LONDON LEGACY DEVELOPMENT CORPORATION

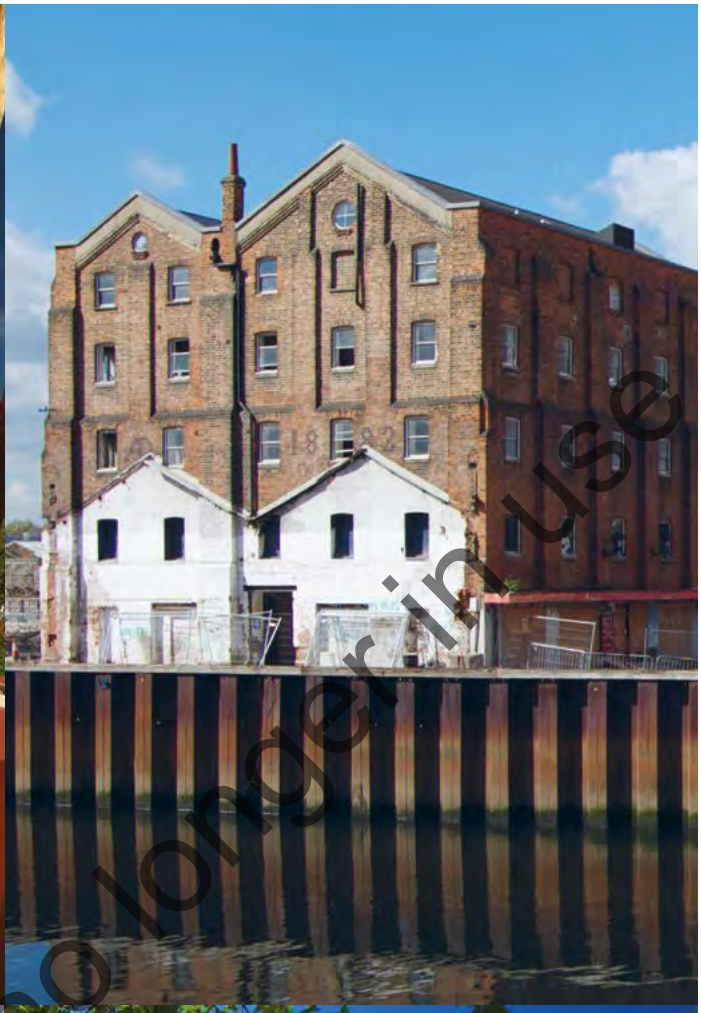
LOCAL PLAN
2020 TO 2036

ADOPTED 21 JULY 2020

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FOREWORD

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This revised Local Plan provides an updated blueprint for how the Legacy Development Corporation will continue working towards achieving good growth in its area. It positions Queen Elizabeth Olympic Park and its surrounding places at the heart of what will continue to be the capital's most ambitious regeneration project for the next 15 years. Using the Legacy Corporation's planning powers, we want to create a mix of genuinely affordable homes, business space and public amenities that will meet both the needs of local people and of our growing city. We want to create a vibrant, healthy and sustainable place for existing and future communities, providing education, training, jobs and new homes in this part of East London.

The Plan has been brought up to date and reflects the Mayor of London's commitment to increasing the provision of genuinely affordable housing while growing the local economy and jobs. The revised Plan provides strategic guidance for all development within the Legacy Corporation area until 2036 and sets out the local planning policy used for making planning decisions. When next reviewed, the cooperation arrangements in place with the four boroughs (Hackney, Newham, Tower Hamlets and Waltham Forest) will ensure alignment of strategy and policy with their own Plans as these integrate the Legacy Corporation area from 2025.

Since its establishment, the Legacy Corporation has made significant progress in delivering a lasting legacy from the Games in 2012. Following its transformation, the Park fully re-opened to the public in 2014, with long-term partners for each of the permanent sporting venues in place. The former Press and Broadcast Centre has become Here East, a new media, tech and digital hub, Mossbourne Riverside Academy and Bobby Moore Academy schools have been built and opened and substantial progress has been made in delivering new homes and communities at Chobham Manor, East Wick and Sweetwater. East Village, the former athletes' village, has been transformed to become a successful new and growing community, while the development of new homes, commercial and community space at Bromley-by-Bow is laying the foundations for the establishment of a new district centre to the south of the Park. An award winning new station has been delivered at Hackney Wick as a central part of the masterplanned and now emerging new Hackney Wick Neighbourhood Centre.

The first phases of the International Quarter London (IQL) are becoming established, adding to Stratford's growing reputation as one of London's main centres for business and leisure. Construction of the Legacy Corporation's East Bank project is now underway and will see new sites for Sadler's Wells, BBC Music and the V&A, as well as new campuses for University College London and UAL's London College of Fashion. This creative powerhouse of artistic excellence, learning and research will complement the diverse mix of cultural, creative and other businesses within the Creative Enterprise Zone at Hackney Wick and Fish Island.

Sir Peter Hendy CBE
Chair





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SECTION 01

INTRODUCTION

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1.1 The London Legacy Development Corporation was established in 2012 as the first of two mayoral development corporations in London. 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".

1.2 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 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.

REVIEW OF THE LOCAL PLAN

1.3 The Legacy Corporation as Local Planning Authority is a limited lifespan authority. This Local Plan is the adopted development plan for the purpose of all planning decisions within the Legacy Corporation area until such time as planning powers are returned to the Four Boroughs, and beyond that until such time as it is superseded by revisions to the relevant borough local plans that reincorporate their part of the Legacy Corporation area within those plans.

1.4 In Autumn 2017, the Legacy Corporation initiated a review of its Local Plan to respond to new evidence prepared on key matters, as well as the changes that have occurred at local, London and national level, since the Local Plan was adopted in 2015.

1.5 Public consultation, including community engagement and consultation with statutory consultees and other stakeholders, was undertaken between 6th November 2017 and 29th January 2018. The comments received were reviewed and influenced the Publication version of the draft Revised Local Plan. Consultation on the Publication Local Plan took place between 5th November and 17th December 2018 seeking comments on its 'soundness' as defined by the National Planning Policy Framework (2018).

1.6 Following this consultation, the draft Revised Local Plan and consultation responses were submitted to the Secretary of State on 8th March 2019, who appointed an independent Planning Inspector. The Examination hearing sessions took place in September 2019 and following receipt of the Inspector's Report in April 2020, the Local Plan was adopted at the Legacy Corporation's Board on 21 July.

1.7 The Local Plan, as set out in this document, makes reference in a number of places to the draft new London Plan. At the time of the publication of this document (the Legacy Corporation Local Plan 2020-2036), the new London Plan had completed its Examination in Public and the Mayor had made avaialble the 'Intend to Publish' version of it. It is antcipated that the final formal version of the new London Plan will be published during the summer of 2020. Once it has been published in this final form, all references within the Legacy Development Corporation Local Plan should be read as meaning the 'London Plan'.

1.8 For any queries in relation to the Local Plan please contact the Planning Policy and Decisions team in the following ways:
Telephone: 020 3288 1800
Email: planningpolicy@londonlegacy.co.uk

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SECTION 02

OUR AREA

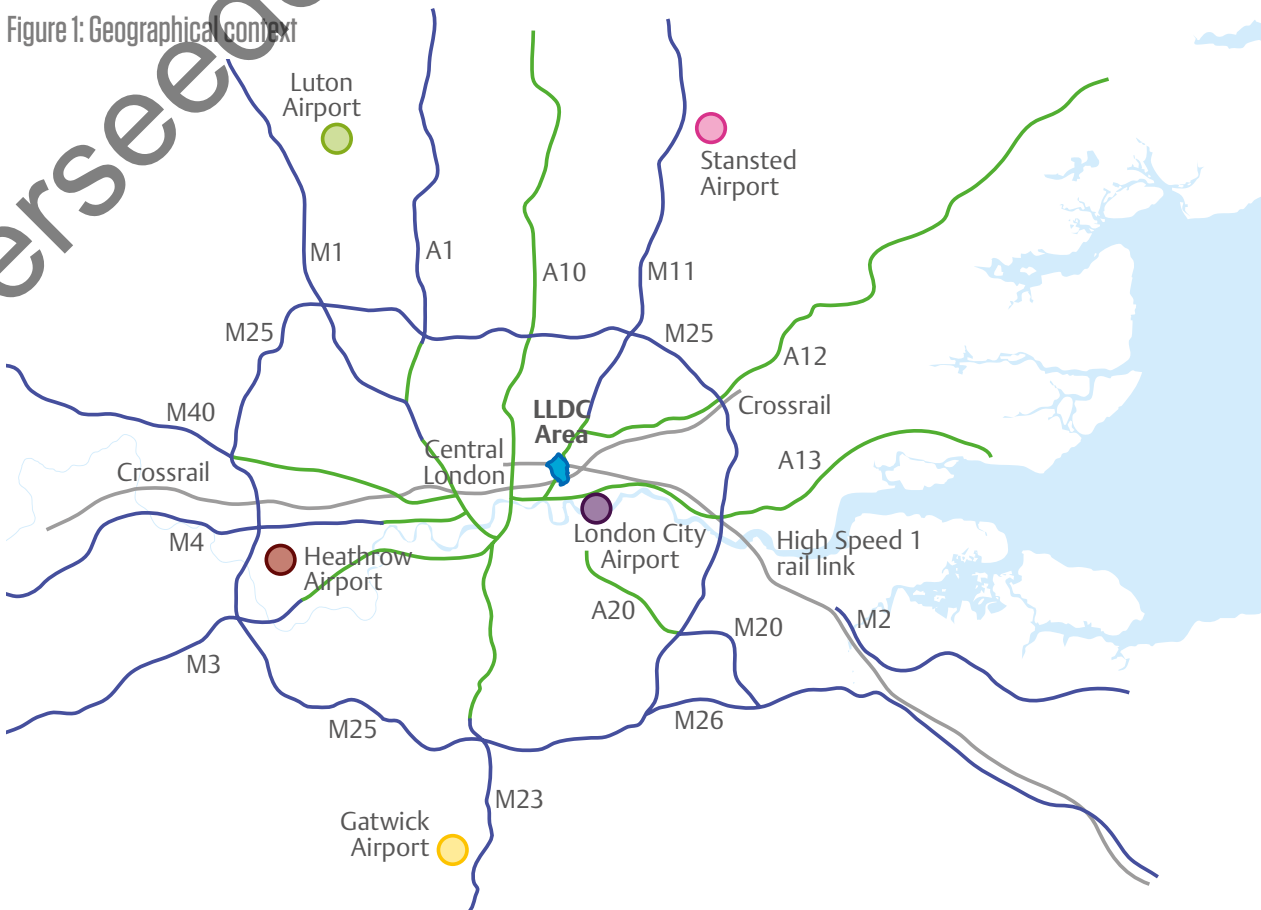
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2.1 This section sets the scene in regard to the role of the Legacy Corporation and the baseline position of the Local Plan. It sets out the historical context and current profile of the Legacy Corporation area, and the challenges and opportunities faced in creating the economic growth and development proposed.

