfere with existing telecommunications or broadcast services, the Legacy Corporation will require that an impact statement is prepared and mitigation plan implemented as necessary through a Section 106 Agreement prior to occupation of a proposed development.</p> <p><u>Digital communications and connectivity is a key element in enabling growth and facilitating innovation within the Legacy Corporation area, new development will seek to should:</u></p> <ol style="list-style-type: none"> 1. <u>As set out in the Draft New London Plan to achieve greater digital connectivity than set out in part R1 of the building regulations</u> 2. <u>Safeguard existing communications infrastructure, or where a significant adverse impact has been identified, prepare an impact statement and implement a mitigation plan as necessary through a Section 106 agreement prior to occupation of the proposed development, especially in relation to mobile connectivity</u> 3. <u>Co-locate services where possible on existing structures, such as masts, or within appropriate street furniture, such as street lighting, to ensure the effective use of public realm to accommodate well-designed and located mobile digital infrastructure that mitigates the impact of new infrastructure on the existing built environment</u> 4. <u>Ensure that sufficient ducting space is provided for future digital connectivity infrastructure</u> <p><u>As technologies continue to develop that improve efficiency and help reduce resource usage development proposals should consider the latest innovations to help support requirements around initiatives such as the zero-carbon target and the Healthy Streets Approach. The Legacy Corporation supports the usage of innovations and new technologies that go above the expectations already set in policy to make new development sustainable in the long term. Where it is identified that space should be left for future technology or innovations, such as the requirement for space for ducting already set out above, the Legacy Corporation supports these inclusions and making the most of opportunities to enable future</u></p>

	Type of change	Proposed change
		<u>infrastructure where there is evidence to show their benefit.</u>
IN.1 – Reasoned justification	Minor	Provision of high-quality communications infrastructure is essential for economic growth. The Legacy Corporation therefore supports provision of improved infrastructure <u>and enabling space for new infrastructure</u> . However, it is also important to ensure that new <u>communications and smart infrastructure integrates well into the area and has a satisfactory appearance, and does not have a detrimental impact on the area within which it is proposed.</u>
IN.1 – Policy application	Minor	The Legacy Corporation will require that new infrastructure is located as far as possible on existing buildings and structures to minimise the proliferation of stand-alone <u>telecommunications structures</u> which could have a detrimental impact on the area. Where the policy requires a mitigation plan for new development to address potential effects on <u>telecommunications or broadcast communications networks services</u> , the scope of this, including any assessment methodology, should be agreed in advance with the Local Planning Authority. <u>New development should, as far as possible, support innovation and enable communications networks and future infrastructure.</u>
IN2. Planning for waste	Minor	<p>Policy <u>S.7</u>: Planning for waste</p> <p>In carrying out its function as a Local Planning Authority, the Legacy Corporation will cooperate with the four Boroughs in matters of strategic waste management and planning. In doing so and in making planning decisions, it will take full account of:</p> <ol style="list-style-type: none"> 1. The waste apportionment targets sets for each Borough within the London Plan 2. The adopted local waste plans or waste planning policy for that Borough 3. The development of new or review of existing adopted waste plans for that Borough. <p>Proposals that would result in the loss of an existing waste management facility would only be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> 4. An additional waste management facility has been secured, and is deliverable, which will meet the maximum waste throughput of that existing site, or 5. An existing site can provide an additional capacity equivalent to that maximum waste throughput, and

	Type of change	Proposed change
		<p>6. The new site can serve the same waste management needs of the original site, and</p> <p>7. The new site is <u>located within London and continues to meet London’s strategic need</u> in the same waste authority area or waste authority group area as the original site.</p> <p>Proposals for new waste management facilities will be permitted where:</p> <p>8. It is located within an area designated as Strategic Industrial Land (SIL) which has been identified as a Preferred Industrial Location (PIL), or where appropriate within an Industrial Business Park (IBP) or a Locally Significant Industrial Site (LSIS)</p> <p>9. The proposal does not compromise or otherwise make unviable the existing adjacent employment or transport functions</p> <p>10. Its design and operation will not adversely affect the wider amenity of the proposed location</p> <p>It can be demonstrated to have met the tests within the Appendix B of the (draft) National Planning Policy: Planning for Sustainable Waste Uses.</p>
IN.2 – Reasoned justification (Paragraph 7.8)	Minor	<p>The Legacy Corporation is the waste planning authority for its area by virtue of its role as a planning authority. The Four Boroughs have responsibility for waste planning within the remainder of their area. Each borough has, or will have within the lifetime of this Local Plan, an adopted waste plan or waste planning policies. The adopted East London Waste Plan includes and has effect within the Newham part of the Legacy Corporation area. Tower Hamlets is its own waste authority and relevant policies within the Tower Hamlets Core Strategy (2010) will remain relevant. In each case it will be necessary for the Legacy Corporation to cooperate and work closely with each Borough where adopted plans and policy are reviewed or specific proposals that affect waste management or waste sites arise. The Boroughs of Hackney and Waltham Forest each belong to the North London Waste Planning group which is in the early stages of preparing its Waste Local Plan. The Legacy Corporation will work closely with these two Boroughs, the North London Boroughs and other key stakeholders to make sure that the North London Waste Plan continues to take account of any waste capacity, sites and related evidence within that part of the Legacy Corporation area. <u>The Legacy Corporation will also work with the Borough and relevant authorities in relation to waste arrangements in new development to ensure that these are efficient, well designed and appropriate, where</u></p>

	Type of change	Proposed change
		<u>appropriate through encouraging consideration of innovative solutions such as vacuum systems and compactors on site.</u>
IN.2 – Reasoned justification (Paragraph 7.9)	Minor	The <u>Draft New</u> London Plan identifies waste apportionment targets that each Borough should meet for its area. The <u>Draft New</u> London Plan does not include a waste apportionment target for the Legacy Corporation area. However, the Legacy Corporation will cooperate with the four Boroughs, the GLA and TfL in seeking to meet the Borough apportionment targets and strategy for waste. When determining planning applications, these targets will remain the appropriate policy context against which to judge the acceptability of proposals that have an effect on any existing management site or operation, including proposals for new or expanded facilities.
IN.2 – Policy application (Paragraph 7.10)	Minor	With existing waste management facilities located within the area, the policy identifies the criteria that would be necessary for proposals to meet if they would result in the loss of an existing facility, in order for them to be acceptable in terms of the effect on the waste apportionment targets set for each Borough and in order to meet the <u>requirement of London Plan Policy 5.17 Waste Capacity requirements set out in policies in Chapter 9 of the Draft London Plan.</u>
S.6: Waste reduction	Minor	<p>Policy S.8: Waste reduction</p> <p>The Legacy Corporation will, in making planning decisions, require that new development proposals contribute to the reduction of waste during construction and once operational, by minimising the amount of waste produced and maximising reuse, recycling and composting <u>and promoting a more circular economy.</u></p> <p>Proposals for new development should demonstrate how they have adopted the Waste Hierarchy in their design and how they will enable their residents to minimise waste and maximise both reuse and recycling. Development proposals should demonstrate how they have: designed out waste through lean design, maximised the reused and recycled content within the materials used for construction, minimised the production of excess or waste material during construction and maximised the opportunities for reuse or recycling of materials remaining from construction. Excavated materials should, where practical, be retained and reused on site. Planning applications for major development schemes should include a statement within the Design and Access</p>

	Type of change	Proposed change
		<p>Statement that sets out how the scheme will comply with the requirements of this policy.</p> <p>Proposals for all development will, where relevant, be required to demonstrate that adequate provision has been made for domestic and commercial waste storage and for collection that allows for a range of future collection options which include separate collection of general waste, recyclable materials and other waste streams.</p>
S.7: Overheating and urban greening	Minor	<p>Policy <u>S.9</u>: Overheating and urban greening</p> <p>Proposals for new development should ensure that buildings and spaces are designed to avoid overheating and excessive heat generation internally and externally, while minimising the need for internal air conditioning systems, taking into account <u>Draft New London Plan Policy S14 and the Mayor's zero carbon target of 2050</u> the guidance within the Mayor of London's Climate Change and Adaptation Strategy.</p> <p>Outside the existing parks and open spaces within the Legacy Corporation area, opportunities to introduce planting of trees in private and public spaces, including streets, along with those for including green roofs, green walls and other planting opportunities, should be taken to maximise the contribution that urban greening can make in creating a liveable environment and maximising local biodiversity and encouraging local food growing.</p> <p>Planning applications for major development schemes should set out within the Design and Access Statement the measures included to avoid overheating (including overheating analysis against a mid-range climate scenario for the 2030s) and excessive heat generation and, where appropriate, to maximise urban greening.</p>
Paragraph 8.18	Minor	<p>All development proposals should consider the opportunities to avoid overheating within buildings and also introduce additional greening to the site environment. Where feasible, and not in conflict with achieving high levels of building fabric efficiency, passive ventilation should be favoured. Applications for major development schemes will be expected to demonstrate that these issues have been addressed within the scheme design. This policy should be read alongside <u>Draft New London Plan Policy 5.9 Overheating and Cooling Policy S14 Managing heat risk</u>, in particular taking into account the cooling hierarchy:</p> <ol style="list-style-type: none"> 1. Minimise internal heat generation

	Type of change	Proposed change
		<p>2. Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls</p> <p>3. Manage the heat within the building through exposed internal thermal mass and high ceilings</p> <p>4. Passive ventilation</p> <p>5. Providing mechanical ventilation</p> <p>6. Active cooling systems (assuming that they are the lowest carbon option).</p>
<p>S.8: Flood risk and sustainable drainage measures <u>Flood risk</u></p>	<p>Minor</p>	<p>Policy <u>S.10</u>: Flood risk and sustainable drainage measures</p> <p>The Legacy Corporation will take into account the most up-to-date flood risk information when carrying out its relevant functions and seek to reduce risk to life and property in doing so.</p> <p>Where development is proposed within Flood Zones 2 or 3 and is outside a Site Allocation within this Local Plan, planning applications should be accompanied by evidence that the proposed development is capable of meeting the Sequential Test and, where appropriate, that the Exceptions Test as defined within the National Planning Policy Framework has been applied to demonstrate that no alternative location for the proposed development is available.</p> <p>Where no alternative location is available, a flood risk assessment should be submitted demonstrating that the proposal does not increase flood risk to third parties and, wherever possible, reduces flood risk. A site specific flood risk assessment may be required within Local Flood Risk Zones identified in Surface Water Management Plans (subject to location and degree of flood hazard) to ensure that the development will remain safe and will not increase flood risk to others. Where deemed necessary, the development proposals must be supported by a detailed integrated hydraulic modelling within the Flood Risk Assessment.</p> <p>Development proposals must be designed to reduce vulnerability to climate change, apply the sequential approach on site, be flood resilient and resistant, setting living accommodation finished floor levels 300mm above the predicted flood level for the 1 in 100 chance in any year flood event including an allowance for climate change, and must provide an appropriate means of escape to a higher level within the building or a safe route to a location above the predicted flood level. No basement development will be permitted within Flood Zones 2 or 3.</p>

	Type of change	Proposed change
<p><u>S.9 Sustainable drainage measures and flood protections</u></p>	<p><u>New policy</u></p>	<p><u>S.11 Sustainable drainage measures and flood protections</u></p> <p>The rate of surface water run-off from development sites should be restricted to no greater than the equivalent for a Green Field site of an equivalent for a Green Field site of an equivalent size.</p> <p><u>It should be managed as close to its source as possible in line with the drainage hierarchy set out in policy SI143 of the Draft New London Plan. Using sustainable drainage techniques as a first choice and only using other methods of flow restriction where it can be shown that sustainable drainage methods are not feasible in that location, particularly in areas where a localised surface water drainage problem has been identified within a Surface Water Management Plan (including potential flooding from sewers). The Legacy Corporation will support developments which do not include proposals for impermeable paving. Sustainable drainage systems that have benefits for water quality and storage, efficiency, habitat and landscapes and amenity and recreation should be fully considered before other options. All drainage systems discharging to a watercourse must include appropriate anti-pollution measures that can be easily accessed and maintained.</u></p> <p>Development proposals that create an obstruction within a watercourse or obstruct existing flood flow paths across land which cannot be mitigated through compensatory works or provision of additional flood storage capacity will not be permitted. The design and layout of proposed development should incorporate appropriate buffer strips adjacent to watercourses to allow access for flood risk maintenance and biodiversity and adequate space for sustainable drainage techniques.</p> <p>Where development is proposed on a site that includes an existing flood defence structure, development proposals should be designed to maintain the integrity of existing structure. Where the need for new or improved flood defences have been identified, relevant planning applications should demonstrate that allowance has been made for the relevant works to take place, including sufficient access for construction. Where a development proposal is dependent on the provision, improvement or repair of a river wall or other flood defence structure, these works should be included within the development applied for within the planning application.</p>