2.2 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, 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, educational and commercial growth, building a significant number of new homes and providing infrastructure, all which will take place over the Plan period.

2.3 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.

Figure 1: Geographical context



2.4 History

	43–410 AD	1086	1800s	1900s	Late 1900s –
Pre-Roman	**Roman Britain**	**Medieval**	**Industrial expansion**	**Decline**	**Regeneration**
Marshland and farm land along the spine of the River Lea	Settlements at Stratford	Eight tidal mills Cistercian abbey at Stratford Langthorne Early development of industry	Expansion focused around waterways and railways Industry at Fish Island intermingled with back-to-back terraces	Bomb damage Redevelopment with housing estates Loss of employment and manufacturing Under-utilisation of land Deprivation	Channel Tunnel Rail link Westfield Stratford City Olympics and Paralympics LLDC formed

2.5 Current profile



ECONOMIC

- High employment rate – 63 per cent, and most are full time employees, working in professional occupations
- Below London average unemployment level
- A greater potential workforce, with lower levels of retired people than the London average
- Considerable growth of businesses and high employment growth, more than the growth than the London average
- A greater proportion of micro businesses and SMEs, more than the London average and the four boroughs
- High proportion of jobs in ICT and Digital industries indicates that the area is becoming an innovation and hi-tech hub.



SOCIAL

- The Mayoral Development Corporation (MDC) Area is a fast-growing area, with a current population of approximately 26,000, up 16,000 from 2012
- 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
- More than half of the population holds a degree level qualification, outperforming London and England
- Greater private rented housing stock, nearly double the London average
- 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

- 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.

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2.6 Challenges and opportunities

CHALLENGES

- Maintaining and strengthening the area's economic base
- Attracting international investment and businesses to the new office and other employment locations, and support local enterprises
- Creating an expanded but integrated Metropolitan Centre at Stratford, without severance from the existing Stratford town centre, maintaining existing and creating other new thriving centres
- Maintaining the character and strengths of existing communities and creating new neighbourhoods with distinct identities
- Providing for housing needs in number, size and tenure
- 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

- 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
- Continued improvements to transport capacity and connectivity, including the enhancement of the waterways
- Further capacity becoming available within the public transport network for example, Crossrail
- Remediation of land and utilising vacant and underused land for positive purposes
- 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 continue to build on the existing low-carbon, drainage and other infrastructure – for example, heating and cooling networks.

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Figure 2: The future of the Legacy Corporation area



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Three Dimensional illustration of existing development and planning permissions, August 2014

SECTION 03

OUR VISION – WHAT WE WANT TO ACHIEVE

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MISSION

3.1 London Legacy Development Corporation's mission is to use the once-in-a-lifetime opportunity of the London 2012 Games and the creation of Queen Elizabeth Olympic Park to develop a dynamic new heart for east London, creating opportunities for local people and driving innovation and growth in London and the UK.

PURPOSE

3.2 The Legacy Corporation's strategy is to focus on the following areas:

- **LIVE:** Establish successful and integrated neighbourhoods, where people want to live, work and play
- **WORK:** Retain, attract and grow a diverse range of high quality businesses and employers, and maximise employment opportunities for local people
- **INSPIRE:** Establish a 21st century district, promoting cross-sector innovation, education, culture, sport, aspiration and participation in east London
- **DELIVER:** Deliver excellent value for money, and champion new models and standards which advance the wider cause of regeneration, in line with Legacy Corporation's core values
- **VISIT:** Create a diverse, unique, successful and financially sustainable visitor destination.

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 higher education and training opportunities.

Objective 2 Establish and maintain locally distinctive neighbourhoods which meet housing needs, while providing excellent and easily accessible social infrastructure.

Objective 3 Create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment.

Objective 4 Secure the infrastructure required to support growth and convergence.

Objective 5 Deliver a smart, sustainable and healthy place to live and work.

PRIORITY THEMES

3.3 Our vision is supported by priority themes that run through all of the Legacy Corporation's activity, including its Local Plan:

- promoting convergence, employment and community participation
- championing equalities and inclusion
- ensuring high-quality design
- ensuring environmental sustainability.

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VISION

The Legacy Corporation area in 2036

By 2036, 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 and the Cultural and Education District 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.

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.

Here East is a technology- and media-focused hub which, together with the rest of Hackney Wick and Fish Island as the Cultural Enterprise Zone, provides space for creative and productive businesses, complementing the established clusters of artists and makers.

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.

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.

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 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.

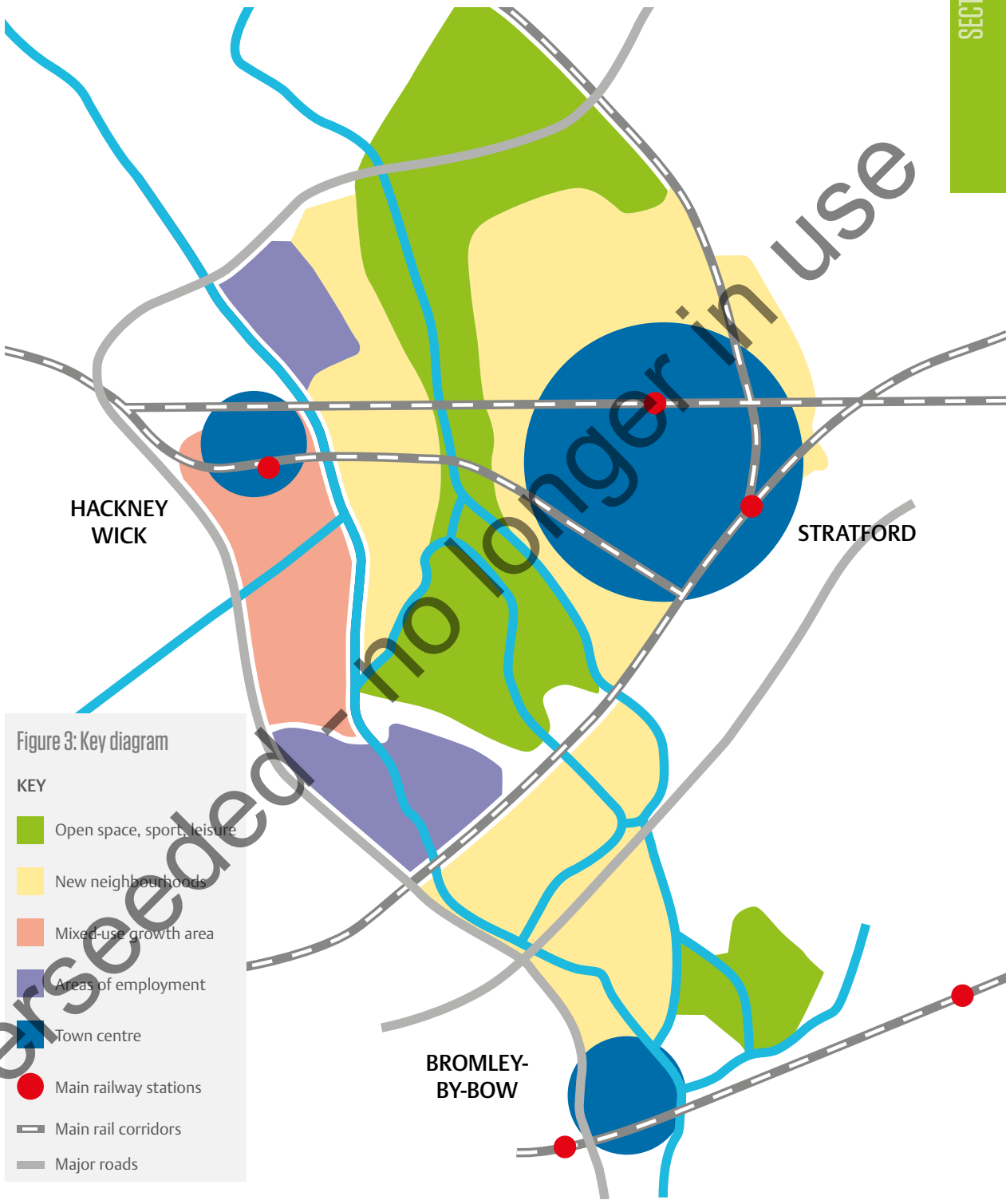


Figure 3: Key diagram

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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 2036. 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

3.5 The Mayor has set out his strategic planning objectives for the Legacy Corporation and for this Local Plan within his London Plan. 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.

SUSTAINABLE DEVELOPMENT

Policy SD.1: Sustainable development

POLICY

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 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.

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.

Where there are no policies relevant to the application or policies that are most important for determining the application 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:

- 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
- 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.



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3.6 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". The NPPF provides that 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. 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.