	Type of change	Proposed change
<p><u>S.10 Resilience, safety and security</u></p>	<p>New policy</p>	<p><u>Policy S.12 Resilience, safety and security</u></p> <p><u>The Legacy Corporation works with a range of development partners and stakeholders in order to ensure and maintain a safe and secure environment within the area, that is resilient against emergencies and threats such as fire, flood and terrorism. Part of this includes working closely with agencies such as the Metropolitan Police Service and the London Fire and Emergency Planning Authority to identify relevant needs, policies and other necessary infrastructure required to maintain a safe and secure environment. To continue maintaining this environment it is key that:</u></p> <ol style="list-style-type: none"> 1. <u>Development proposals should maximise building resilience and minimise potential physical risks through good design, use of the building regulations, Draft New London Plan policies and policies within this Local Plan, such as S.810 and S.911 in relation to flood risk</u> 2. <u>New development should consider measures at the start of the design process which aim to design out crime and deter terrorism, assist in the detection of terrorist activity and help mitigate its effects</u> 3. <u>Where required, physical security and safety measures should support and enhance the Healthy Streets vision and create spaces that people can enjoy, where they feel safe and relaxed and encouraged to choose to walk, cycle or use public transport.</u> <p><u>Supporting text:</u></p> <p><u>Reasoned Justification</u></p> <p><u>The Legacy Corporation’s key aims around LIVE, WORK, VISIT and INSPIRE rely on the development of a safe and accessible built environment. The Draft New London Plan puts an increased emphasis on people feeling safe in their environment and includes policies in Chapter 3 around Safety, security and resilience. The Legacy Corporation area includes strategic infrastructure such as stations, key routes and iconic facilities in the Queen Elizabeth Olympic Park, as well as large leisure facilities including Westfield Stratford City. There are also a rapidly increasing population, a range of businesses and new development in the area and events that generate large numbers of visitors. This policy therefore supports the Legacy</u></p>

	Type of change	Proposed change
		<p><u>Corporation in to delivery a suitable safe, accessible and relaxed environment as supported by the Draft New London Plan.</u></p> <p><u>Policy Application</u></p> <p><u>The London Risk Register sets out hazards and threats across London and sets out controls in place in order to prepare for these, this is maintained and managed by the London Resilience Group and provides an evidence base for wider challenges that Planning Authorities in London might face. This, combined with information around more localised needs, such as protective security relating to crowded spaces within the Legacy Corporation’s area, where there are predictable and high levels of crowding, and in relation to As well as information about schemes that have or will create a higher level of risk than existed previously, provides the background for the Legacy Corporation’s approach to resilience, safety and security in the area.</u></p> <p><u>The Metropolitan Police (Designing Out Crime Officers and Counter Terrorism Security Advisers) should be consulted to ensure that major developments in the Legacy Corporation area contain appropriate design solutions from the outset, which respond to the potential level of risk whilst maintaining high quality of place and reducing the need to retrofit solutions in future. Any proposed physical mitigations should give due regard to their impact on the look and feel of the design of the wider area and public realm and how they encourage walking and cycling and play their part in help reducing the dominance of motor vehicles. Where appropriate the Legacy Corporation may also seek to consider protective security or safety measures at other major developments, that do not create a higher level of risk than existed previously at these locations, that whilst they do not increase the risk at that location, have been identified by the police as having a significant risk, however these will be considered on a case by case basis.</u></p>

Section 10: Sub area 1 – Hackney Wick and Fish Island

Policy, para.	Type of change	Proposed Change
Vision	Minor	<p>Hackney Wick and Fish Island will become a more vibrant, diverse and well-connected series of mixed and balanced neighbourhoods with places of social, cultural and economic activity. The established residential areas in the north, historic character in the centre, and industrial areas to the south, will have been complemented by a mix of new homes, employment floorspace and community facilities around and within buildings of historic interest, a new Neighbourhood Centre and an <u>the</u> upgraded railway station.</p> <p>These will be served by and have direct access to the open spaces and world-class sporting facilities of Queen Elizabeth Olympic Park. A new digital quarter of hi-tech, media, broadcasting and education activities will be clustered within and around Here East, <u>with potential designation of Hackney Wick & Fish Island as a Creative Enterprise Zone</u> this will be and complemented by a significant presence of creative and cultural industries producing bespoke and artistic products west of the Lee Navigation.</p>
Page 149 Area analysis	Deletion	Proposed to remove section and leave this level of analysis to the background papers and evidence base reports, for example the Characterisation study.
Page 151 – Development Potential	Deletion	Proposed to delete. Will ensure consistency in context of recognising that the numbers and potential is dynamic and so will change over the lifetime of the plan and as a result of permissions and implementation of specific schemes.
Page 151 – Para 10.3 – Area Priorities	Minor	<p>Creative and productive employment: Protecting creative and cultural industrial uses that support the continuation of Hackney Wick and Fish Island’s entrepreneurial and enterprising work culture. The Legacy Corporation in its role as Local Planning Authority will support the creative and cultural industries that combine to give Hackney Wick and Fish Island its distinctive sense of place. It will also promote development that incorporates a range of employment floorspace including ‘starter’ and ‘move-on’ units <u>affordable workspace, low cost business space, managed workspace, incubator, accelerator and co-working space suitable</u> for small and medium enterprises. Hackney Wick and Fish Island contains nearly 40 per cent of the employment land within the Legacy Corporation area, <u>and a significant proportion of more than 60 per cent of its individual businesses.</u></p>

Policy, para.	Type of change	Proposed Change
Page 152 – Para 10.3 – Area Priorities	Minor	<p>Clusters of activity: Promoting places where public and employment uses animate the private and public realm. To the east, across the Lee Navigation, there is an employment cluster <u>to support the ongoing development of a technology cluster digital and associated</u> creative businesses at Here East. This provides flexible business/studio floorspace, a data centre, retail uses, and conference and education facilities in the former International Broadcast Centre (IBC) and Main Press Centre (MPC). Here East will provide an incubator and accelerator space for start-up businesses, and will create more than 5,000 jobs within a new quarter for London that supports the growth of the digital and creative industries.</p>
Page 152 – Para 10.3 – Area Priorities	Minor	<p>Waterways and open spaces: Enhancing the waterside environment and facilitating the provision of publicly accessible open spaces and the activation of the Blue Ribbon Network. A significant proportion of the Sub Area lies within the Lee Valley Regional Park and is situated at the southern extent of a continuous area of open spaces and waterways. Opportunities for informal leisure on and along the waterways should be provided. As part of the public realm improvements for Hackney Wick and Fish Island, a Canal Park runs along the entire western edge of Queen Elizabeth Olympic Park adjacent to the Lee Navigation. This is a local park and a critical piece of public realm for Queen Elizabeth Olympic Park and Hackney Wick and Fish Island. The park accommodates a varied set of landscapes and routes, providing a consistent and active edge to the canal. The design for the Canal Park responds to the ecology, history and diverse heritage of the Lower Lea Valley and helps to meet the needs of <u>existing and</u> future communities <u>including</u> East Wick and Sweetwater.</p>
Page 153	Minor (non-policy amendment)	<p>Insert page to be included describing Here East (text for page below to be supplemented by images to illustrate):</p> <p><u>Here East – SIL (Strategic Technology Cluster)</u></p> <p><u>The 2012 Games Press and Broadcast Centres in the north-west of the Queen Elizabeth Olympic Park have been transformed into Here East providing a mix of studio, business, office, accelerator, education and cultural and accelerator space, with 5,000 jobs when fully occupied. See Policy B.1 and Table 2 (B.1a1). Current occupiers include:</u></p> <ul style="list-style-type: none"> • <u>Broadcast and production, including BT Sport</u> • <u>Plexal Innovation Centre</u> • <u>V&A research and learning hub and storage facility</u>

Policy, para.	Type of change	Proposed Change
		<ul style="list-style-type: none"> • <u>Higher Education and research (including Loughborough University and University College London)</u> • <u>Ford Innovation Office</u> • <u>Studio Wayne McGregor</u> • <u>The Trampery on the Gantry – 21 free standing affordable workspace studio’s (focused on local creative businesses),</u> • <u>Event and conference facilities</u>
Policy 1.1: Managing change in Hackney Wick and Fish Island	Minor	<p>Amend Policy 1.1 as follows:</p> <p>Proposals for development within Sub Area 1 will be considered acceptable where they:</p> <ol style="list-style-type: none"> 1. Maintain the overall amount of existing employment floorspace (B Use Class), including that used by creative and cultural industries and operating as low-cost and managed workspace (in accordance with the provisions outlined under Policies B.1 and B.4) 2. Propose employment floorspace falling within B1 (a), B1 (b), B1 (c) and B2 Use Classes inside the Hackney Wick Station Area allocation boundary <u>Neighbourhood Centre</u> boundary, and B1 (b), B1 (c), B2 and B8 Use Classes outside it 3. <u>Within the Neighbourhood Centre boundary, includes floorspace for local retail, cultural and other leisure use (within Use Classes A1-A5 and D1-D2). Outside of the boundary retail and leisure uses should be small scale and serve an immediately localised need.</u> 3 4. Restore and reuse heritage assets for employment or other uses.
Policy 1.2 Promoting Hackney Wick and Fish Island’s unique identity	No change	No change to policy proposed.
Policy 1.3: Connecting Hackney Wick and Fish Island	No change	No change to policy proposed.
Policy 1.4: Preserving or enhancing heritage assets in Hackney Wick and Fish Island	Deletion	Policy has been deleted and requirements included within Policy BN.16 and its supporting text (see proposed revision text in Section 6 Built and natural environment).

Policy, para.	Type of change	Proposed Change
Policy 1.5: Improving the public and private realm in Hackney Wick and Fish Island	No change	Becomes Policy 1.4. No change to policy proposed.
Policy 1.6: Building to an appropriate height in Hackney Wick and Fish Island (including para's 10.14 and 10.15)	Deletion	Proposed to delete Policy and paragraphs 10.14 and 10.15 and replace with explanatory text and heights table equivalent to that currently shown within the Sub Area 4 section. <u>Application of Policy BN.5 within the sub area</u> <u>The prevailing height of development within Sub Area 1 has been established at 20 metres above ground level, equating to approximately 4-6 stories of development. This is represented through a range of intermittent building heights that together form a unique arrangement that contributes to the area's townscape. Policy BN.5 sets out the approach that will need to be applied both in designing new development and in assessing planning applications where this is proposed to exceed this height. Aside from limited variations, it is expected that new development will remain at or below this level. Within the boundaries of Hackney Wick Neighbourhood Centre, Policy BN.5 identifies the centre function and transport connections as being a potential justification for achieving an element of greater height and density provided the character of the area, particularly within the Hackney Wick Conservation Area, is not harmed. Table 9 below specifically sets out the height above which the policy test set out in Policy BN.10 will apply.</u>
Page 162, para 10.16	Deletion of text	Delete paragraph 10.16 as SPD has been prepared and adopted.
SA1.1 Hackney Wick Station Area	Minor	Add the following to supporting development principles: <u>The site allocation is expected to yield a minimum of 800 new homes with an affordable housing threshold of 35% in accordance with Policy H2.</u>
SA1.2 Hamlet Industrial Estate	Minor	Add the following to supporting development principles: <u>The site allocation is expected to yield a minimum of 100 new homes with an affordable housing threshold of 50% in accordance with Policy H2.</u>
SA1.3: Hepscott Road	Minor	Amend the sixth site allocation policy bullet point as follows: "Any proposal that does not safeguard the existing waste capacity should be resisted unless it can be demonstrated

Policy, para.	Type of change	Proposed Change
		<p>this capacity can be more efficiently re-provided elsewhere within London <u>and otherwise meets the requirements of Policy IN.2 of this Plan. Any such proposal must ensure that such an approach counts towards the Borough's overall waste apportionment target (to the satisfaction of the Borough and the GLA)."</u></p> <p><u>The site allocation is expected to yield a minimum of 475 new homes with an affordable housing threshold of 35% in accordance with Policy H2 and extant planning permission.</u></p>
SA1.4: Bream Street	Site allocation to be deleted	Delete site allocation.
SA1.5: 415 Wick Lane	Site allocation to be deleted	Delete site allocation.
SA1.6 Neptune Wharf	Minor	<p>Becomes Site Allocation 1.4. The proposed option is to retain the current site allocation to reinforce delivery of policy requirements within the consented scheme, including delivery of the school.</p> <p>Additional text to be added to "Supporting Development Principles": <u>The site allocation is expected to yield a minimum of 520 new homes with affordable housing being delivered in accordance with the current planning permission.</u></p>
SA1.7: East Wick and Here East	Major	<p>Becomes Site Allocation 1.5. Amend site allocation to exclude Here East and the school and school playing field as follows:</p> <p><u>Site Allocation SA1.5: East Wick and Here East and Here East</u> <u>Employment cluster and c-Employment, technology and education cluster and c-comprehensive, phased mixed-use development, including residential, employment, retail, leisure and community floorspace next to the Here East Technology Hub and East Wick Primary School, focusing non residential uses within the boundary of the Neighbourhood Centre around the Cooper Box Arena (incorporating a new primary school and two nurseries).</u></p> <ul style="list-style-type: none"> • <u>Development should include two new nurseries</u> • Development should relate well to Hackney Wick Neighbourhood Centre and Canal Park • Development should provide a gateway to Queen Elizabeth Olympic Park and establish a high-quality frontage that engages with both the Lee Navigation and Queen Elizabeth Olympic Park