STRATEGIC POLICIES

3.7 The NPPF and Planning Practice Guidance (2018) are clear that Local Plans should ensure that non-strategic policies are clearly distinguished from strategic policies. Within this Plan there are a limited number of non-strategic policies. There is a main strategic policy at the start of each of the main policy sections of the Plan (the number pre-fixed with 'SP'). However, the majority of the other policies in these main policy sections also contain significant strategic policy linked to each of these main strategic policies. Each of the policies in these main policy sections are necessary, in combination, to achieving the vision, objectives and strategic aims of the Plan. The site allocations within the sub area sections of the Plan are also considered to be strategic policies, with their delivery being necessary to meet the Local Plan housing targets and the delivery of the key economic and environmental objectives that have been identified in the main policy sections of the Plan. Table 1, contains a full list of strategic policies and also separately lists all non-strategic policies. Non-strategic policies are mainly those within the Sub Area sections of the Local Plan. Any formally designated neighbourhood forum may also prepare a Neighbourhood Plan for its relevant neighbourhood planning area which will include further non-strategic policies for the relevant part of the Legacy Corporation area. A Neighbourhood Plan will become part of the Statutory Development Plan once relevant legal processes have been satisfied and the plan is officially 'made' by the Legacy Corporation.

MONITORING AND REVIEW OF THE LOCAL PLAN

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. Responsibility for creation, monitoring and review of planning policy will return to the four boroughs once planning powers have returned to them. 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.



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THE LEGACY CORPORATIONS PRIORITY PROJECTS

The Legacy Corporation and its partners will be focusing on delivery of the following projects that are central to its purpose and objectives.

EAST BANK

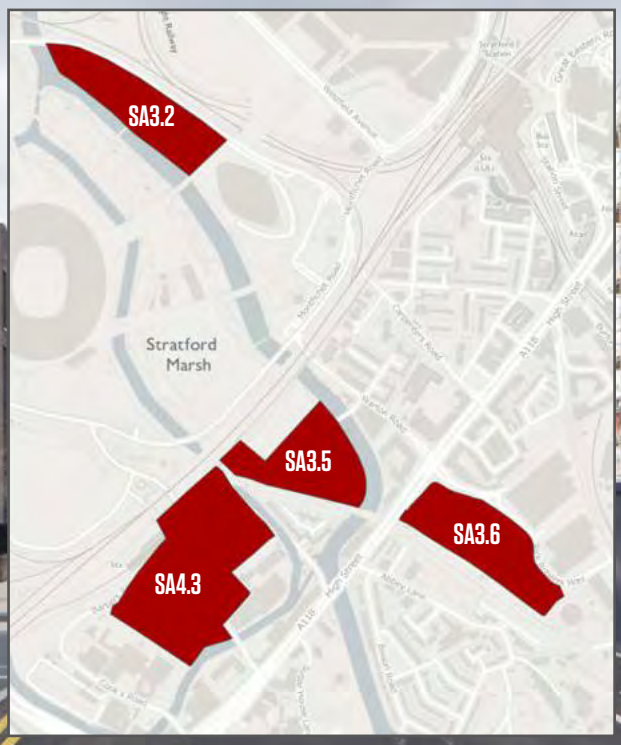
Providing new homes for Sadler's Wells, BBC Music and the V&A as well as University College London and University of the Arts London's London College of Fashion.

HOUSING DELIVERY

Delivering the planning permissions for approximately 2,400 new homes at Chobham Manor, East Wick and Sweetwater.

Delivering development across Legacy Corporation portfolio of other sites (see map opposite) and in doing so achieving 50 per cent as affordable housing across this portfolio which combines the following Local Plan site allocations:

- SA3.2 – Stratford Waterfront North
- SA3.6 – Rick Roberts Way (part of site)
- SA3.5 – Bridgewater Road
- SA4.3 – Pudding Mill.



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Table 1: Strategic and non-strategic policies in the Local Plan

Strategic Policies

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 3 Employment clusters)
Policy B.2	Thriving town, neighbourhood and local centres (including Table 4, 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
Policy H.3	Meeting accommodation needs of older people
Policy 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 bringing 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
Policy BN.5	Proposals for tall buildings
Policy BN.6	Requiring inclusive design
Policy BN.7	Protecting Metropolitan Open Land

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Policy BN.8	Improving Local Open Space
Policy BN.9	Maximising opportunities for play
Policy BN.10	Protecting key views
Policy BN.11	Air quality
Policy BN.12	Noise
Policy BN.13	Protecting archaeological interest
Policy BN.14	Improving the quality of land
Policy 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
Policy T.7	Transport assessments and travel plans
Policy T.8	Parking and parking standards in new development
Policy T.9	Providing for pedestrians and cyclists
Policy T.10	Using the waterways for transport
Policy SP.5	A sustainable and healthy place to live and work
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
Policy S.8	Waste Reduction
Policy S.9	Overheating and urban greening

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Policy S.10	Flood Risk
Policy S.11	Sustainable drainage measures and flood protections
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
Site Allocation SA.2.1:	Chobham Farm
Site Allocation SA.2.2	East Village
Site Allocation SA.2.3	Chobham Manor
Site Allocation SA.2.4	Chobham Farm North
Policy 3.2	Stratford High Street Policy Area
Site Allocation SA.3.1	Stratford Town Centre West
Site Allocation SA.3.2	Stratford Waterfront North
Site Allocation SA.3.3	Stratford Waterfront South
Site Allocation SA.3.4	Greater Carpenters District
Site Allocation SA.3.5	Bridgewater Road
Site Allocation SA.3.6	Rick Roberts Way

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Site Allocation SA.4.1	Bromley-by-Bow
Site Allocation SA.4.2	Sugar House Lane
Site Allocation SA.4.3	Pudding Mill
Site Allocation SA.4.4	Three Mills
Site Allocation SA.4.5	Bow Goods Yards (Bow East and West)

Non-strategic policies
Main policy Sections of the Local Plan

POLICY NUMBER	POLICY NAME
Policy BN.15	Designing residential extensions
Policy BN.16	Designing advertisements

Sub Area Sections of the Local Plan

POLICY NUMBER	POLICY NAME
Sub Area 1 – Hackney Wick and Fish Island	
Policy 1.1	Managing change in Hackney Wick and Fish Island
Policy 1.2	Promoting Hackney Wick and Fish Island's unique identity
Policy 1.3	Connecting Hackney Wick and Fish Island
Policy 1.4	Improving the public realm in Hackney Wick and Fish Island
Sub Area 2 – North Stratford and Eton Manor	
Policy 2.1	Housing typologies
Policy 2.2	Leyton Road – improving the public realm
Policy 2.3	Local centre and non-residential uses
Sub Area 3 - Central Stratford and Southern Queen Elizabeth Olympic Park	
Policy 3.1	Stratford Metropolitan Centre
Policy 3.3	Improving connections around central Stratford
Sub Area 4 – Bromley-by-Bow, Pudding Mill, Sugar House Lane and Mill Meads	
Policy 4.1	A potential District Centre
Policy 4.2	Bringing forward new connections to serve new development
Policy 4.3	Station improvements

Superseded - no longer in use



Superseded no longer in use



Superseeded - no longer in use

DEVELOPING BUSINESS GROWTH, JOBS, HIGHER EDUCATION AND TRAINING

Superseded, no longer in use

4.1 A central role of the Legacy Corporation and the convergence agenda is the reversal of the local trends of unemployment and lower educational attainment, earnings and life expectancy, compared to London as a whole. 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, cultural and visitor attraction expansion.

4.2 The results of investment are already being seen. 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. Proposals for significant cultural and education investment are progressing which will boost the area profile nationally and internationally. The success of the opening of Queen Elizabeth Olympic Park and its role as a cultural quarter as well as the continued and expanding role of the retail and leisure core 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

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 higher education and training opportunities.

This will mean:

- 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 Stratford Waterfront (East Bank)
- 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
- New established university campuses, including at Here East and at East Bank
- Excellent access for local people and businesses to a range of skills and training opportunities that meet their needs.

Strategic Policy SP.1: Building a strong and diverse economy

POLICY

The Legacy Corporation will work with its partners to develop a strong local economy, driving the transformation of east London through:

1. Expansion of opportunities for local, national and international business and promotion of cultural, tourist and leisure expansion
2. Supporting higher and further education expansion, including opportunities for postgraduate study and research, and promoting access to skills and employment training
3. Strengthening the local economic profile of the area, including support of flourishing business sectors and providing additional floorspace in a range of sizes, types and forms
4. Growth of the town centre economies through development of appropriate scale and use to each location and maximising opportunities for vibrant interim uses throughout the area.

Cross-reference to policies: B.1–B.6
London Plan policies: SD10, E1, E8, GG5

Reasoned justification

4.3 The high-quality sporting offer and events space within Queen Elizabeth Olympic Park, and high-profile retail and leisure provision at Stratford currently draw people and investment into the area, generating additional wealth through spend within local businesses. Central to the transformation of the area is acceleration of this trend, leading to Stratford and Queen Elizabeth Olympic Park becoming key locations of business, culture, education, leisure and tourist and visitor expansion.

4.4 The employment clusters (Strategic Industrial Locations, Locally Significant Industrial Sites and Other Industrial Locations) currently foster a diverse range of employment opportunities, and are key to the character and vibrancy of the area. Opportunities for enhancing the employment offer and mix throughout the area will be utilised, including promoting the creative, productive and cultural industries and social enterprise including through the potential Creative Enterprise Zone at Hackney Wick and Fish Island. 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. Measures within this section will in combination support the role of a Strategic Area for Regeneration, as identified within the London Plan. 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.[1] This position is complemented by existing and new town centres generating local wealth and investment through agglomeration.

4.5 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 3. 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. 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.

[1] Smart London Plan, 2013

Superseded - no longer in use

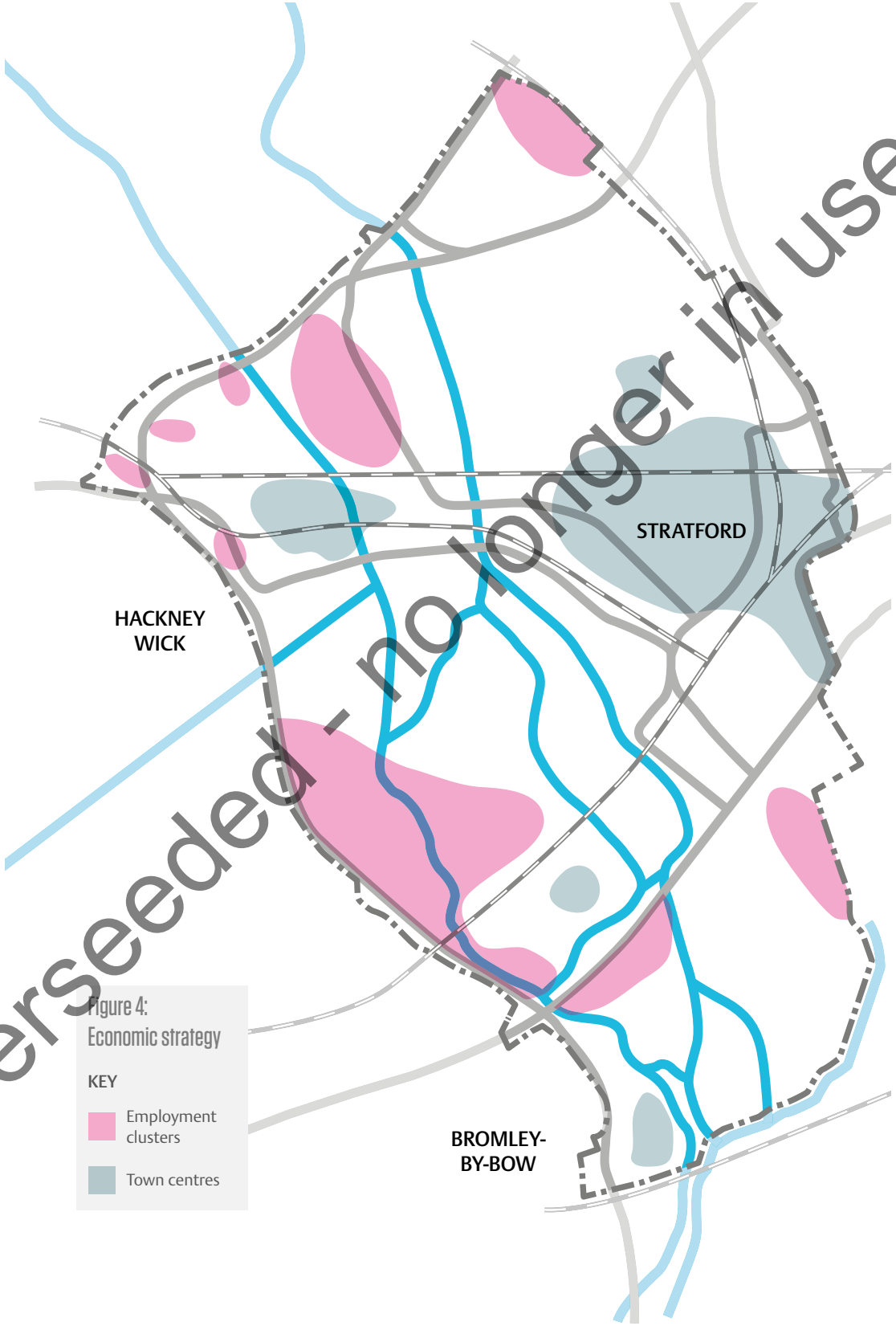


Figure 4:
Economic strategy

Superseeded - no longer in use

4.6 Table 2 demonstrates how planned development can influence employment outcomes directly in a variety of sectors, but employment growth within the area from smaller schemes will increase this significantly.

Table 2: Direct jobs from proposals

DEVELOPMENT	GROSS DIRECT JOBS (TOTAL), 2036	SECTORS
Here East	7,500 including 5,300 on site	IT, technology, creative and cultural industries, info and communications, finance, real estate, professional, admin and support, education, health, arts/entertainment, wholesale and retail, transport, 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
Stratford Waterfront (UCL East and East Bank)	Approximately 5,000	Academic institution and commercial research space, student accommodation and retail, cultural and education institutions

DEVELOPMENT MANAGEMENT POLICIES

Policy B.1: Location and maintenance of employment uses

POLICY

B Use Classes shall be focused according to type within the Employment Clusters shown in Table 3 and where identified within the Centres within Table 4. The employment function for each cluster and employment land outside the clusters shall be protected and developed through:

1. 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 office uses within the other centres.
2. Ensuring new provision is flexible, meeting the needs of a wide range of end users, including through different-sized units, contains adequate access and servicing and has no conflict with immediate uses

Superseded - no longer in use

3. Safeguarding land within Strategic Industrial Locations (SIL) for the balance of B Use Classes identified within Table 3. 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 3 and the relevant Site Allocations. In accordance with the Agent of Change principle, development proposals within or adjacent to SILs should not compromise the function, integrity, access/delivery arrangements or effectiveness of the location in accommodating industrial type activities (including Use Classes B2 and B8) and their ability to operate on a 24-hour basis. For clarity, and to avoid any misunderstanding, this applies to all clusters identified within Table 3. Mitigation measures should ensure that Classes B2/B8 operations will not have undue restrictions on noise generation or delivery hours.
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 3. Proposals for intensification, consolidation or co-location with other uses will only be acceptable where identified within Table 3 and the relevant Site Allocations.
5. Proposals on non-designated industrial sites including where new uses are proposed within the OILs shall maintain or re-provide existing employment capacity by applying the following:
    a) 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, where appropriate, intensify capacity through increased job densities within other B Use Classes, according to location by applying the town centres first principle, or
    b) Proposals involving a change from B1 Use Class floorspace shall intensify capacity through increased job density
6. Proposals considered under 4-5 above will only be acceptable where:
    a) The role and function of the designated and non-designated industrial sites are not compromised
    b) Any new uses including residential development are phased behind the intensification or consolidation of the industrial functions
    c) 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
7. Proposals, including conversions, shall also be considered against:
    a) Proximity of incompatible uses to the existing and proposed use
    b) The potential reuse of buildings of heritage assets for employment
    c) Re-location strategies showing how existing businesses can be suitably accommodated
    d) Evidence of demand for this form of employment space, through viability appraisal showing suitability of maintaining or re-providing industrial or employment within the building, marketing strategies with appropriate lease terms for two immediately preceding years and other overriding factors potentially inhibiting the continuation of employment use.

Cross-reference to policies: B.2; B.4; B.5; BN.1; BN.4, 1.1; SA1.1
Sub Area Policies: 1.1; SA1.1
London Plan policies: SD4, SD5, SD10, D12, D13, E1, E2, E3, E4, E5, E6, E7, E8, HC5

Superseded - no longer in use

Reasoned justification

4.7 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, leisure and sporting industries and uses provide for broader employment needs.

4.8 Strengthening the foundations of creative and cultural industries including through the Creative Enterprise Zone 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 alongside retail and leisure and the Queen Elizabeth Olympic Park's attractions and sporting venues will provide economic value. Opportunities for research and development, in particular around Pudding Mill, will embrace technologies to complete the economic profile of the area. This transformation depends on seizing these opportunities. The need to promote the area as a new economic hub for east London while maintaining its current economic base, and enabling each of these sectors to build on their own strengths, has driven the economic strategy set out within this section and the Local Plan as a whole. This strategy will preserve the economic character which makes the area unique, while building on opportunities for new business types to be introduced and expand.

4.9 Local evidence within the Combined Economy Study (2018) 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 within the area, but a slight shift in focus towards more established businesses since the 2014 study[2]. Many of these businesses operate within the industrial use classes. The Combined Economy Study (2018) confirms that if employment space can continue to be included as part of mixed-use development and there is no net loss across the Employment Clusters then the demand for industrial land is likely to be met over the plan period.

4.10 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. This may include intensification, consolidation and co-location where the benefits of shared materials and resources can also be achieved. Further loss of B2/B8 Use Class 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 3 within designated clusters, and according to a criteria-based approach outside the clusters.

4.11 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, night time economy uses as well as new innovative technology sectors. Many of these activities can be accommodated in workshops as well as larger flexible spaces, so proposals incorporating these formats of floorspace will be supported.

[2] Business Survey (2014).

Superseded - no longer in use



Policy application

4.12 For the purposes of this policy, employment is defined as the B Use Classes, but in some cases, within the Centres, where employment density is greater than would be achieved for B Use Classes and contributes towards the wider role and function of the area, uses within A and D Use Classes may be considered to be providing an employment function. The applicability of this shall be assessed on a case-by-case basis, and should be read in conjunction with Policy B.2. This policy specifically includes yard space within the definition of industrial floorspace.

Clusters

4.13 The Town Centre boundaries are shown on the Policies Map. Larger-scale office uses are defined as floorspace over 2,500sqm and 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 over 2,500 sqm should also consider the provision of space suitable for SMEs including affordable workspace or low-cost business space, see Policy B.4. Table 4 sets out further detail of the role of each Centre in relation to main town centre uses.

4.14 The boundaries of each of the employment cluster designations are shown on the Policies Map. Table 3 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 Legacy Corporation area it is not considered that substitution will be appropriate, however such uses are of particular importance in support for the CAZ despite their relatively low job densities. The existing industrial floorspace capacity balance and density will be maintained. 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 this site is also identified within Table 3 as a new local category of SIL (Strategic Technology Cluster). At this location the priority will be retention of industrial capacity, including uses which support existing site functions. 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 3. 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[3]. The Legacy Corporation will support and promote measures to improve employment clusters through Section 106 Agreements.[4]

[3] Wick Lane, Crown Close and Cooks Road subject to change where introduction of residential may be appropriate.

[4] For example, public realm improvements, signage, highways.

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In accordance with the Agent of Change principle, development proposals should demonstrate an acceptable relationship with the existing SIL users and ensure that noise-generating industrial uses remain viable and can continue or grow without unreasonable restrictions being placed on them, taking into account the function of SIL sites and industrial/warehousing operators' ability to operate 24 hours and 7 days a week. Mitigation measures should ensure that Classes B2/B8 operations will not have undue restrictions on noise generation or delivery hours.

Outside Clusters

4.15 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. 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. 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[5]. Where a job density approach is applied, densities should either be above average for the B Use Classes[6] 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.

4.16 Under Bullet 5 (a), where the premises are within, or most recent permanent use is within, B2/B8 industrial uses, equivalent floorspace capacity 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 Fish Island. 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. 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 capacity or job density approach will be applied.

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 Use Class floorspace should maintain equivalent B Use Class employment floorspace or significantly increase job density within the B Use Classes.