Policy, para.	Type of change	Proposed Change
		<ul style="list-style-type: none"> • Development should support the continuation of direct east-west connections from Hackney Wick and Fish Island to the primary school and Queen Elizabeth Olympic Park • Routes between East Wick and the Neighbourhood Centre should provide frontages to support the generation of active ground-floor uses. • <u>Development should support the employment, media, education, technological and creative functions of Here East, including the intensification and redevelopment of under-utilised areas and subsidiary retail, leisure or other 'walk to' services (Table 2, B.1a1).</u> <p>Phasing and implementation 2015/16 2018/19 onwards.</p> <p>Add to supporting development Principles:</p> <p><u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u></p> <p><u>Routes connecting East Wick and Hackney Wick Neighbourhood Centre should be attractive and legible.</u></p> <p><u>The site allocation is expected to yield a minimum of 880 new homes with an affordable housing being delivered in accordance with the current planning permission</u></p> <p>Update Phasing and Implementation:</p> <p>2015/16 onwards <u>2018/19 onwards</u></p> <p>Update Relevant Planning History to delete reference to Here East and modify site allocation boundary and drawing:</p> <p>Here East: Here East was granted planning permission on 25 February 2014, subject to conditions and a Section 106 (S106) Agreement (LPA ref 13/00534/FUM, 13/00536/COU and 13/00537/FUL) —An employment cluster including digital, creative, media and broadcasting businesses and further/higher education uses (i.e. 115,755 sqm of commercial floorspace including data centre, business/studios, education, conference and retail floorspace).</p>
SA1.8: Sweetwater	Minor	<p>Becomes Site Allocation 1.6.</p> <p>Amend site allocation text as follows:</p>

Policy, para.	Type of change	Proposed Change
		<p>“Comprehensive, phased mixed-use development, including residential, employment, retail and community floorspace (<u>served by the existing adjacent primary school and incorporating a new primary school</u>, nursery, health centre and library).”</p> <p>Amend site allocation plan to remove primary school area.</p> <p>Add to Supporting Development Principles:</p> <p><u>The site allocation is expected to yield a minimum of 650 new homes with an affordable housing being delivered in accordance with the current planning permission.</u></p> <p>Phasing and implementation 2015/16 2021 onwards.</p>
SA1.9: Bartrip Street South	No change	Becomes Site Allocation 1.7.

Table 9, Prevailing Building Heights in Hackney Wick and Fish Island

Location	Height
Hackney Wick and Fish Island (Sub Area 1 as a whole)	20 metres

Section 11: Sub area 2 – North Stratford and Eton Manor

	Type of change	Proposed Change
Vision	Minor	North Stratford and Eton Manor will <u>has become</u> a thriving <u>neighbourhood</u> and an area of new high-quality housing, and with generous new Local Open Spaces set alongside the parklands of Queen Elizabeth Olympic Park. This will become <u>is a family focus</u> area of vibrant new communities, a place for families to grow and stay. It will have <u>is an area with</u> unrivalled access to public transport, along with excellent schools, community facilities, local shops and services, and be within easy reach of the employment and business opportunities at Stratford and Hackney Wick. It benefits from access to <u>a world-class</u> affordable community sport and leisure activities and become it is a location in which people will aspire to live.
Page 178, Figure 32	Minor	Remove developed parcels from Figure 32.
Page 179 Area profile, Para 11.1	Minor	This area is set to become the earliest established place of change in the Legacy Corporation area. Substantial progress has been made on all site allocations. Much of East Village has been constructed and new delivered homes are already being occupied. Planning permission is in place for the Chobham Manor residential development, with construction of the first phase taking place from mid-2014. Planning permission is also in place for the development of Chobham Farm bordering Leyton Road, with early implementation planned for this scheme providing new homes, open space and local retail use. Chobham Manor and Chobham Farm developments are also starting to become occupied. Chobham Manor residential development phase one is now complete, phase two is well advanced, while the final two phases have secured reserved matter approval. The Chobham Farm development, providing new homes, open space and local retail use, is equally well underway, the first phase is completed with Zone four being currently under construction, and the central section yet to come forward. Chobham Academy accepted its first pupils in 2013 and the Sir Ludwig Guttman Health Centre has opened to serve the wider area.
Para 11.2	Minor	The retail units within the designated Local Centre at East Village are now beginning to thrive, serving local communities. Coupled with other non-residential uses such as the school and health centre combine to provide a heart to the new and expanding community. East Village provides an area mainly focused around Victory Park open space for new local retail space which is identified as a new Local Centre within this Local Plan. Stratford

	Type of change	Proposed Change
		Metropolitan Centre and its retail, leisure, employment opportunities and excellent local and regional transport connections are close by. The employment opportunities at Here East and Hackney Wick are a walk or cycle ride away from this Sub Area.
Para 11.3	Minor	This concentration of new homes is set alongside the north-western-most part of Queen Elizabeth Olympic Park and Lee Valley Hockey and Tennis Centre, which provides a gateway to Queen Elizabeth Olympic Park from the north. Together, the Lee Valley Hockey and Tennis Centre at Eton Manor and Lee Valley VeloPark provide a full range of cycling facilities and a 3,000-seater hockey stadium. <u>These are important leisure and sporting assets hosting local, regional and international events. Five-a-side football pitches are planned and the Eton Manor war memorials (Eton Manor or Villiers Memorial and the Churchill Memorial) are to be relocated to the west of Lee Valley Hockey and Tennis Centre.</u> With the River Lea running along the western edge of the area, it provides a potentially unparalleled living and working environment within east London.
Para 11.4		
Page 180 Area profile	Minor	<ul style="list-style-type: none"> • Continued delivery of the approved housing type, size and tenure mix to ensure a balanced range of homes and a focus on family housing • Continued delivery of high development quality and sustainability standards • <u>Maintaining</u> and achieving quality public spaces and public realm • Allowing for development of existing and future routes between this area and areas to the east and north • Ensuring that the Local Centre develops <u>maintains</u> a local function, distinct to the Metropolitan Centre at Stratford • <u>Support the on-going operation and viability of the Lee Valley Hockey and Tennis Centre and the Lee Valley VeloPark.</u>
Page 180	Minor	Insert page to be included to describe the role of the LVRPA owned and operated Velopark and Hockey and Tennis Centre (including map and photographs). Text for page as follows:

	Type of change	Proposed Change
		<p><u>The Lee Valley Hockey and Tennis Centre at Eton Manor and the Lee Valley VeloPark are world class sports facilities. Originally developed for the London 2012 Olympic Games and subsequently transformed they are both important leisure and sporting venues hosting local, national and international events and support the Legacy Corporation’s aspiration to deliver a sporting legacy for local communities. The two venues are owned by the Lee Valley Regional Park Authority and are managed through its leisure trust.</u></p> <p><u>The Legacy Corporation continues to work closely with and support the Park Authority as it seeks to improve and grow the offer associated with the venues, including the further development of the land and facilities associated with the Hockey and Tennis Centre at Eton Manor.</u></p>
Page 185, Table 9	Major	Table 10 <u>SA2.4 Chobham Farm North (see Site Allocation SA.2.4) 20 meters</u>
Policy 2.1 – Housing typologies	No change	No change proposed to policy.
Policy 2.2: Leyton Road – improving public realm	No change likely	No change proposed to policy.
Policy 2.3 – Improving connections	Delete	Delete policy as route framework has been implemented. Retain indication of key routes as shown in Figure 33.
Policy 2.4 – Local Centre and non-residential uses	Major	Becomes Policy 2.3. Non-residential uses, including Use Class A1–A5 and B1a, within Sub Area 2 should be small-scale, serve localised need and be concentrated within the designated Local Centre. <u>The Local Centre boundary has been extended to include the mix of established shop frontages along West Park Walk and Prize Walk, as defined on the Policy Map. All non-residential floorspace within the Local Centre boundary is designated as Primary Frontage, as identified on Figure 32. Future uses within the primary frontage should support its local retail function and add to the vitality and attractiveness of the primary frontage area.</u> Outside of the Local Centre, proposals for these uses should be located along key routes and/or in relation to public spaces and should be of a scale that will serve the needs of its immediate surroundings or be ancillary to a main use with which it is associated.
Page 183, para 11.12 Reasoned justification	Major	Reasoned justification 11.10

	Type of change	Proposed Change
		<p>A new Local Centre is identified at East Village, recognising that the amount of retail and other non-residential floorspace concentrated in the identified area provides a focus around the public open spaces here to provide this Centre function. It is important that role of this Centre is established and then protected.</p> <p><u>Designated Local Centre at East Village, has now emerged as a fully functioning local centre. The area is also emerging as a strong independent retail destination, serving localised catchment and complementing the offer at nearby Stratford. The Primary Frontage has been designated to support and maintain its local retail function, vitality and attractiveness. No Secondary Frontage has been designated.</u> It is recognised that the key routes also provide an opportunity for small-scale non-residential uses that, provided they remain of a small scale and ancillary to the main uses of the development blocks, can be appropriate and not undermine the Local Centre function.</p>
Page 183, 11.13 Policy application	Major	<p>Policy application 11.11</p> <p>Any planning applications for new non-residential uses within the Sub Area should be located within the Local Centre boundary or, where they are of a small enough scale, be located along key routes, particularly where these are active frontages as identified in Figure 32. <u>Further uses within Local Centre boundary should maintain appropriate retail uses and support the role and function identified in Table 3.</u></p>
Site Allocation SA2.1: Chobham farm		Site allocation retained unchanged.
SA2.1 Site Allocation Supporting development principles	Minor	<u>The site allocation is expected to yield a minimum of 1,030 new homes (gross) with affordable housing being delivered in accordance with the current planning permission.</u>
SA2.2: East Village		Preferred option - retain current site allocation.
SA2.2 Supporting development principles	Minor	<u>The site allocation is expected to yield a minimum of 1950 new homes (gross) with affordable housing being delivered in accordance with the current planning permission.</u>
Site Allocation SA2.3: Chobham Manor		Site allocation retained unchanged.

	Type of change	Proposed Change
SA2.3 Supporting development principles	Minor	<u>The site allocation is expected to yield a minimum of 860 new homes (gross) with affordable housing being delivered in accordance with the current planning permission.</u>
SA2.4 Chobham Farm North	Major	<p>SA2.4 Chobham Farm North</p> <p><u>Family focused Mixed-use development, including family housing, external private or shared amenity space and provision of a link through the site into the Chobham Farm public open space to the south of Henrietta Street.</u></p> <p>Supporting development principles:</p> <ul style="list-style-type: none"> • Minimise impacts on residential amenity from railway line to the west and adjoining community building to the north • Provision of safe pedestrian crossing route over Henrietta Street between site and Chobham Farm site allocation development (SA2.1) • Improve public realm and street scene of Leyton Road through design of the development and improvements to the street <p><u>The site allocation is expected to yield a minimum of 200 new homes (gross) with an affordable housing threshold of 50% on public sector land in accordance with Policy H.2.</u></p>
Address	Major	<p><u>Site address: Land bounded by Liberty Bridge Road, Leyton Road and the railway.</u></p> <p><u>Existing uses: Part- D1 use and the reminder of site is currently in B1 and B8 use class employment uses.</u></p> <p><u>Size: 1.11 ha</u></p> <p><u>PTAL rating: 6a/6b</u></p> <p><u>Flood Zone: 1</u></p>

Section 12: Sub Area 3 – Central and Southern Queen Elizabeth Olympic Park

Policy, para	Type of change	Proposed Change
Vision	Minor	Central Stratford and Southern Queen Elizabeth Olympic Park will become <u>continue to develop</u> as a diverse area of new high-profile <u>culture</u> , education and sporting facilities....
Sub Area 3 Key Diagram	Minor	Image to identify: <ul style="list-style-type: none"> • Northern zone to Stratford High Street Policy Area • Stratford Waterfront
Para 12.2	MinorThis reinvigorated part of Stratford, a Metropolitan Centre of international importance, combined with Queen Elizabeth Olympic Park, will be the main engine driving growth and regeneration in this part of east London. <u>As a Cultural Quarter the Queen Elizabeth Olympic Park will also be promoted, enhanced and protected.</u>
Para 12.3	Minor	Sub Area 3 will continue to see substantial pressure for new development through the Plan period. A significant amount of new residential, <u>retail, education</u> and office floorspace has planning permission. However, Changing circumstances may mean that <u>consented schemes around Stratford Waterfront are in the process of review.</u> <u>Reviewed proposals will help facilitate and contribute towards the future potential for International Centre status of at Stratford by providing a range of cultural and educational uses alongside the extensive retail, office and residential expansion already planned.</u> of proposals may take place. Where these are outline planning permissions, the final form of new development will become apparent over time but may also present the opportunity for these proposals to change more significantly where economic and other circumstances suggest that this is desirable or necessary. There may also be circumstances where a comprehensive scheme could cover parts of more than one site allocation. Other sites and locations, while not benefiting from a planning permission, do have potential for new development....
Para 12.4	Minor	The Sub Area has potential to deliver many of the strategic requirements of east London as a whole, particularly housing development. As at March 2014, there were approximately 8,700 units within the development pipeline in Sub Area 3, and capacity for about a further 630 units. <u>Results of the 2017 SHLAA suggest capacity for approximately 11,000 homes within the Sub Area up to 2036.</u>
Para 12.5	Minor	Unless specific building heights are stipulated within Policy 3.1, within this Sub Area where any development is proposed above the prevailing height of 30m from ground level, the Tall Buildings policy (BN.10) will apply.