4.18 Only where a convincing case for a loss of employment floorspace or density, including through conversion, is made through Part 7 of this policy shall an exception be made. This should include:

- **Re-location strategies** demonstrating no negative financial implications for existing businesses and potential for relocation to suitable premises (by type, size, use and specification) nearby at similar rates. For Sub Area 1 additional guidance is provided in the Hackney Wick and Fish Island SPD.

[5] See draft New London Plan

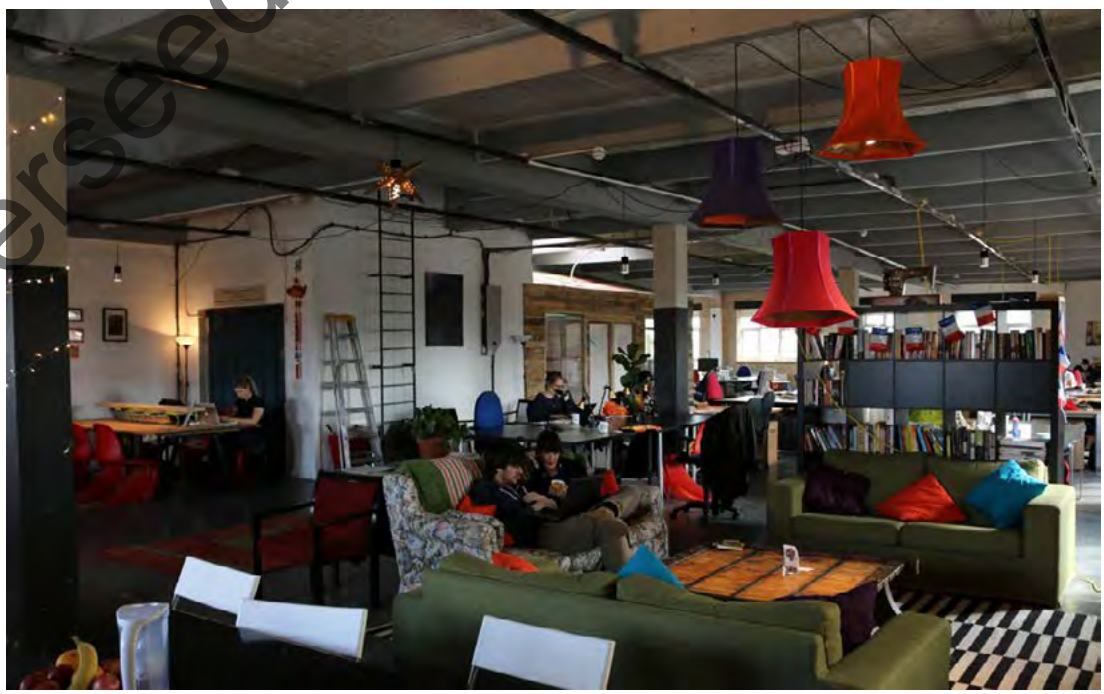
[6] Homes and Communities Agency: Employment Densities Guide 2015 provides a good indication of average space per full-time equivalent employee.

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- **Marketing strategy evidence** demonstrating a lack of demand for all appropriate forms of employment uses and site configurations through marketing at appropriate terms and a reasonable rate 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.

Design

4.19 New employment floorspace should be designed flexibly to maximise potential uses and take-up, through provision of variable sizes, flexible and adaptable space, which are capable of meeting the needs of SME occupiers including the way the units are accessed and managed. When co-locating with residential proposals should pay particular regard to noise insulation issues to maximise the range of potential occupants. 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 4.18 to enable these businesses to remain within the area for the long term. 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. 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.



Superseded - no longer in use

Table 3: Employment clusters

REF	EMPLOYMENT CLUSTERS	CLUSTER FUNCTION
B.1a1	**Here East (Hackney Wick)** Strategic Industrial Location (Strategic Technology Cluster)	A range of complementary employment uses within B1 and B8 Use Classes, D1 and higher/further education uses, including creative and technology-based industries, light industrial, offices, research and development, media, broadcasting and production uses, culture/arts and smaller workshops. Also including supporting uses of conference facilities within D2 Use Classes, and small-scale retail and leisure. Development will be supported which complements 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 identified use classes will be supported.
B.1a2	**Fish Island South including Bow Midland West Rail Site** Strategic Industrial Location	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. 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).
B.1a3	**Bow Goods Yard East** Strategic Industrial Location	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. 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 the introduction of other new uses be supported (see Site Allocation 4.5).
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. 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.

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REF	EMPLOYMENT CLUSTERS	CLUSTER FUNCTION
B.1b2	**Trafalgar Mews, Eastway** Locally Significant Industrial Site	Mixed industrial and business use and transport associated use. 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.
B.1b3	**Site at Chapman Road** Locally Significant Industrial Site	A mix of small-scale industrial, storage and distribution uses with supporting retail. 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.
B.1b4	**Bartrip Street North** Locally Significant Industrial Site	A mix of small-scale industrial, storage and distribution uses. 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 (SA1.7) allocation.
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 points 6 and 7. 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.
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. 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-location with residential within the remainder of the designation.
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. The introduction of new industrial uses will provide intensive, modern and flexible accommodation.

Superseded - no longer in use

REF	EMPLOYMENT CLUSTERS	CLUSTER FUNCTION
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. 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.
B.1b9	**Temple Mills Lane** Locally Significant Industrial Site	Transport uses appropriate to or subsidiary to current use as bus depot.

Case Study 1: Hackney Wick and Fish Island Creative Enterprise Zone

In December 2018 it was confirmed that the joint proposal by the London Legacy Corporation, London Borough of Hackney and London Borough of Tower Hamlets was successful in receiving Creative Enterprise Zone status. 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).

As a Creative Enterprise Zone, HWFI will 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 in 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).

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.



Superseded - no longer in use

Policy B.2: Thriving town, neighbourhood and local centres

POLICY

Main town centre uses[7] shall be focused according to the scale, format and position in the retail hierarchy identified in Table 4. In addition to the comparison floorspace requirements, Centres should contribute towards the identified need for convenience floorspace phased by 2036. The identified function for each Centre will be protected by:

1. Maintaining appropriate A1 retail presence and resisting potential harm from the concentration of other uses, in particular some sui generis and A5 uses
2. Maintaining active retail frontages
3. The sequential assessment of sites for main town centre uses and subject to paragraph (1) of this policy, providing support for existing and proposed cultural and night time economy uses
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, and
6. Promoting complementary residential development in all Centres to optimise housing delivery.

Cross-reference to policies: B.1; B.6; BN.1, BN.4, BN.5, SA1.1; SA3.1; SA4.1; 2.1; 3.1
Sub Area Policies: SA1.1; SA3.1; SA4.1; 2.1; 3.1
London Plan policies: SD6, SD7, SD8, SD9, D12, D13, E9, E10, HC5, HC6, HC7

Superseded - no longer in use

Reasoned justification

4.20 As the comprehensive development proposed within the Legacy Corporation area progresses, the retail and leisure requirements of future residents, and those of the Growth Boroughs, will emerge and develop. These requirements will need to be met through the expansion of functions within the existing centres and the development of new centres to meet local requirements. The nature and primary retail functions of these centres also need to be protected.

Policy application

4.21 Stratford and East Village are existing centres. Bromley-by-Bow, Hackney Wick and Pudding Mill do not yet exist as coherent centres but are planned for delivery through comprehensive redevelopment and regeneration interventions. The Centres provide different functions as shown within Table 4. The Metropolitan Centre will provide for a range of London-wide retail and leisure requirements, including a focus on the night time economy. The District, Neighbourhood and Local Centres will provide a range of small-scale uses to overall meet the varied local day-to-day requirements, with each Centre having a level of specialism and function set out within Table 4. Table 4 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.

[7] As defined by National Planning Policy Framework

4.22 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 primary shopping areas. The Centre hierarchy is identified within Table 4 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.

4.23 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 33). 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 shopping areas and/or primary and secondary frontages. As the Centres at Bromley-by-Bow and Pudding Mill emerge more closely defined town centre boundaries, primary shopping areas and/or frontages will also be able to be drawn.

4.24 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[8]. 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.

4.25 As well as setting out the scale, format and position in the hierarchy of each Centre, Table 4 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.

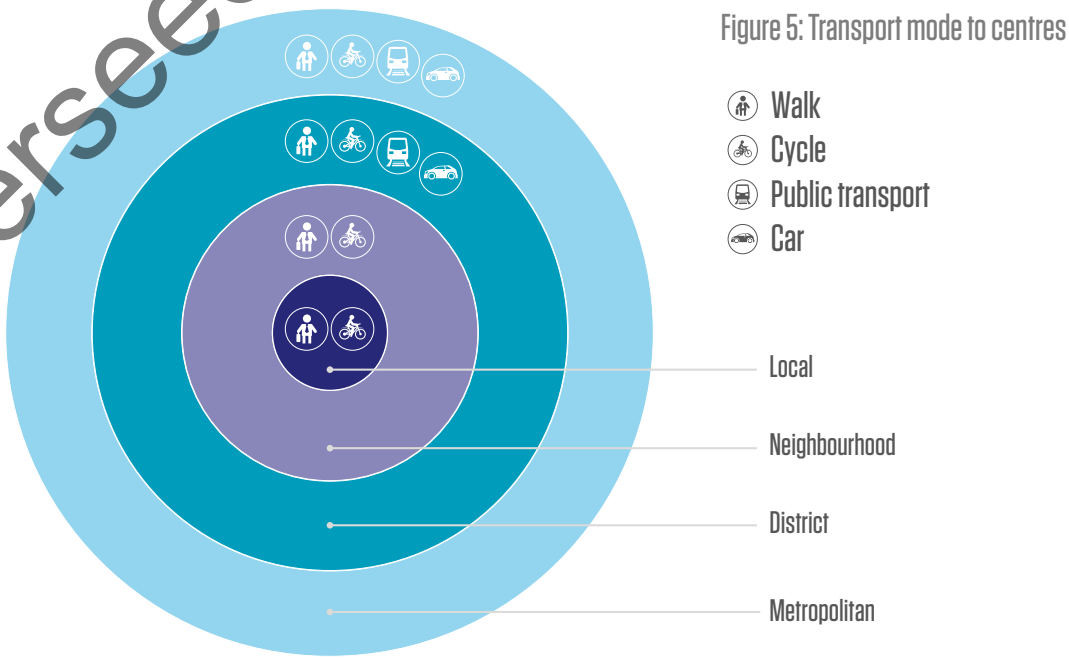


Figure 5: Transport mode to centres

8. see Culture and Creative Opportunities Assessment, 2018 for typologies of space

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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.

4.26 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.

4.27 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 4, 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; Hackney Wick and Fish Island; Pudding Mill).

4.28 All units outside the Centres should provide services to the immediate business and residential community, relate directly to wider function of place and be subservient to another use. Flooding considerations may direct less vulnerable town centre uses to the ground floor of mixed-use developments. The sequential assessment of sites for main town centre uses should be utilised to direct uses to appropriate locations. A retail and leisure use of more than 2,500 sqm outside the Metropolitan Centre shall trigger an impacts assessment. For proposals outside all Centres, the trigger point shall be 200 sqm. In both cases, impacts assessments should scope quantitative and qualitative impacts of the development, including impacts on the Centre boundaries, spatial definition and footfalls. Outside the Centres, A5 uses should only be introduced where they support the creative and cultural activities or provide an ancillary function to the leisure, cultural and sporting uses.

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. 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.

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4.30 Units within mixed-use developments should provide an immediately localised function such as small-scale retail or community uses, be designed flexibly to maximise potential take-up, be finished to a standard to facilitate take-up and be suitable for interim uses where take-up is slow.

Table 4: Retail centre hierarchy

NAME AND TYPE	DESCRIPTION AND FUNCTION	RETAIL QUANTUM
Stratford See Allocation SA3.1	• Serving London and regional catchment • Significant retail floorspace within varied sizes, providing for comparison, convenience and service functions (A1-A2) • Significant Grade A B1 use class office space to support the potential Central Activities Zone (CAZ) reserve • 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) • Residential development to be optimised and well-integrated into the Centre, focused around the transport hubs and other attractors • Maximised reuse of buildings of heritage value and protection of public houses of cultural or heritage value • Entertainment venues providing clear community-based function or speciality will be maintained or re-provided • Development to facilitate the potential future expansion of the Metropolitan Centre boundary to include Stratford Waterfront	Provision of approximately 64,000 sqm (net sales area) of additional comparison floorspace across the whole of the Metropolitan Centre to 2036[9] Contribution towards the area-wide convenience floorspace requirement by 2036.
Bromley-by-Bow **Potential District** See Policy 4.1 and Allocation SA4.1	• Re-provision of large-scale convenience floorspace • Small-scale retail floorspace providing for comparison, convenience and service functions (A1-A2) • 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 • B Use Class employment and business space in a range of sizes • Residential development is to be delivered at densities appropriate to the location across the whole of the Bromley-by-Bow site allocation • Serving a local catchment, accessed via public transport, walking and cycling	Total retail, leisure and service floorspace of between 10,000 and 50,000 sqm. Approximately 8,000 sqm (net sales area) comparison retail floorspace to 2036, and re-provision of existing convenience floorspace.

[9] 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. 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.

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NAME AND TYPE	DESCRIPTION AND FUNCTION	RETAIL QUANTUM
Hackney Wick **Neighbourhood** See Allocation SA1.1	• 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 • 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 • 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 • Non-residential uses dispersed throughout the centre alongside residential development which should be optimised • Active ground-floor uses and frontages, considering flooding issues • Maximised reuse of buildings of heritage value and protection of public houses of cultural or heritage value • Entertainment venues providing clear community-based function or speciality will be maintained or re-provided • Serving a localised catchment	Total retail, leisure and service floorspace, including existing, up to 10,000 sqm including the provision of convenience floorspace
Pudding Mill **Local** See Allocation SA4.3	• 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	Total retail, leisure and service floorspace should not exceed 10,000 sqm. About 2,500 sqm retail permitted including the provision of convenience floorspace
East Village **Local** See Policy 2.3	• Small-scale retail (A1-A5) and office/workshop uses • Serving a localised catchment • Residential development on upper storeys across the site	Total retail, leisure and service floorspace, including existing, should not exceed 10,000 sqm, including the provision of convenience floorspace

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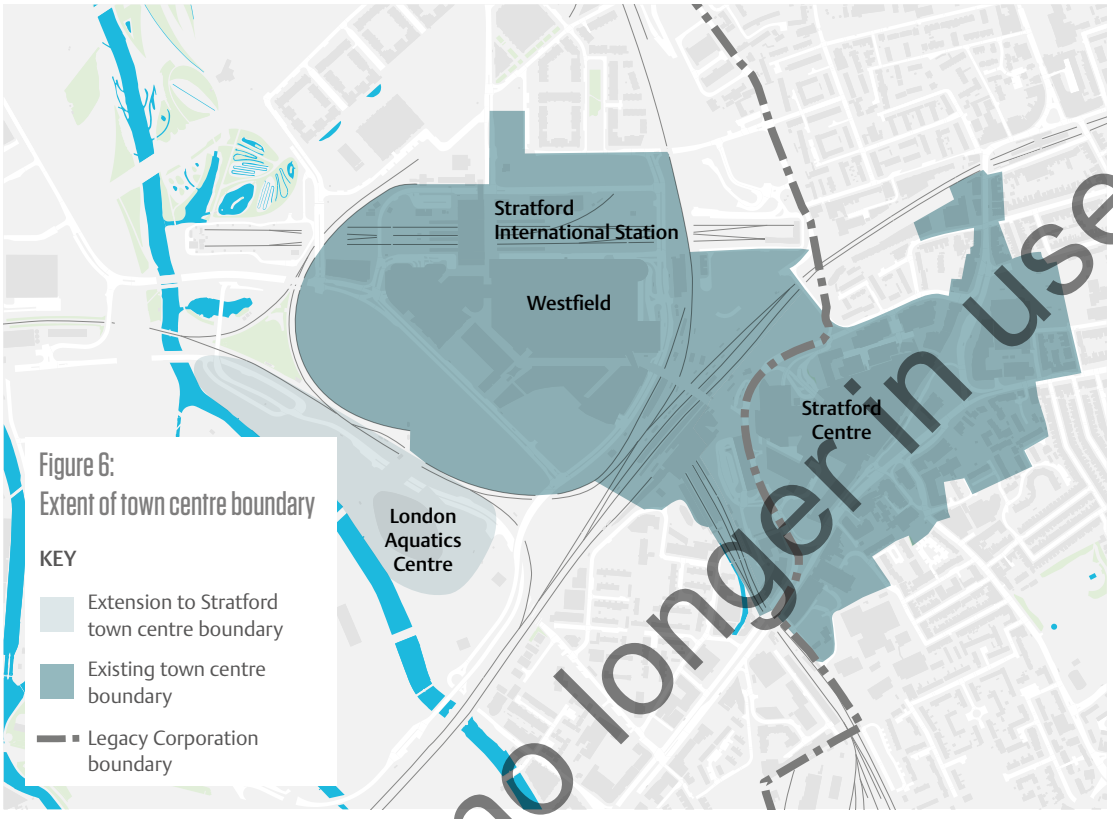
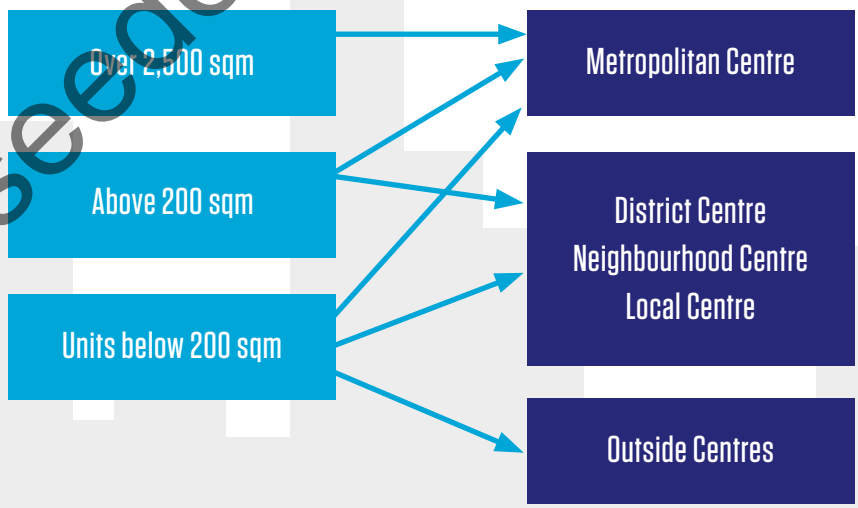


Figure 6:
Extent of town centre boundary

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Figure 7: Location of retail units



Policy B.3: Creating vitality through interim uses

POLICY

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 contribute towards housing requirements, or reinforce the long-term leisure, cultural, night time economy or event-based uses
2. Vacant premises will be used for small-scale retail, community, sporting and leisure, community uses, or cultural and creative industries, or
3. Managed or affordable workspace is proposed prior to delivery of long-term phased development with planning permission

Proposals must be able to demonstrate that

4. The interim uses will not impact upon the deliverability of the site allocations within this Local Plan or extant permanent planning permissions, and
5. The uses will have no unacceptable adverse impacts including on the amenity or function of the existing permanent business or residential community.

Cross-reference to policies: B.2; B.4
London Plan policy: H4

Reasoned justification

4.31 Within the Legacy Corporation area, there are many land parcels awaiting redevelopment within the longer term, as well as unoccupied small, retail or business units. Derelict sites and buildings can impact negatively on the perception of the safety and visual quality of the public realm. Interim uses can have potential to bring positive impacts through character and footfall, promoting economic prosperity. For these reasons, interim uses shall be supported in particular where they create vitality and viability to streets, are developed in partnership with the community, create or improve public realm and create active frontages, as well as 'green' proposals such as community allotments and gardens.

Policy application

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. Affordable housing and other innovative forms of housing will be encouraged as interim uses. Where appropriate, it will utilise Section 106 Agreements to prevent units being left as 'shell and core' and mitigate potential impacts of the development.

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Case Study 2: Clarnico Quay

CASE STUDY

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.