Policy, para	Type of change	Proposed Change		
		<p><u>Application of Policy BN.5 within the sub area</u></p> <p><u>The prevailing height of development within Sub Area 3 has been established at 30 metres above ground level, equating to approximately 10 storeys of development. This is represented through a range of intermittent building heights that together form a unique arrangement that contributes to the area’s townscape. Policy BN.5 sets out the approach that will need to be applied both in designing new development and in assessing planning applications where this is proposed to exceed this height. Table X below specifically sets out the height above which the policy test set out in Policy BN.5 will apply.</u></p> <p>New Table 11 inserted</p> <table border="1" data-bbox="687 835 1385 875"> <tr> <td data-bbox="687 835 1059 875">Sub Area 3</td> <td data-bbox="1059 835 1385 875">30 metres</td> </tr> </table>	Sub Area 3	30 metres
Sub Area 3	30 metres			
New policy	Major	<p><u>Becomes Policy 3.1 Metropolitan Centre</u></p> <p><u>Stratford will be promoted to function as a potential future International Centre through:</u></p> <ol style="list-style-type: none"> <u>1. Directing large-scale town centre uses to within the centre boundary in accordance with Policy B.2</u> <u>2. Supporting growth in office floorspace, with the Metropolitan Centre boundary also forming the location for the potential Central Activities Zone reserve</u> <u>3. Supporting Stratford Waterfront as a new culture and education district and as a future location of town centre boundary extension</u> <u>4. Focussing higher order comparison retail floorspace, providing at least 80 per cent of the identified retail requirements over the plan period</u> <u>5. Supporting and enhancing the range of cultural and night time economy uses</u> <u>6. Delivering new residential accommodation in appropriate locations throughout the centre</u> 		
New para	Major	<p><u>Reasoned justification</u></p> <p><u>12.6 The draft New London Plan identifies potential for Stratford to form a future International Centre. In order for this aspiration to be realised the amount and range of town centre uses should be expanded at this location. The draft New London Plan also identifies Stratford as a potential Central Activities Zone reserve. Given limited land availability within the existing centre boundary, potential locations for expansion also need identifying (as shown within Figure 7).</u></p>		
New para	Major	<p><u>Policy application</u></p>		

Policy, para	Type of change	Proposed Change
		<p><u>12.7 Any proposals for large-scale town centre uses should be focussed within the existing town centre boundary, or where identified as a potential location for expansion. Other edge of centre locations, such as Stratford High Street Policy Area (see Policy 3.1) also play a role in supporting the diversification of the function of the Centre. Site Allocation 3.1 also guides development of the land falling within the existing Centre boundary, and Site Allocation 3.2 sets out how proposals within Stratford Waterfront East, the potential location for extension of the town centre boundary, should develop.</u></p> <p><u>Residential development will be supported in appropriate locations away from the key shopping areas of the Metropolitan Centre. Where located outside the plots identified within SA3.1 mixed use development including residential should support the town centre designation including that of culture and the night time economy.</u></p>
Policy 3.1	Major	<p>Becomes Policy 3.2 3.1: Stratford High Street Policy Area</p> <p>Proposals for mixed-use development along Stratford High Street will be required to demonstrate that it will enhance the character, townscape and function as a lively main street., <u>by ensuring that</u> Appropriate proposals for innovative mixed-use products including shared living and where residential and non-residential components are provided as an integrated product in particular focussing on culture and night time economy uses will be supported at the northern zone of the Stratford High Street Policy area (see Figure 34). All other non-residential elements of mixed-use schemes will be acceptable where they maximise flexibility of function and are vertically and horizontally integrated with residential..</p>
Policy 3.1	Minor	<p>Becomes Policy 3.2 Proposals for development greater than 27 <u>30</u> metres above ground will be subject to Policy BN.10.</p>
Para 12.6	Minor	<p>12.8.<u>The introduction of employment-generating uses or cultural and night time economy uses through mixed use development will add to the vitality of the area and contribute to the rejuvenation of the High Street.</u></p>
Para 12.7	Minor	<p>12.9 <u>Provision of a range of different town centre uses and a focus upon culture and night time economy uses within this location should support</u> not be in competition with <u>the further development of the Stratford Metropolitan Centre and have regard to traffic and safety issues. Shared living and other mixed-use developments where new town centre uses are proposed as an integral part of an innovative mixed-use</u></p>

Policy, para	Type of change	Proposed Change
		<u>development product will be considered positively on edge of centre sites at the northern end of the high street where the proposal meets all the requirements of the policy. Mixed use developments proposing flexible....</u>
Policy 3.2	Minor	Becomes Policy 3.3 3.2 : Improving connections around central Stratford
Figure 35 (And Figure 24)	Minor	Amend to include new crossings of Montfitchet Road
Para 12.14	Minor	12.16 Where major development schemes are proposed outside the Site Allocations within this Sub Area, proposals will have regard to all policies within this Local Plan and shall not lead to the loss of planned residential, business or community provision. The introduction of minor uses ancillary to the large-scale venues within the area may be appropriate. Proposals covering more than one Site Allocation, or parts of one, <u>should facilitate, through a portfolio approach the delivery of the aims of each of</u> will be considered against the principles within <u>of</u> the relevant site allocations <u>as a whole.</u>
SA3.1	Minor	A range of town centre uses and residential accommodation appropriate to the scale and form of the Metropolitan Centre designation. The site will form an extension to the Metropolitan Centre Boundary of Stratford with the eastern parcel providing access to the town centre by a Link Bridge. Active uses shall be on the ground floor along enhanced key connections.
SA3.1 Supporting development principles	Major	<ul style="list-style-type: none"> • Provide an overall mix of town centre uses respecting the existing character, scale, and massing within the allocation area • <u>The site allocation is expected to yield a minimum of 2,000 new homes with an affordable housing threshold of 35%, or 50% on public sector land, in accordance with Policy H.2.</u> • Suitable for main town centre uses appropriate to the Metropolitan Centre designation • Northern development <u>Development parcel 1</u> should provide a mix of uses, including residential, office and with ground-floor local service retail providing a transition to the residential area to the north • Eastern <u>Development parcel 2</u> should provide a large-scale town centre use with supporting elements, <u>with a link bridge</u>

Policy, para	Type of change	Proposed Change
		<ul style="list-style-type: none"> • <u>Southern Development parcel 3</u> should largely be a <u>mixed use of retail and residential</u> with a transition from retail and other uses, and containing Local Open Space • <u>South-western Development parcel 4 parcels</u> should provide <u>employment uses including offices and residential</u> with the localised retail functions on the ground floors • <u>Development parcel 5</u> should provide <u>residential accommodation, with supporting ground floor uses</u> • Key connections shall be enhanced: to the north to East Village; from existing Stratford town centre to the east; <u>from Montfitchet Road across to the Chobham Farm South site (Development Plot 2)</u> from the south through to London Aquatics Centre; and from the west along Westfield Avenue to Queen Elizabeth Olympic Park. • <u>Existing and proposed</u> connectivity routes in private ownership should maintain and enhance the format and appearance of public space <u>and the public realm</u> • Points where key connections meet the allocation shall be gateways for enhancement.....
SA3.1 Phasing and implementation	Minor	<p>Residential within The International Quarter will be delivered from 2015</p> <ul style="list-style-type: none"> – Other northern and south-western parts of The International Quarter to be delivered from 2020 – The housing development at Cherry Park will be delivered from 2015 <u>2020</u> – Delivery of the Chobham Farm South shall depend on access to the site via the town centre Link Bridge and is anticipated to be post-2020.
SA3.1 Planning history	Minor	<p>Has permission under the Stratford City scheme for 450,000 sqm of office; approximately 1,440 residential units (TIQ- 333, Cherry Park-1,105); 25,500 sqm hotel; 3,000 sqm retail; 2,000 sqm leisure</p> <ul style="list-style-type: none"> – Permission under the Manhattan Loft Gardens scheme for 248 residential units to the north of the International Station

Policy, para	Type of change	Proposed Change
		<p><u>Outline permission has also been granted for retail anchor store and 1,200 homes at Cherry Park.</u></p>
SA3.1	Minor	<p>Amend site allocation image to include new plots, numbering and new connections across Montfitchet Road</p>
SA3.2	Minor	<p>Comprehensive, phased mixed-use development providing edge-of-centre retail, cultural, education, leisure, <u>retail</u> or community functions and incorporating residential to provide for strategic housing requirements.</p>
SA3.2 Supporting development principles	Major	<ul style="list-style-type: none"> • <u>Provide a mix of uses to support the Metropolitan Centre function (with future potential for inclusion within the town centre boundary) appropriate to the edge-of-centre location</u> in accordance with SP.1, B.2 and B.6 • <u>The site allocation is expected to yield a minimum of 500 new homes.</u> • <u>Provide affordable housing across the portfolio sites (site allocations SA3.2, SA3.5, SA3.6 and SA 4.3) based on an affordable housing threshold of 50% on public sector land in accordance with Policy H.2.</u> • Building form should avoid the ‘canyonisation’ of Carpenters Road. Tall buildings that may be acceptable in this location will be subject to Tall Buildings Policy (BN.5 10) • High residential development density to reflect location and public transport accessibility • Design to take into account waterside setting and the positioning of the London Aquatics Centre and enhance these as focal points • Provision and protection of key connections to and within the site from The International Quarter <u>London</u> to Stratford Waterfront West and beyond via the northern edge of London Aquatics Centre; and a new pedestrian/cycle connection between The International Quarter and Stratford Waterfront East. This should align with the existing urban grain to support permeability and access to Queen Elizabeth Olympic Park and the visitor and sporting facilities within it • Protection of the view through the above connection in line with the Views Policy (BN.10 9)

Policy, para	Type of change	Proposed Change
		<ul style="list-style-type: none"> • Active uses shall be on the ground floor along key connections to the north-west of London Aquatics Centre and river frontage.
SA3.2 Phasing and implementation	Minor	<p>Phasing and implementation – Delivery on site is expected from 2020 onwards</p> <p>– Delivery of the different uses along the Stratford Waterfront should be phased to ensure a coordinated delivery</p> <p>– Phasing should ensure that residential components are delivered alongside other non-residential components</p> <p>– Where residential is in support of other uses, this should be delivered in tandem.</p> <ul style="list-style-type: none"> • <u>Proposals for the site allocation which are linked to other sites should facilitate the delivery of the principles of this site allocation through a portfolio approach.</u>
SA3.2 Address	Minor	<p>Address</p> <p>Site address: Land on <u>between waterfront and Carpenters Road between railway line and Waterworks River to the south</u></p> <p>Existing use(s): Vacant land</p> <p>Size: 8.3 ha</p> <p>PTAL rating: 1a–5</p> <p>Flood Zone: <u>Zone 3 (mostly) (parts)</u></p>
SA3.3	Minor	<p>Comprehensive, phased mixed-use development providing edge-of-centre retail, education, workspace, edge-of-centre retail, cultural, leisure or community functions potentially incorporating and residential to provide for strategic housing requirements.</p>
SA3.3 Supporting development principles	Major	<ul style="list-style-type: none"> • Provide a mix of uses appropriate to the location in accordance with SP.1, B.2, <u>B.5</u> and B.6 • Development should ensure the openness of the Metropolitan Open Land to the east of <u>including within</u> the site allocation • Density reflecting location and Public Transport Accessibility Levels • Tall buildings may be acceptable in this location subject to Tall Buildings Policy (BN,<u>5-10</u>)

Policy, para	Type of change	Proposed Change
		<ul style="list-style-type: none"> • Active uses shall be on the ground floor along key connections including frontages adjacent to the ArcelorMittal Orbit • Design to take into account the waterside setting and open space character of Queen Elizabeth Olympic Park and enhance the setting of the ArcelorMittal Orbit and Queen Elizabeth Olympic Park • Proposals should be designed to take account of, and mitigate, any noise impacts of the rail lines to the south • Protect key connections <u>adjacent and through the site.</u> • <u>Where student housing is provided this should be directly linked to the adjacent education uses in accordance with Policy H4 and will be monitored on a 3:1 basis (3 bedspaces are equivalent to one residential unit)</u> • <u>The site allocation is expected to yield a quantum equivalent to a minimum of 600 new homes with an affordable housing threshold of 50% on public sector land in accordance with Policy H.2.</u>
SA3.3 Phasing and implementation	Minor	<ul style="list-style-type: none"> – Delivery on site from 2020 <u>2018</u> onwards – Delivery of the different uses along the Stratford Waterfront should be phased to ensure a coordinated delivery. • <u>Proposals for the site allocation which are linked to other sites should facilitate the delivery of the principles of this site allocation through a portfolio approach.</u> • <u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u>
SA3.3 Planning history	Minor	<p>The site benefits from planning permission under the LCS scheme for: up to 878 residential units; 1,438 sqm retail; 165 sqm leisure; and 440 sqm community, up to a maximum of 77,043 sqm in total.</p> <p><u>Permission granted for mixed use development for academic development and commercial research space, student accommodation and small scale retail space.</u></p>

Policy, para	Type of change	Proposed Change
SA3.3 Address	Minor	<p>Address</p> <p>Site address: Land to the south of the ArcelorMittal Orbit, between Waterworks River to the north and City Mill River to the south, bounded by Pool Street and Loop Road</p> <p>Existing use(s): Vacant land</p> <p>Size: 3.5 ha</p> <p>PTAL rating: 1b-2</p> <p>Flood Zone: Zone 3 (limited) (parts)</p>
SA3.4 Supporting development principles	Major	<ul style="list-style-type: none"> • <u>Proposals should seek to facilitate a net increase in residential accommodation, optimising delivery in accordance with</u> optimise and increase the residential capacity of the area subject in particular to Policy SP.2 and H.1 of this Local Plan • <u>The site allocation is expected to yield a minimum of 2,300 new homes (gross) with an affordable housing threshold of 35% or 50% on public sector land, in accordance with Policy H.2.</u> • <u>Proposals should maximise affordable housing delivery through the Viability Tested Route re-providing equivalent affordable housing floorspace through equivalent tenures as a minimum</u> • <u>Development densities and uses should reflect location, and public transport accessibility and the town centre boundary</u> • <u>In accordance with Policy BN.5 any tall buildings should be directed towards the town centre boundary</u> • Where provided, commercial and other active uses shall be on the ground floor along key connections, related to the station, Metropolitan Centre and Stratford High Street • Maximise and reflect in any new development or public realm improvement the potential arising from pedestrian movement to and from a new western entrance to Stratford Regional Station and improvements to the Jupp Road bridge • The identified option for the new western entrance to Stratford Regional Station should be incorporated into redevelopment proposals for this site

Policy, para	Type of change	Proposed Change
		<ul style="list-style-type: none"> • Improve connections from the site to the north and to Stratford Metropolitan Centre; to south-west to the Greenway via Bridgewater Road • Improve connections within the site along Warton Road, Carpenters Road, Gibbins Road and Jupp Road; and to within Queen Elizabeth Olympic Park • Subject to the above, proposals should be in accordance with the provisions of other Local Plan policies including B.1 in relation to employment floorspace, H.1 for housing mix, Cl.1 for community facilities and BN.7 in relation to Local Open Space • Safeguarding of land for DLR North Route Double Tracking phase 2. • Consider retention of existing low-rise family housing where this does not prevent the achievement of wider regeneration objectives • Ensure early community consultation where specific development proposals or regeneration plans are brought forward <u>and take account of the requirements of the Good Practice Guide for Estate Regeneration including residents' ballots</u> • Support the <u>Greater Carpenters Neighbourhood Forum in its preparation of a Neighbourhood Plan</u> where this conforms to the requirements of <u>the Local Plan</u> and this site allocation and involves cooperation with the Council in its roles as landowner and housing authority.
SA3.4 Planning history	Minor	<p>Has <u>Permission for student accommodation, residential accommodation, education facility and affordable workspace at Duncan House</u></p>
SA3.5 Supporting development principles	Minor	<ul style="list-style-type: none"> • <u>The site allocation is expected to yield a minimum of 300 new homes.</u> • <u>Provide affordable housing across the portfolio sites (site allocations SA3.2, SA3.5, SA3.6 and SA 4.3) based on an affordable housing threshold of 50% in accordance with Policy H.2</u>
SA3.5 Phasing and implementation	Minor	<ul style="list-style-type: none"> • <u>Proposals for the site allocation which are linked to other sites should facilitate the delivery of the principles of this site allocation through a portfolio approach.</u>

Policy, para	Type of change	Proposed Change
SA3.6	Minor	Comprehensive, mixed use development of residential with education uses including provision of an all-age a <u>primary school or equivalent education provision</u> and open space.
SA3.6 Supporting development principles	Major	<ul style="list-style-type: none"> • <u>The site allocation is expected to yield a minimum of 750 new homes.</u> • <u>Provide affordable housing across the portfolio sites (site allocations SA3.2, SA3.5, SA3.6 and SA 4.3) based on an affordable housing threshold of 50% in accordance with Policy H.2</u> • <u>Development should ensure an active frontage onto Stratford High Street and the junction should be safe and welcoming</u> • <u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u> • Development should maintain the openness of the Metropolitan Open Land along the western boundary of the site • <u>Meet any identified demands for school places through provision of all-age school alongside residential development respecting the existing character, scale and massing of the site and its surrounding area</u> • Residential capacity could be increased alongside the introduction of business space and significant open space, should the <u>primary school no longer be required all-age school or its secondary school component be delivered within a location suitable to requirements elsewhere within the Legacy Corporation area.</u> • Unless school place demand has been <u>or will be</u> demonstrably met elsewhere, retention of sufficient land for delivery of an additional primary school in the later part of the Plan period will be <u>sought required within the site</u> • Development should plan for the associated costs of remediation of the site • Design to reflect the close proximity of industrial and other uses <u>and the potential for wider place-making</u>

Policy, para	Type of change	Proposed Change
		<ul style="list-style-type: none"> • Development will preserve or enhance the listed cottages and the setting of the Conservation Area to the south • Enable safe access to the secondary school <u>to and across the site</u> for pedestrians and cyclists • Development shall respect the existing character, scale and massing of the site and its surrounding area • Cycling and walking access improvements along the Greenway <u>including links to the Channelsea Path beyond the site</u> • Proposals to include Local Open Space including play space and BAP habitat • Building heights generally less than 36 metres above ground level, grading down to the south-east • <u>Proposals for development above 30 metres from ground level will only be acceptable subject to the provisions of Policy BN.5</u>
SA3.6 Phasing and Implementation	Minor	<ul style="list-style-type: none"> – School provision to be provided prior to, or in parallel with, the residential elements – Development shall take place once remediation of the land and removal of equipment has taken place including revocation of Hazardous Substance Consent – Delivery on site from 2020-2021 onwards. <u>– Comprehensive delivery across the whole of the site, phased to allow for the timely delivery of housing, for land availability, and to ensure infrastructure requirement are met</u> <u>- Proposals for the site allocation which are linked to other sites should facilitate the delivery the principles of this site allocation through a portfolio approach.</u>
SA3.6 Planning History	Minor	<p><u>A secondary school associated with the Legacy Communities Scheme has subsequently been provided on Stadium Island (The secondary school associated with the Legacy Communities Scheme has subsequently been built and opened on a different site, adjacent to the London Stadium)</u></p>

Policy, para	Type of change	Proposed Change
Evidence base references	Minor	<u>Retail and Town Centre Needs Study (London Legacy Corporation, 2018)</u>

Table x

<u>Location</u>	<u>Height</u>
<u>Whole of sub area 3</u>	<u>30m</u>

DRAFT

Section 13 – Sub Area 4 Bromley-by-Bow, Pudding Mill, Sugar House Lane and Mill Meads

Policy, para.	Type of change	Proposed change
Page 211 – Vision	Minor	<p>Vision</p> <p>This will become an area of new business and residential communities that find a focus at a new District Centre at Bromley-by-Bow and a new Local Centre at Pudding Mill, with a secondary hub of employment and leisure uses in the north part of Sugar House Lane. The District Centre at Bromley-by-Bow will provide a new primary school, community facilities and public open spaces. A new DLR station at Pudding Mill and an enhanced Bromley-by-Bow Station will provide excellent public transport links to nearby work and leisure opportunities and good access to the rest of London. New and improved local foot and cycle paths will provide accessible and safe routes to the stations and local shops and services. The many new homes in Bromley-by-Bow, Sugar House Lane and Pudding Mill will meet a wide range of housing needs, while the new homes, business and other premises will have been sensitively and excellently designed, taking account of the historic waterside settings and the heritage assets within and around the Conservation Areas. By 2031<u>2036</u>, the Sub Area will have become a distinct series of new urban communities, well connected to their surroundings.</p>
Page 213 – Area Analysis	Deletion	Section to be deleted.
Page 215 - 4.1: A potential District Centre	Minor	<p>Policy 4.1: A potential District Centre</p> <p>The Legacy Corporation supports the future designation of a new District Centre at Bromley-by-Bow, in accordance with Table A2.2A1.1<u>A1.1</u> of Annex 12<u>11</u> of the London Plan 2011. Proposals for development will be required to demonstrate that they:</p> <ol style="list-style-type: none"> 1. Achieve, or are part of, a comprehensive development of the Bromley-by-Bow Site Allocation area 2. Include an appropriate mix and balance of uses that together have the potential to function as a District Centre. This mix should include retail, employment, community uses, a primary school, open space 3. Respond positively to the adjacent waterways and listed buildings at Three Mills

Policy, para.	Type of change	Proposed change
		<p>4. Provide appropriate on-site infrastructure that will be secured through a Section 106 Agreement needed to make the development acceptable, such as appropriate access arrangements to the site for pedestrians, vehicles and transport</p> <p>5. Contribute to the wider aspirations for design and regeneration of the wider Bromley-by-Bow area.</p>
<p>Page 216 - 4.2: Bringing forward new connections to serve new development</p>	<p>Minor</p>	<p>Policy 4.2: Bringing forward new connections to serve new development</p> <p>Development proposals within Sub Area 4 should not prejudice and, where relevant, should contribute towards the improvement of existing and the delivery of new connections necessary to serve the anticipated needs of development within the Sub Area.</p> <p>The improvements to existing and new connections considered necessary for the delivery of the development anticipated within this Sub Area are:</p> <ol style="list-style-type: none"> 1. Accessibility improvements including a new junction on the A12 at Bromley-by-Bow that serves that potential new District Centre by improving access for pedestrians, cyclists, buses and general traffic 2. Improving the pedestrian underpass adjacent to Bromley-by-Bow Station and linking pedestrian and cycle routes to allow access to the new District Centre and the Lee Valley Regional Park beyond 3. New and improved vehicle, pedestrian and cycle bridges across the River Lea; a new all-movements junction on the A118 to improve access to and from Sugar House Lane for pedestrians, cyclists, buses and general traffic 4. A new bridge across the Bow Back River linking to the all-movements junction and connecting with Marshgate Lane 5. Delivery of a cycle superhighway route along Stratford High Street 5. Delivery of a west-east pedestrian and cycle route, parallel with Stratford High Street, through

Policy, para.	Type of change	Proposed change
		<p>Pudding Mill, across the Greenway and through the Greater Carpenters area parallel to Stratford Metropolitan Centre</p> <p>6. Pedestrian and cycle improvements at Bow Interchange</p> <p>7. New and improved pedestrian and cycle links from Pudding Mill Lane DLR Station to Queen Elizabeth Olympic Park via the Greenway and Southern Loop Road.</p>
Page 218 - 4.3: Station Improvements	Minor	<p>Policy 4.3: Station improvements</p> <p>In considering proposals to improve Bromley-by-Bow Station, <u>to further enhance the existing improvements that have been made</u>, the Legacy Corporation will support proposals that improve accessibility to and within the station and enhance its visual presence within the area. The Legacy Corporation will also require proposed development on adjacent sites to provide walking routes within their sites that are orientated towards the station and help provide legible and direct access to it.</p>
Policy 4.4 and para's 13.9-13.10 (Page 219) -: Protecting and enhancing heritage assets at Three Mills Island and Sugar House Lane	Deletion	<p>Policy deleted along with supporting text and replaced by a site allocation (see below).</p>
Page 220 - SA4.1: Bromley-by-Bow	Minor	<p>A new mixed-use area including:</p> <ul style="list-style-type: none"> • New and reprovided retail floorspace that is capable of functioning alongside a mix of uses, as a new District Centre • A primary school • A new 1.2 hectare park • Riverside walk • Community facility (e.g. library) • New homes with a significant element of family housing • New employment-generating business space in a range of sizes and formats.