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Policy B.4: Providing low-cost business space, affordable and managed workspace

POLICY

Existing managed affordable workplace or low-cost business space shall be retained or re-provided in accordance with Policy B.1. New managed affordable workspace and/or low-cost business space will be encouraged where it:

1. Is flexible and able to meet the needs of various end users within B Use Classes, and
2. Includes an appropriate management scheme secured through Section 106 Agreements, and
3. 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.

Affordable or low-cost provision will be supported and secured through Section 106 where:

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, and
5. It is secured at the current market rate for cultural or creative purposes, and
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 within the relevant borough.

Cross-reference to policies: B.1; 1.1; SA1.1
Sub Area Policy: SA1.1
London Plan policy: E2, E3

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Reasoned justification

4.33 Parts of the Legacy Corporation area have a reputation for the provision of affordable, low-cost workspace. Managed workspace adds to this mix by playing a key start-up function, enabling businesses to remain for a longer period. This form of accommodation plays a crucial role in the economic profile and expansion of the area and so it is supported.

Policy application

4.34 Managed workspace would normally comprise a number of business units or workspaces for independent individuals or small businesses, which together are communally managed and provided with a range of shared support services and facilities. Affordable 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.[9] Low cost business space refers to workspace which normally is of a lower specification which is reflected in the costs. The Legacy Corporation will support the maintenance of such workspaces where possible, and in accordance with relevant Sub Area policies.

4.35 In locations where a clear demand exists such as within a potential Creative Enterprise Zone and within larger B1 use class developments of more than 2,500sqm and where a degree of flexibility of uses is secured, proposals for new managed, affordable or low-cost business space 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 within the relevant borough 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 re-providing existing employment floorspace with managed, affordable or low-cost business space should re-provide suitable equivalent floorspace or job density, subject to Policy B.1 and be secured for the future through Section 106.

4.36 The quantum, mix of unit sizes and scheme of rent levels for affordable workplace and low-cost business space will be assessed in the light of overall scheme viability. 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. 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.

[9] Research and viability study of affordable and managed workspaces supporting artistic practices in east London, 2014

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Case Study 3: Duncan House Affordable Workspace

CASE STUDY

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 per cent of market rate at £6psf (exclusive of service charges). The units have been secured for at least five years.



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Policy B.5: Increasing local access to jobs, skills and employment training

POLICY

Through development proposals, the Legacy Corporation will maximise:

1. Participation in current local skills and employment training initiatives, and
2. The use of local labour agreements to secure a proportion of the construction and end-user jobs for local residents.

Section 106 Agreements will be sought for major development proposals and where necessary, other applications to secure appropriate commitments and targets for employment skills, training and job opportunities for local residents.

Cross-reference to policy: B.1; B.6
London Plan policy: E11

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Reasoned justification

4.37 Enhancing skills and employment opportunities for local residents is a central part of the convergence agenda. The Legacy Corporation will grasp any opportunities through the planning system to facilitate this process.

Policy application

4.38 The Legacy Corporation area will facilitate the access of current and future residents to the employment and business opportunities that emerge over the life of this Local Plan and will seek to ensure that these opportunities are available across the range of employment opportunities. This includes encouraging relationships between businesses operating within the Legacy Corporation area, local training institutions and local schools, to raise aspirations and help prepare young people and other groups under-represented in the workforce to have the right information, motivation and aptitude to compete with the best across London.

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. The Legacy Corporation will seek to work with the four 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. 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.

Policy B.6: Higher education, research and development

POLICY

The Legacy Corporation will encourage the provision of facilities for higher education, postgraduate study and research, and wider research and development activity. Proposals for facilities within areas of mixed-use development will be required to demonstrate that they achieve a high level of amenity for those living and working in that location. These facilities should generally be located:

1. Within or at the edge of the Metropolitan Centre and Pudding Mill, or at edge of Sugar House Lane or Here East employment clusters
2. Within easy access to public transport hubs, and
3. Where uses are compatible and no unacceptable adverse amenity issues arise.

Cross-reference to policy: B.1; B.5
London Plan policy: S3

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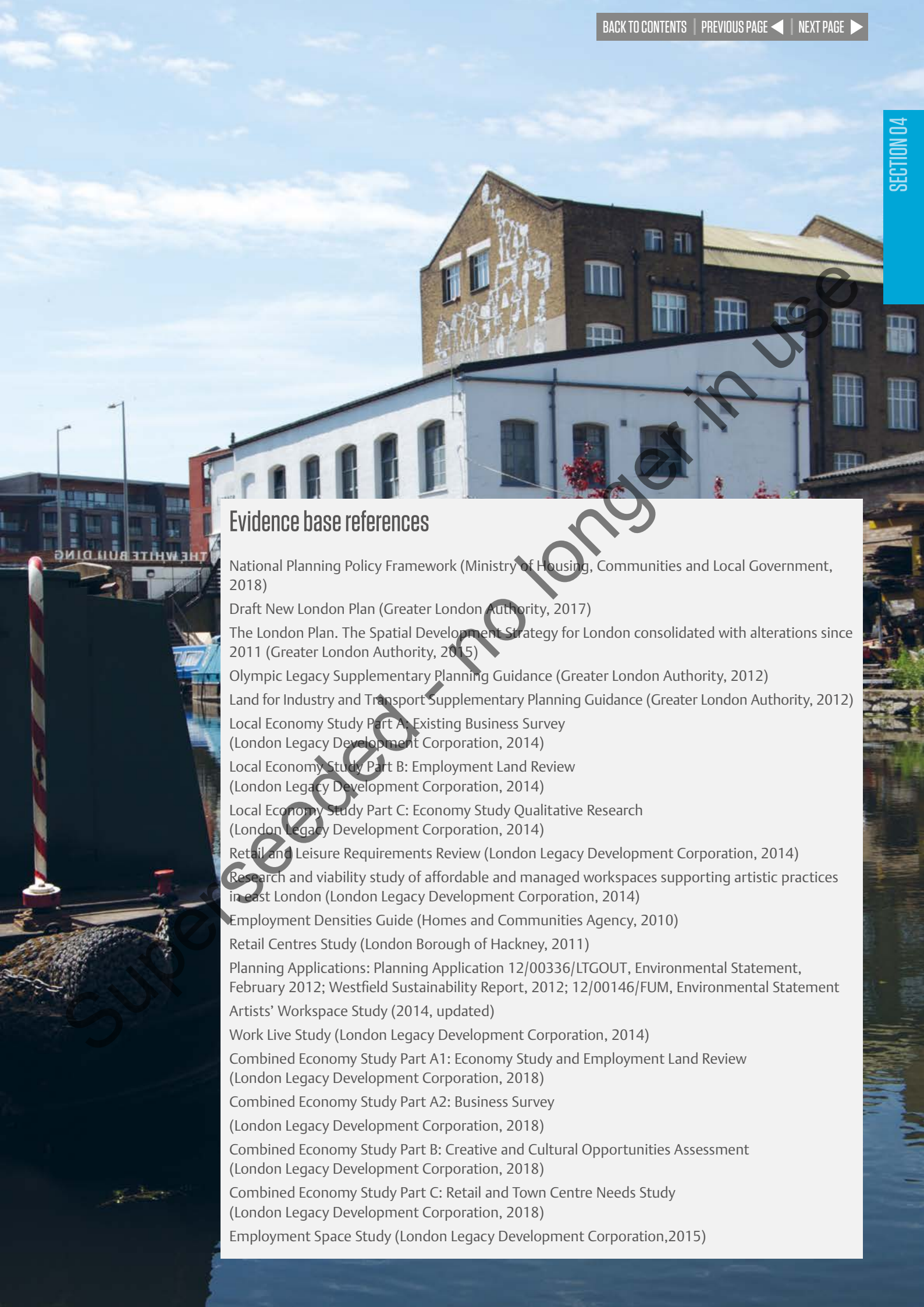
Reasoned justification

4.40 The Legacy Corporation area is host to a range of further and higher education establishments and a distinct graduate and postgraduate sector is emerging within the wider local economy. The enhancement of higher education, research and development activity can contribute towards the aims of the convergence agenda through the creation of job opportunities, access to education, and the impacts of investment and spend within the local economy. The scale of development proposed within the area presents an opportunity to focus postgraduate study and research activity alongside the existing and planned institutions to complement the developing range of new industry and business activity.

4.41 New higher education, research and development will provide thousands of direct job opportunities for the high-skilled workforce but also lower-skilled jobs within ancillary uses and servicing functions supporting the higher education, research and development activities. Community benefits will include access to facilities and education opportunities, outreach work such as short courses and access for those without traditional qualifications. In combination these will provide a catalyst for further growth within the area enabling other supporting businesses to locate and expand.

Policy application

4.42 Proposals for new higher education, postgraduate research and wider research and development should be located on or adjacent to Stratford Metropolitan Centre or as part of the employment offer within Pudding Mill. These uses will also be acceptable on the edge of the Sugar House Lane or Here East employment clusters.