Policy, para.	Type of change	Proposed change
		<p>Proposals for development will be required to demonstrate that they contribute to the comprehensive development of the Bromley-by-Bow Site Allocation area, <u>taking into account the Bromley-by-Bow SPD (adopted 2017) which sets out specific policies for the area.</u> To do this, applications will need to demonstrate:</p> <ul style="list-style-type: none"> • that a masterplan approach for the Site Allocation as a whole is followed • that phasing of development across the overall site is appropriate and secured by condition or through Section 106 Agreements attached to future planning permissions • that there is certainty of timely delivery for the key elements of social and physical infrastructure and land uses identified as required within this site allocation • Proposals will need to include an appropriate mix and balance of uses that together have the potential to function as a District Centre, including retail, employment floorspace, community uses, a primary school, a new park and improved public realm • New development should respond positively to the adjacent waterways and Listed Buildings and Conservation Area at Three Mills. Specifically, development should be lower in scale by the canal and the new park should be located adjacent to the River Lea, <u>particular reference should be made to policy T.10 and access to the canal</u> • <u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u> • Proposals for development greater than 18 metres above ground level will only be acceptable subject to the provisions of Policy BN.10 • Safe pedestrian and cycling access should be provided, particularly to the primary school. • Landing for bridges from Sugar House Lane will need to be incorporated into development proposals. • <u>The site allocation is expected to yield a minimum of 1700 new homes with an affordable housing threshold of 35% in accordance with Policy H2.</u>

Policy, para.	Type of change	Proposed change
Page 221 SA.4.1 Planning History	Minor	<p>Relevant planning history</p> <p>1. There are no listed buildings or Conservation Areas on the site</p> <p>2. Planning permission was granted in 2010 for a comprehensive mixed-use scheme, on the southern part of the Site Allocation but this permission has now lapsed</p> <p>3. 1. Permission was granted in 2012 for a predominantly housing development to the northern part of the Site Allocation (PA/11/02423/LBTH) and it is understood that this will be being implemented.</p> <p><u>2. Planning permission 17/00334/FUL for mixed use development, including 407 residential units.</u></p> <p><u>3. Planning permission 17/00364/FUL for mixed-use development, including 491 residential units.</u></p>
Page 222 - SA4.2: Sugar House Lane	Minor	<p>Update will be needed to relevant planning history,</p> <ul style="list-style-type: none"> <u>The site allocation is expected to yield a minimum of 1200 new homes with affordable housing being delivered in accordance with the current planning permission.</u>
Page 223 – SA.4.2 Sugar House Lane	Minor	<p>Delete the following text:</p> <p>Existing uses: The area currently accommodates a food store and associated car parking, industrial and distribution activities and vacant land and buildings. Bromley by Bow Station is located to the south west of the Site Allocation area, on the other side of the A12</p>
Page 224 - SA4.3: Pudding Mill	Minor	<p>A new medium-density, mixed-use area, including a significant and diverse element of new and replacement business floorspace, including spaces suitable for small- and medium-sized businesses; a new Local Centre adjacent to Pudding Mill Lane DLR Station and Pudding Mill Lane; new homes including a significant element of family housing; new Local Open Space, playspace and public realm. Cumulatively across the Pudding Mill Site Allocation, 25 per cent non-residential floorspace should be achieved, with <u>intensified a predominantly industrial floorspace use mix</u> in the area to the west of Cooks Road and around the Crossrail portal. <u>This is in line with the Pudding Mill SPD (adopted 2017) which sets out local policies around development in this area.</u></p> <ul style="list-style-type: none"> Proposals for development above 21 metres above ground level will only be acceptable subject to the provisions of Policy BN.10

Policy, para.	Type of change	Proposed change
		<ul style="list-style-type: none"> • Non-residential uses should be focused along a new central east-west street • The form of development should allow for improved east-west connections through the site • Provision should be made for key connections, including a new bus/cycle/ pedestrian connection from Stratford High Street to Marshgate Lane and a new pedestrian/cycle connection from Wrexham Road over the A12 and River Lea • <u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u> • Land should be safeguarded for DLR North Route Double Tracking phase 2. • Regard will need to be had to not prejudicing the operation of the safeguarded rail freight site to the west (for example by ensuring that noise sensitive uses are located away from the site). <p>Supporting development principles</p> <ul style="list-style-type: none"> • Landowners will need to work together to bring forward comprehensive schemes that are capable of achieving the ambitions for development of the site allocation and delivering identified infrastructure needed for the site as a whole. • Open Space/playspace needs to be provided alongside development and located within pockets across the site • A new Local Centre should be brought forward adjacent to Pudding Mill <u>Lane</u> DLR Station • A significant proportion of family homes should be provided • It would be appropriate to re-align Barbers Road to provide a dual fronted street and screening to the Crossrail site • Other Industrial Location designation maintained along the western edge to form a buffer to A12 <u>where industrial</u>

Policy, para.	Type of change	Proposed change
		<p>uses should be intensified, and facilitate the co-location with residential uses (see Policy B.1 and Pudding Mill SPD)</p> <ul style="list-style-type: none"> • <u>The site allocation is expected to yield a minimum of 2,000 new homes.</u> • <u>Provide affordable housing across the portfolio sites (site allocations SA3.2, SA3.5, SA3.6 and SA 4.3) based on an affordable housing threshold of 50% in accordance with Policy H.2</u> <p>Phasing and implementation</p> <p>– Delivery on site from 2015 onwards should be updated in line with updated timelines</p>
<p>Page 225 SA4.3 Pudding Mill</p>	<p>Minor</p>	<p>Relevant planning history</p> <p>There are no listed buildings or Conservation Areas on the site.</p> <p>11/90621/OUTODA – Part of the site has <u>outline</u> planning permission under the Legacy Communities Scheme permission granted in 2012 <u>for a substantial mixed use scheme, including a new Local Centre, 118,290 sqm of residential development (Use Class C3) and associated community uses and open space.</u></p> <ul style="list-style-type: none"> – Development of up to 118,290 sqm of residential development (Class C3) – Development of up to 2,345 sqm of retail and food/drink (Classes A1–A5) – Development of up to 169 sqm of leisure development (Class D2) – Development of 23,791 sqm of employment (Class B1a) and up to 12,158 sqm of (Class B1b+B1c) – Development of up to 1,482 sqm of community development (Class D1) – Provision of 1,000 sqm of Open Space, including playspace.

Policy, para.	Type of change	Proposed change
		<p><u>12/02202/AOD (NEW/2/4/1) – Construction of a new DLR railway station at Pudding Mill Lane under the Crossrail Act 2008.</u></p> <p><u>11/00492/AOD (NEW/2/7) – Construction of various structures associated with the Crossrail portal and new DLR station under the Crossrail Act 2008.</u></p> <p><u>Planning permission 14/00422/FUL for mixed use development of 254 residential units and 4,257 sqm of business space.</u></p> <p><u>Planning permission 15/00392/FUL for mixed use development of 194 residential units and 2,136sqm of commercial floorspace.</u></p>
Page 225 SA4.3 Pudding Mill	Minor	Existing uses: light industrial and varied employment uses with some residential. There is no existing residential use within the site.
<u>SA4.4: Three Mills</u>	<u>New Site Allocation</u>	<p><u>SA4.4: Three Mills</u></p> <p><u>Site renewal, focusing on restoration and conservation of the existing heritage building on the site to preserve the character of the area whilst updating facilities to ensure they are fit for purpose to maintain and enhancing the existing employment usage on site whilst maximising the opportunities of the site, including enabling development to support renewal.</u></p> <ul style="list-style-type: none"> <u>Proposals should set out how the historic buildings on site and the conservation area will be protected and enhanced by any development that takes place on site</u> <u>The group of listed buildings at Three Mills Island, including the Grade I listed House Mill, and the listed buildings at Abbey Mills, provide an important historical context to the southern part of the Sub Area and the proposed district centre. It is important to ensure that any new development sits well alongside the existing heritage assets and does not impact negatively upon them.</u>

Policy, para.	Type of change	Proposed change
		<ul style="list-style-type: none"> • <u>Area included within this site allocation includes a range of uses and facilities, any enabling development within proposals should be proportionate and not dominate the development and therefore change the character of the area.</u> • <u>Proposals should preserve and enhance the existing usage on site such as the employment usage, supporting the range of creative and business usage on site.</u> <p><u>Supporting development principles</u></p> <ul style="list-style-type: none"> • <u>Proposals for new development or new uses within existing buildings within Three Mills Island will need to demonstrate that they preserve or enhance the character of the Conservation Area and the setting of the listed buildings</u> • <u>Proposals will should complement the range of existing employment, including cultural and creative employment and community uses</u> • <u>Proposals for development should also preserve or enhance the character and appearance of the Three Mills and Sugar House Lane Conservation Areas</u> • <u>Views from the Three Mills Conservation area will be protected from inappropriate development.</u> • <u>Proposals for this site allocation will set out how they contribute to the overall vision for sub area four, making reference to planning documents that relate to the wider area such as the Bromley-by-Bow SPD, the proposed district centre at Bromley-by-Bow and the neighbouring Sugar House Lane conservation area.</u> • <u>The site allocation is expected to yield a minimum of 100 new homes with an affordable housing threshold of 50% in accordance with Policy H2.</u>
<u>SA4.5: Bow Goods Yards (Bow East and West)</u>	<u>New Site Allocation</u>	Site Allocation SA4.5: Bow Goods Yards (Bow East and West)

Policy, para.	Type of change	Proposed change
		<p>An area of Strategic Industrial Land providing protected freight rail head facilities, divided by the River Lee but linked by rail infrastructure, appropriate for bulk freight and other uses associated with Strategic Industrial Land. This presents the opportunity for long term intensification and development of rail freight, transport and associated industrial uses.</p> <p>Consolidation and intensification of rail, industrial and other appropriate employment uses would present the opportunity in the long-term for an element of release of land at Bow East for alternative uses, provided that:</p> <ul style="list-style-type: none"> • This formed part of a comprehensive masterplan approach • This provided rail access and freight function to both Bow East and Bow West • Continued to provide at least an equivalent amount of SIL function capacity as the current land area • Significantly increased the overall job density of the site allocation area • Secures the long-term provision of sufficient rail and transport infrastructure to serve the uses planned through the comprehensive masterplan approach • Provides an alternative road access across the site allocation area to enable servicing and access to and from the A12 • Does not negatively impact on the surrounding highway infrastructure or road safety for those using that surrounding highway and transport network • Demonstrates an acceptable relationship between the rail and other SIL uses and any non-SIL uses proposed, including noise, air quality and visual impact, applying the 'Agent of Change' principle. <p>Where these requirements are met, any area released for non-SIL uses can include residential development but must demonstrate a strong relationship and connections to:</p>

Policy, para.	Type of change	Proposed change
		<ul style="list-style-type: none"> • The new Local Centre and DLR Station at Pudding Mill • The emerging residential communities at both Pudding Mill and Sweetwater • The Greenway and River Lea, including open space provision and an enhanced landscaped setting to these features. <p>Supporting Development Principles</p> <ul style="list-style-type: none"> • Creating a buffer of employment uses between the rail and industrial uses and any residential use • Where any residential use is proposed via intensification and consolidation, affordable housing to be defined in accordance with Local Plan Policy (H2) and defining the site as publicly owned • Provision of a significant biodiverse open space buffer along the waterway edge • Ensuring the eastern edge of the site and any vehicle access connections to Pudding Mill Lane and the Loop Road is designed such that it remains a safe route for pedestrians and cyclists moving between Pudding Mill Station and the Queen Elizabeth Olympic Park, its schools and venues • The comprehensive masterplan approach could be phased in its delivery <p>Industrial and storage distribution uses should be enclosed in high quality and well-designed enclosing structures which complement the views through and within the site as well as reflecting the wider context of proximity of the Queen Elizabeth Olympic Park and its unique setting.</p>

Section 14 – Delivery and Implementation

Policy, para	Type of change	Proposed change
Para. 14.6	Minor	<u>An</u> The Infrastructure Delivery Plan (IDP) which was <u>has been</u> prepared by the Legacy Corporation in consultation with the Boroughs and other stakeholders. in 2013 <u>It</u> identifies the infrastructure that will be needed to support the planned growth within the Legacy Corporation area, and identifies the costs and funding gap for this infrastructure. The IDP will be <u>is</u> reviewed annually and updated as necessary as part of the Authority Monitoring Report. A CIL Infrastructure List has been published alongside the adopted Community Infrastructure Levy Charging Schedule. This sets out which infrastructure the Legacy Corporation intends to fund from its CIL.
Table 11: Infrastructure Delivery Policies	Minor	<u>See below for updated table</u>
Para 14.9	Minor	The Legacy Corporation CIL Charging Schedule came into effect on 6th April 2015. The money raised will be used to help deliver the infrastructure on the CIL <u>Infrastructure List</u> (regulation 123) list and in the Infrastructure Delivery Plan. Further information on the Legacy Corporation CIL is available from the Legacy Corporation website. At their meeting in June 2013 the Board agreed to establish a ‘Project Proposals Group’ to allocate future CIL receipts and section 106 funds. The group is now in operation and information on the allocations made by the group is available for each preceding year from the Authorities Monitoring Report. CIL regulations provide for a ‘neighbourhood portion’ of the funding to be spent in consultation with the local community. The Legacy Corporation has established a Neighbourhood CIL Fund and a local mechanism established to allow local projects to bid for funding from this. will follow government advice on engaging with local communities in the Legacy Corporation area to agree with them how best to spend the neighbourhood funding portion of CIL funds.
Para 14.11	Minor	An <u>Planning Obligations interim draft</u> Supplementary Planning Document <u>was adopted in November 2016 that has been produced</u> which sets out how Section 106 Planning Obligations will be used in the Legacy Corporation area and how they will be used alongside CIL to secure infrastructure. <u>This will be regularly reviewed and updated when necessary to ensure that it remains relevant.</u>
Para 14.13	Minor	Supplementary Planning Documents (SPDs) will be prepared <u>where it is necessary</u> to provide further guidance to the Local Plan and help deliver its

Policy, para	Type of change	Proposed change
		<p>objectives. At present, the following documents are considered necessary, and will be taken forward for adoption following adoption of this Local Plan. The following SPDs have been prepared and adopted since the Local Plan was first adopted in 2015:</p> <ul style="list-style-type: none"> • Planning Obligations SPD • Carbon Off-set Funding SPD • Hackney Wick & Fish Island SPD • Pudding Mill SPD • Bromley-by-Bow SPD.
Para 14.16	Minor	<p>Amend text as follows:</p> <p>It may be appropriate, in the interests of the proper planning of the Legacy Corporation area, for the Legacy Corporation to acquire properties using these powers, if this would facilitate the regeneration of its area, and this regeneration could not be achieved without using these powers. The Legacy Corporation will follow the <u>Government guidance current at the time as set out in ODPM Circular '06/2004 and 04/2010 Compulsory Purchase and the Cichel Down Rules'</u> in deciding whether use of its powers would be appropriate.</p>
Para 14.20	Minor	<p><u>Monitoring and future review of the Local Plan</u></p> <p>In order to measure the success of the strategy and policies within this Local Plan and help to identify any potential need for a review of all or part of the Local Plan, the Key Performance Indicators (KPIs) set out in Table 12 will be used. A review of the Plan <u>will be undertaken at least once every five years or earlier is likely to be triggered</u> where this monitoring shows that key <u>strategic</u> elements of the Plan, such as delivery against housing targets, would not be met to a significant or on-going extent, or in 2018/19 in any event. Monitoring of these indicators will be reported within the Legacy Corporation's annual Authority Monitoring Report. This report will also include annual updates of the activities undertaken in relation to the Duty to Cooperate. In addition to Local Plan monitoring the Growth Boroughs produce regular Convergence progress reports which report on performance against the Convergence themes and indicators.</p> <p><u>It is likely that the Legacy Corporation will cease to be the Local Planning Authority at some point during the Plan period which runs to 2036. Responsibility for monitoring and reviewing the Local Plan would then become the responsibility of each borough within its own boundary. Once each borough Local Plan is subsequently reviewed and updated it is assumed that these subsume the area of the borough currently covered by this Local Plan. Local</u></p>

Policy, para	Type of change	Proposed change
		<u>Planning Authority responsibilities for neighbourhood planning would also be passed to each borough while responsibility for collecting and otherwise administering the Community Infrastructure Levy would also be transferred.</u>

Table 11: Infrastructure Delivery Policies

Type	Description (from IDP)	Policy	Sub Area and Site Allocation
Social Infrastructure	Education (primary, secondary and early years)	CI.2: Planning for and bringing forward new schools	<p>Primary Sub Area 1: SA1.64, SA1.7 and SA1.8 Sub Area 3 SA3.4 and SA3.6 Sub Area 4: SA4.1</p> <p>Secondary Sub Area 3 SA3.6</p> <p>Early years Sub Area 1 SA1.4 SA1.5 and SA1.6 Sub Area 2 SA2.3 Sub Area 3 SA3.2 and SA3.3 Sub Area 4 SA4.3</p>
	Primary healthcare; open space; green infrastructure; child play space	<p>CI.1 Providing new and retaining existing community infrastructure</p> <p>SP.3 Integrating the built and natural environment</p> <p>BN.3 Maximising biodiversity</p> <p>BN.6 Protecting Metropolitan Open Land</p> <p>BN.78: Improving Local Open Space</p> <p>BN.89 Maximising opportunities for play</p> <p>S.79 Overheating and Urban Greening</p>	<p>Primary Healthcare Sub Area 1 SA1.1 and SA1.86 Sub Area 3 SA3.5 Sub Area 4 SA4.3</p> <p>Open Space Sub Area 1,2,3 and 4 Sub area 1 SA1.1, SA1.3, SA1.5 and SA1.64 Sub area 4 SA4.1 and SA4.2</p> <p>Child play space Sub Area, 1,2,3 and 4 Sub Area 3 SA3.6 Sub Area 4 SA4.1, SA4.2 and SA4.3</p>
	Sports facilities (courts and swimming pools)	CI.1: Providing new and retaining existing community infrastructure	<p>Sports facilities Sub Area 2 Sub Area 4</p>

	Libraries, community centres and community space	<p>CI.1: Providing new and retaining existing community infrastructure</p> <p>4.1: A potential District Centre</p> <p>SA1.1: Hackney Wick Station Area</p>	<p>Libraries, community centres and community space</p> <p><u>Sub Area 1 SA1.1</u></p> <p>Sub Area 3 SA3.4</p> <p>Sub Area 4 SA4.1</p>
Transport	Local connectivity and transport improvements	<p>SP.4: Planning for and securing transport infrastructure to support growth and convergence</p> <p>T.2: Transport improvements</p> <p>T.3: Supporting transport schemes</p> <p>T.4: Managing development and its transport impacts</p> <p>T.6: Facilitating local connectivity</p> <p>T.10: Using the waterways for transport</p> <p>1.3: Connecting Hackney Wick and Fish Island</p> <p>2.3 Improving connections</p> <p>3.23: Improving connections around central Stratford</p> <p>4.2: Bringing forward new connections to serve new development</p> <p>4.3: Station improvements</p>	<p>Local connectivity and transport improvements</p> <p>Sub area 1,2,3 and 4</p> <p>Sub Area 1 SA1.3 and SA1.5</p> <p>Employment cluster designation B.1a3</p> <p>Sub Area 2 SA2.1</p> <p>Sub Area 3 SA3.2, SA3.3 and SA3.4</p> <p>Sub Area 4 SA4.1, SA4.2, and SA4.3 and SA4.5</p>
	Strategic Transport Improvements	<p>SP.4: Planning for and securing infrastructure to support growth and convergence</p> <p>T.1: Strategic Transport Improvements</p>	<p>Strategic Transport Improvements</p> <p>Sub Area 1 SA1.1</p> <p>Sub Area 3</p> <p>Sub Area 4</p>
Utilities and Hard Infrastructure	Energy (electricity, gas and Combined Cooling, Heat and Power [CCHP])	<p>S.2: Energy in new development</p> <p>S.3: Energy infrastructure and heat networks</p>	<p>Energy</p> <p>All sub areas</p>

	Sewerage (waste water)	S.5: Water supply and waste water disposal S.68: Waste reduction, recycling and composting	Sewerage All sub areas
	Waste management and flood defences	IN.2 S.7: Planning for waste S.810: Flood risk and sustainable drainage measures SP.4: Planning for and securing infrastructure to support growth and convergence	Waste management and flood defences All sub areas
	<u>Telecommunications and Digital Technology</u>	<u>S.6: Increasing digital connectivity, safeguarding existing communications provision and enabling future infrastructure</u>	<u>Telecommunications and Digital Technology</u> All sub areas

Table 12: Local Plan Key Performance Indicators

NO.	KEY PERFORMANCE INDICATOR	MONITORING CRITERIA	RELEVANT OBJECTIVE
1	Growth in economic activity	<ul style="list-style-type: none"> Percentage of working-age residents in employment within the four Growth Boroughs compared to the London average Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline 	1
2-4	Creation of retail centres	<ul style="list-style-type: none"> Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2 Use Classes) within the identified centres Vacancy rates within the identified centres compared to the London average. Number of jobs/local jobs/opportunities within employment training initiatives created. 	1
3-5	Supply of housing	<ul style="list-style-type: none"> Number of homes permitted per annum Number of 'affordable' homes permitted per annum and the tenure breakdown Number of homes completed per annum Number of 'affordable' homes completed per annum and the tenure breakdown Number and % of schemes containing residential going through the Fast Track Route (FTR) Average number of bedrooms per unit Number of one-, two- and three-bedroom plus units permitted per annum (% of total) 	2

NO.	KEY PERFORMANCE INDICATOR	MONITORING CRITERIA	RELEVANT OBJECTIVE
		<ul style="list-style-type: none"> • Amount of accommodation provided for students, older persons and gypsies and travellers. 	
4-6	Provision and protection of community facilities	<ul style="list-style-type: none"> • Net gain/loss in community floorspace (D1 Use Class) • On-site community infrastructure secured through S106 Agreement as part of large-scale development. • Number of school places provided and /or granted planning permission • Number and capacity of new health facilities approved 	2
5-7	Protecting heritage assets and improving design quality	<ul style="list-style-type: none"> • Loss of heritage assets • Proportion of relevant approved applications (proposing residential use) that meet the 'Baseline' Quality and Design Standards outlined within Annex 1 of the Mayor's Housing SPG (excluding any elements of the Baseline Standards that are addressed by the Nationally Described Space Standards – Technical Requirements and Policies BN.5 and S.5). • Proportion of relevant approved applications (proposing non-residential use) that incorporate all applicable elements of the Legacy Corporation's Inclusive Design Standards. • Proportions of relevant approved applications (proposing residential use) that provide 90% of dwellings in accordance with Optional Requirement M4 (2) Category 2 of Part M of the Building Regulations, and 10% of dwellings in accordance with Optional Requirement M4 (3) Category 3 of Part M of the Building Regulations. • Proportion of relevant approved applications (proposing residential use) meeting the Nationally Described Space Standards – Technical Requirements. • Proportion of relevant approved applications that meet 'Site layout planning for daylight and sunlight' (BRE, 2011) or superseding guidance. 	3,5
6-8	Retaining open space	<ul style="list-style-type: none"> • Quantum of open space gained or lost through development 	3, 5
7-9	Protect biodiversity and habitat	<ul style="list-style-type: none"> • No net loss of SINCS • <u>Number of applications approved for development schemes that provide a net gain</u> • <u>Number of applications approved for development schemes meeting the Urban Greening Factor target score including urban greening initiatives.</u> 	3, 5
8-10	Improving the waterway environment	<ul style="list-style-type: none"> • Number of applications approved for major development schemes next to the waterways including measures to improve the environment of the Blue Ribbon Network. 	3, 5

NO.	KEY PERFORMANCE INDICATOR	MONITORING CRITERIA	RELEVANT OBJECTIVE
9 <u>11</u>	Managing transport impacts	<ul style="list-style-type: none"> • Number of Travel Plans entered into through either condition or S106 Agreement • Travel Plan reviews to monitor: 1. Trip generation rates 2. Mode share and change in mode share over time 3. The effectiveness of the Travel Plan measures 4. The effectiveness of delivery and servicing strategies 	4, 5
10 <u>12</u>	Reducing car use	<ul style="list-style-type: none"> • Number of car club spaces approved. 	4, 5
11 <u>13</u>	Delivering electric-charging infrastructure	<ul style="list-style-type: none"> • Number of electric-charging points approved. 	4, 5
12 <u>14</u>	Car parking provision	<ul style="list-style-type: none"> • Number of applications approved for car-free or car-capped development schemes • Net gain/loss of car parking spaces. 	4, 5
13 <u>15</u>	Cycle parking provision	<ul style="list-style-type: none"> • Net gain/loss of cycle parking spaces. 	4, 5
14 <u>16</u>	Delivering transport infrastructure	<ul style="list-style-type: none"> • Infrastructure provided on site as part of development – e.g. new junctions, new cycle paths, new footpaths. 	4, 5
15 <u>2</u>	Improvements in IMD	<ul style="list-style-type: none"> • Changes in Indices of Multiple Deprivation within Wards that fall within the Legacy Corporation area. 	1, 2, 4, 5
16 <u>3</u>	Improvements in health	<ul style="list-style-type: none"> • Changes in health indicators for residents within Wards that fall within the Legacy Corporation area. • Changes in life expectancy for residents within Wards that fall within the Legacy Corporation area. 	2, 3, 5
17	Reductions in carbon emissions	<ul style="list-style-type: none"> • Number of applications approved for major development schemes (proposing residential use) that achieve a 40% or greater improvement on 2010 Building Regulations Target Emission Rate, or from 2016 onwards achieve a Zero Carbon target (including any permitted allowable solutions) • Number of applications approved for major development schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2013 Building Regulations TER, meet building regulations requirements from 2016 to 2019, or from 2019 onwards achieve a Zero Carbon target (including any permitted allowable solutions) • Number of applications approved for major development schemes (proposing non-residential use) achieving a minimum of BREEAM 2011 'Very Good', while achieving a maximum score for water use (or an equivalent in any future nationally recognised assessment scheme). 	3, 4, 5

NO.	KEY PERFORMANCE INDICATOR	MONITORING CRITERIA	RELEVANT OBJECTIVE
18	Water efficiency	• Number of applications approved for major development schemes designed to achieve 110 litres of water use per person per day or less	3, 4, 5
19	Coverage of trees and green roofs	• Number of applications approved for major development schemes that include the provision of additional trees.	3, 4, 5
20 <u>19</u>	Planning obligations	• The AMR will include a breakdown of all financial and non-financial obligations secured through S106 Agreement.	All

AMR Monitoring Criteria

1. Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average
	Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline
	Number of new business start-ups compared to closures in the Growth boroughs
	Number of jobs/local jobs/ opportunities within employment training initiatives created
2- Creation of retail centres	Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2) by use within the Centres
	Vacancy rates within the identified centres compared to the London average
	New retail floorspace permitted outside the Centres (units and quantum)
	Number of applications submitted for change of use from A1 to non-A1 floorspace within the Centres and per cent granted
3- Supply of housing	Number of homes permitted per annum
	Number of affordable homes permitted per annum by tenure <u>and the tenure breakdown</u>
	Number of homes completed per annum
	Number of affordable homes completed per annum by tenure <u>and the tenure breakdown</u>
	<u>Average number of bedrooms per unit</u> <u>Number and % of schemes containing residential going through the Fast Track Route (FTR)</u>
	Number of homes permitted per annum by unit size
	Amount of specialist housing provided
	Changes in resident population and household profile
4- Provision and protection of community facilities	Net gain/loss in community floorspace (D1 Use Class)

	On site community infrastructure secured through S.106 Agreement as part of large scale development
	Number of new school places delivered/granted permission
	Number and capacity of new health facilities granted planning permission
5- Protecting heritage assets and improving design quality	Loss of heritage assets
	Proportion of relevant applications approved for development schemes (proposing residential use) that meet 'Baseline' standards
	Proportion of relevant applications approved for development schemes (proposing non-residential use) that incorporate all applicable elements of the Legacy Corporation's Inclusive Design Standards
	Proportion of relevant applications approved for development schemes (proposing residential use) that provide 90% of dwellings in accordance with M4 (2)
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards
	Proportion of relevant applications approved for development schemes that meet daylight and sunlight guidance
6- Amount of open space	Quantum of open space gained or lost through development
7- Protect biodiversity and habitat	No net loss of SINCS (net gain or loss) <u>Net gains</u>
	Number of applications approved for development schemes meeting Urban Greening Factor (UFG) including urban greening initiatives
	<u>Surface cover type provided to meet the Urban Greening Factor target score/number of application approved for major development schemes that include:</u> <ul style="list-style-type: none"> - <u>Green roofs</u> - <u>Trees</u> - <u>Green walls</u>
8- Improving the waterway environment	Number of applications approved for major development schemes next to the waterways including measures to improve the environment of the Blue Ribbon Network
9- Managing transport impacts	Number of green travel plans entered into through condition or S106 agreement
10- Reducing car use	Number of car club spaces approved
11- Delivering electric charging infrastructure	Number of electric charging points approved
12- Car parking provision	Number of applications approved for car-free or car-capped development schemes

	Net gain/loss of car parking spaces
13- Cycle parking provision	Net gain/loss of cycle parking spaces
14- Delivering transport infrastructure	Infrastructure provided on site as part of development e.g. new junctions, cycle paths
15 - 2 Improvements in IMD	Changes in Indices of Multiple Deprivation within wards
16 - 3 Improvements in health	Changes in health indicators for residents within relevant wards
	Changes in life expectancy for residents within relevant ward
	Physically active children
	Personal well-being by Borough
17- Reductions in carbon emissions	Number of applications approved for major development schemes (proposing residential use) that achieve a 40% or greater improvement on 2010 Building Regulations
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2010 Building Regulations
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a minimum of BREEAM 'Very Good'
18- Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person
19 - Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of trees
	Number of applications approved for major development schemes that include green roofs
20- Planning Obligations	Breakdown of all financial and non-financial obligations secured through S106 Agreement

Appendix 1: The Policy Context

Replace current section with an updated version taking account of new policy context including the new NPPF and the draft New London Plan.

Appendix 2- Key Housing Locations

Replace current Tables 14 & 15 with new Table 14 below:

	Pre-adoption phase	Adoption phase				Total
	2018-2019	2020-2024	2025-2029	2030-2034	2035-2036	
Allocations						
Sub Area 1	125	580	329	25	0	1059
Sub Area 2	0	0	0	0	0	0
Sub Area 3	25	331	1159	924	29	2468
Sub Area 4	115	698	1020	268	0	2101
TOTAL	264	1610	2509	1217	29	5628
Permissions						
Sub Area 1	489	869	29	0	0	1387
Sub Area 2	918	1840	251	0	0	3010
Sub Area 3	1108	3302	2532	168	0	7110
Sub Area 4	574	2257	1347	0	0	4178
TOTAL	3089	8268	4159	168	0	15684
Additional capacity						
Sub Area 1	35	767	678	359	7	1846
Sub Area 2	0	83	331	0	0	414
Sub Area 3	0	1188	948	176	130	2442
Sub Area 4	0	30	136	64	2	232
TOTAL	35	2068	2093	600	139	4934
AREA TOTAL	3389	11945	8760	1985	168	26246

Appendix 3- Schedule of Designated (Nationally Listed) and Non-Designated Heritage Assets

Reference	Name	Designation
1	61 to 79 Eastway	Non-Designated
2	The Old Baths	Non-Designated
3	Trafalgar Mews	Non-Designated
4	St Mary of Eton Church	Designated
5	32a Eastway	Non-Designated
6	Gainsborough School	Designated
7	Sewer vent pipe	Non-Design
8	Warehouse at corner of Wallis Road and Berkshire Road	Non-Design
9	Central Books and Rubber Works	Non-Design
10	Oslo House	Non-Design

11	Lion Works	Non-Design
12	Former Carless Institute	Non-Design
13	Spegelstein buildings/Daro Works	Non-Design
14	Eton Mission Rowing Club	Non-Design
15	88 Wallis Road	Non-Design
16	86 Wallis Road	Non-Design
17	Railway bridge over Lee Navigation	Non-Design
18	Hope Chirical Works Wall	Non-Design
19	Lord Napier public house and adjacent housing	Non-Design
20	Everett House	Non-Design
21	14 Queen's Yard	Non-Design
22	Queens Yard and Kings Yard/Energy Centre (former Clarnico Works)	Non-Design
23	Carpenter's Road Bridge	Non-Design
24	92 White Post Lane	Non-Design
25	Boundary wall to the Hertford Union Canal	Non-Design
26	McGrath House and Outbuildings	Non-Design
27	Carlton Chimney	Non-Design
28	Bottom lock of Hertford Union Canal	Non-Design
29	Former Timber Yard Gatehouse	Non-Design
30	Broadwood's Piano Factory	Non-Design
31	Algha Works	Non-Design
32	Wick Lane Rubber Works (East)	Non-Design
33	Wick Lane Rubber Works (West)	Non-Design
34	Britannia Works	Non-Design
35	Swan Wharf	Non-Design
36	Old Ford Lock	Non-Design
37	Northern Outfall Sewer Bridge	Non-Design
38	Former Christ Church Mission and Sunday School	Non-Design
39	Former Glass Bending Factory	Non-Design
40	Former Ammonia Works Warehouse	Non-Design
41	Public House, 421 Wick Lane	Non-Design
42	Tide Gate	Non-Design
43	Pedestrian Bridge, Greenway	Non-Design
44	City Mill River Footbridge	Non-Design
45	Warton House, Box Factory, perfume/soap makers	Non-Design
46	Parish Boundary Marker between no. 231 and 233	Designated
47	The Log Cabin	Designated
48	Burford Road	Non-Design
49	Stratford (Market) Station, High St	Non-Design
50	306-308 High St	Non-Design
51	116-130 Abbey Lane	Designated
52	Former Superintendent's House	Designated
53	Bases of Pair Former Chimney Stacks	Designated
54	Gate Lodge	Designated
55	Gates and Gatepiers at Entrance to Abbey Mills	Designated
56	Pumping Station	Designated
57	Abbey Mills Pumping Station	Designated
58	Stores Building at Abbey Mills	Designated
59	B Station at Abbey Mills Pumping Station	Designated

60	C station with Associated Valve House	Designated
61	Offices Opposite Clock Mill	Designated
62	Paved roadway extending from west side of House Mill to wall and gate on East side of Clock Mill	Designated
62	Clock Mill	Designated
63	The Still, Three Mills Distillery	Non-Design
64	Old River Lee Narrows	Non-Design
65	Carpenter's Lock Bridge	Non-Design
66	Carpenter's Lock	Non-Design

Appendix 4- Schedule of Local Open Spaces and its identified function(s)

Reference Number	Primary and Secondary Function(s)
1	Amenity Open Space/Pocket Park
2	Local Park/ Outdoor Sports Facilities
3	Outdoor Sports Facilities
4	Pocket Park
5	Natural/Semi-Natural Open Space
6	Natural/Semi-Natural Open Space
7	Linear Open Space
8	Linear Open Space
9	Green Corridor
10	Green Corridor
11	Outdoor Sports Facilities
12	Natural/Semi-Natural Open Space
13	Natural/Semi-Natural Open Space
14	Linear Open Space
15	Linear Open Space
16	Green Corridor
17	Natural/Semi-Natural Open Space
18	Amenity Open Space
19	Amenity Open Space
20	Linear Open Space
21	Linear Open Space
22	Amenity Open Space
23	Linear Open Space
24	Outdoor Sports Facilities
25	Children and Young People (5 - 11 years)
26	Amenity Open Space
27	Linear Open Space
28	Natural/Semi-Natural Open Space
29	Linear Open Space
30	Allotments
31	Natural/Semi-Natural Open Space
32	Amenity Open Space
33	Amenity Open Space
34	Amenity Open Space
35	Regional Park
36	Amenity Open Space

37	Natural/Semi-Natural Open Space
38	Children and Young People (5 - 11 years)
39	Children and Young People (5 - 11 years)
40	Amenity Open Space
41	Linear Open Space
42	Allotments
43	Green Corridor
44	Linear Open Space
45	Children and Young People (>11 years)

Appendix 5 – Strategic Policies Table

The Local Plan policies set out in the table below are Strategic Policies for the purposes of paragraphs 20-23 of the National Planning Policy Framework (2018). The Strategic Policies are necessary to address the strategic priorities of the Legacy Corporation's area (as described in Objectives 1 to 5 this Local Plan).

Policy Number	Policy Name
Policy SD.1	Sustainable development
Policy SP.1	A strong and diverse economy
Policy B.1	Location and maintenance of employment uses (including Table 2 Employment clusters)
Policy B.2	Thriving town, neighbourhood and local centres (including Table 3, Retail centre hierarchy)
Policy B.3	Creating vitality through interim uses
Policy B.4	Providing low-cost business space, affordable and managed workspace
Policy B.5	Increasing local access to jobs, skills and employment training
Policy B.6	Higher education, research and development
Policy SP.2	Maximising housing and infrastructure provision within new neighbourhoods
Policy H.1	Providing for and diversifying the housing mix
Policy H.2	Affordable housing
H.3	Meeting accommodation needs of older people
H.4	Providing student accommodation
Policy H.5	Location of gypsy and traveller accommodation
Policy H.6	Houses in Multiple Occupation (HMOs)
Policy H.7	Shared living accommodation
Policy H.8	Innovative housing models
Policy CI.1	Providing new and retaining existing community infrastructure
Policy CI.2	Planning for and bring forward new schools
Policy SP.3	Integrating the natural, built and historic environment
Policy BN.1	Responding to place
Policy BN.2	Creating distinctive waterway environments
Policy BN.3	Maximising biodiversity
Policy BN.4	Designing development
BN.5	Proposals for tall buildings
BN.6	Requiring inclusive design

BN.7	Protecting Metropolitan Open Land
BN.8	Improving Local Open Space
Policy BN.9	Maximising opportunities for play
BN.10	Protecting key views
BN.11	Air quality
BN.12	Noise
BN.13	Protecting archaeological interest
BN.14	Improving the quality of land
BN.17	Conserving or enhancing heritage assets
Policy SP.4.	Planning for and securing transport infrastructure to support growth and convergence
Policy T.1	Strategic transport improvements
Policy T.2	Transport improvements
Policy T.3	Supporting transport improvements
Policy T.4	Managing development and its transport impacts to promote sustainable transport choices, facilitate local connectivity and prioritise pedestrians and cyclists
Policy T.5	Street network
Policy T.6	Facilitating local connectivity
T.7	Transport assessments and travel plans
T.8	Parking and parking standards in new development
T.9	Providing for pedestrians and cyclists
T.10	Using the waterways for transport
Policy SP.5	A sustainable and healthy place to live and work
Policy IN.2	Planning for waste
Policy S.1	Health and wellbeing
Policy S.2	Energy in new development
Policy S.3	Energy infrastructure and heat networks
Policy S.4	Sustainable design and construction
Policy S.5	Water supply and waste water disposal
Policy S.6	Increasing digital connectivity, safeguarding existing communications provision and enabling future infrastructure
Policy S.7	Planning for waste
S.8	Waste Reduction
S.9	Overheating and urban greening
Policy S.10	Flood Risk
policy S.11	<u>Sustainable drainage measures and flood protections</u>
Policy S.12	Resilience, safety and security
Site Allocation SA.1.1	Hackney Wick Station Area
Site Allocation SA.1.2	Hamlet Industrial Estate
Site Allocation SA.1.3	Hepscott Road
Site Allocation SA.1.4	Neptune Wharf
Site Allocation SA.1.5	East Wick and Here East
Site Allocation SA.1.6	Sweetwater
Site Allocation SA.1.7	Bartrip Street South
SA.2.1:	Chobham farm
SA.2.2	East Village
SA.2.3	Chobham Manor
SA.2.4	Chobham Farm North

SA.3.1	Stratford Town Centre West
SA.3.2	Stratford Waterfront East
SA.3.3	Stratford Waterfront West
SA.3.4	Greater Carpenters District
SA.3.5	Bridgewater Road
SA.3.6	Rick Roberts Way
SA.4.1	Bromley-by-Bow
SA.4.2	Sugar House Lane
SA.4.3	Pudding Mill
SA.4.4	Three Mills
SA.4.5	Bow Goods Yards (Bow East and West)

Appendix 6 – Policies Map Schedule of Proposed Changes

Correction – designation of two Local Open Spaces (LOS) north of Hackney Wick as Metropolitan Open Land, in accordance with the previous extent in LB Hackney Local Plan
Designation of five new LOS in accordance with the Open Space and Play Space Assessment 2018 recommendations
Correction to the positions of the two LOS south of the London Aquatic Centre
Deletion of SA1.4 to respond to the changes in the draft revised Local Plan
Deletion of SA1.5 to respond to the changes in the draft revised Local Plan
Addition of new site allocations SA2.4, SA4.4 and SA4.5
Amendments to the boundaries of Site Allocations SA3.2 and SA3.3
Amendment to the East Village Local Centre boundary
Amendments to the Metropolitan Centre boundary as being the location for the potential Central Activities Zone (CAZ) reserve

Appendices 3 (Glossary), 4 (Use Class Order) 5 (Abbreviations) & 6 (Index of policies) will become 7, 8, 9 & 10.

Minor amendments and updates to be made.