Evidence base references

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2018)

Draft New London Plan (Greater London Authority, 2017)

The London Plan. The Spatial Development Strategy for London consolidated with alterations since 2011 (Greater London Authority, 2015)

Olympic Legacy Supplementary Planning Guidance (Greater London Authority, 2012)

Land for Industry and Transport Supplementary Planning Guidance (Greater London Authority, 2012)

Local Economy Study Part A: Existing Business Survey
(London Legacy Development Corporation, 2014)

Local Economy Study Part B: Employment Land Review
(London Legacy Development Corporation, 2014)

Local Economy Study Part C: Economy Study Qualitative Research
(London Legacy Development Corporation, 2014)

Retail and Leisure Requirements Review (London Legacy Development Corporation, 2014)

Research and viability study of affordable and managed workspaces supporting artistic practices in east London (London Legacy Development Corporation, 2014)

Employment Densities Guide (Homes and Communities Agency, 2010)

Retail Centres Study (London Borough of Hackney, 2011)

Planning Applications: Planning Application 12/00336/LTGOUT, Environmental Statement, February 2012; Westfield Sustainability Report, 2012; 12/00146/FUM, Environmental Statement

Artists' Workspace Study (2014, updated)

Work Live Study (London Legacy Development Corporation, 2014)

Combined Economy Study Part A1: Economy Study and Employment Land Review
(London Legacy Development Corporation, 2018)

Combined Economy Study Part A2: Business Survey

(London Legacy Development Corporation, 2018)

Combined Economy Study Part B: Creative and Cultural Opportunities Assessment
(London Legacy Development Corporation, 2018)

Combined Economy Study Part C: Retail and Town Centre Needs Study
(London Legacy Development Corporation, 2018)

Employment Space Study (London Legacy Development Corporation,2015)

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SECTION 05

PROVIDING HOUSING AND NEIGHBOURHOODS

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5.1 The need for housing is driving the policy agenda at a national and London-wide level. Pressure for new homes and a buoyant housing market, coupled with overcrowding, means that demand for affordable housing is high. A significant part of the Legacy Corporation's role is to drive the delivery of new homes within its area, which will help to meet the identified need for housing within the Growth Boroughs and as well as helping meet London's strategic need for new homes. Through its own delivery programme and through exercising its planning powers, it intends to achieve delivery of new housing and exemplar neighbourhoods with a range of accommodation that allows a choice of housing tenures and types of accommodation, at prices residents can afford. Considerable progress has already been made to achieving these goals. It is expected that by the end of 2019 about 9,000 homes will have been built within the Legacy Corporation area. With future planned development this figure is expected to reach 33,000 by 2036. Alongside this new housing, new community infrastructure needs to be provided to ensure that successful neighbourhoods are created and the new communities have the facilities available to meet their needs.

OBJECTIVE

Objective 2: Establish and maintain locally distinctive neighbourhoods which meet housing needs, while providing excellent and easily accessible social infrastructure

This will mean:

- Delivering more than 24,000 new homes between 2020 and 2036 within a range of sizes, types and tenures
- Ensuring homes are accessible to and affordable for a broad spectrum of the community, and meet specialist accommodation requirements
- The delivery of at least two new primary schools
- The delivery and maintenance of sufficient new health and general community meeting places, including space suitable for faith use.



Strategic Policy SP.2: Maximising housing and infrastructure provision within new neighbourhoods

POLICY

The Legacy Corporation will work with its partners to maximise opportunities for delivering high-quality, sustainable and affordable homes, within a variety of types and tenures and provision of supporting infrastructure through:

1. Delivering in excess of the Draft New London Plan target of 2,154 housing units per annum through optimising housing delivery on suitable and available sites
2. Maximising affordable housing delivery through a minimum 35 per cent target across the area and applying the Mayor's threshold levels of 35 per cent and 50 per cent on a habitable room basis (see Draft New London Plan Policy H6)
3. Providing for a full range identified size, accommodation and tenure requirements, including family housing in all tenures, specialist housing and specific housing products which contribute towards the overall housing mix and meet identified requirements
4. Safeguarding existing residential units and land, and
5. Retaining existing community infrastructure and requiring the provision of new community infrastructure alongside new development.

Cross-reference to policies: H.1–H.8
London Plan policies: H1, H3, H5, H6, H8, GG4

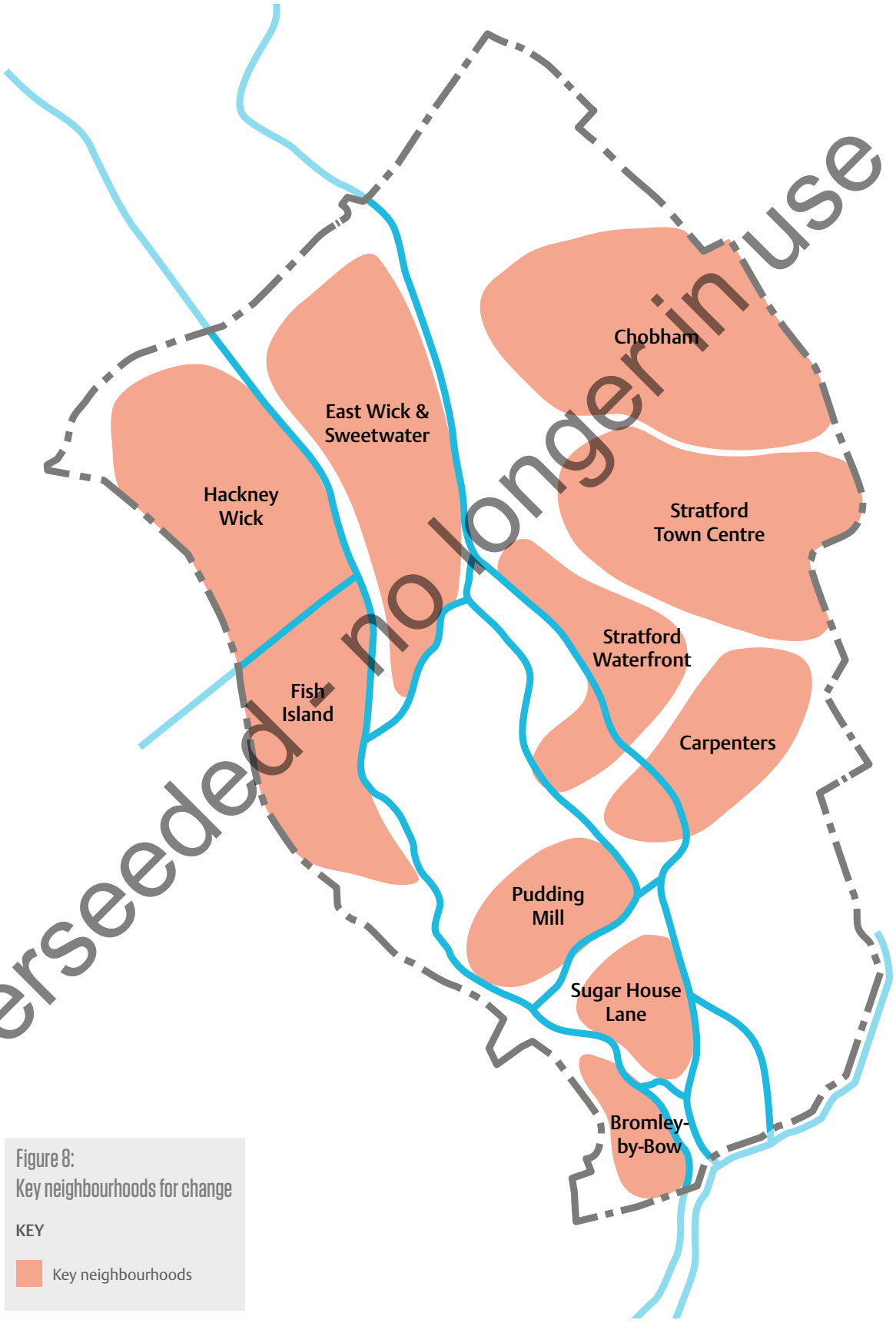
Reasoned justification

5.2 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, 2017, and robust assessment of housing needs within its Strategic Housing Market Assessment, 2017. The Legacy Corporation fully supports this housing delivery target and will seek to achieve and exceed this through the application of this policy.

Policy application

5.3 This target will be achieved through a range of sources, including large identified sites, non-self-contained accommodation (including student accommodation and shared living), through delivery on small sites, through conversions and reuse of long-term vacant properties. 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. Where appropriate, 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. Figure 9, the housing trajectory, shows the ability to deliver housing against the housing target over the Plan period. The trajectory shows that the target is expected to be met for the first ten years, but it may not be possible past 2028/2029. Nonetheless, it is expected that more than 24,000 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.

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Figure 8:
Key neighbourhoods for change

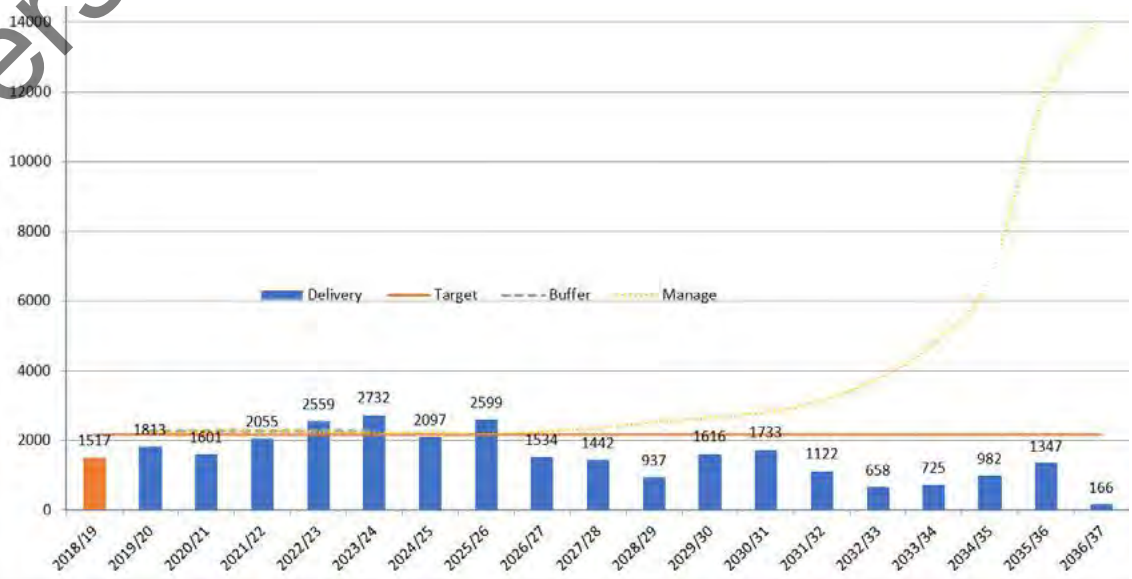
5.4 The Legacy Corporation will monitor and keep under review progress in seeking to achieve and where possible exceed the housing target, in particular against potential sources contained within each part of the Draft New London Plan target (i.e. small, large sites and non-self-contained). Where relevant it will introduce 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 evidence and design codes, investigating capacity requirements or amend targets where required. 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. The trajectory and the list of key sites in Appendix 2 will be kept under review within the Authority Monitoring Report (AMR), with delivery rates reflected within the rolling five year target.

5.5 The draft New London Plan (2017) sets out a strategic target of 50% affordable housing across London. The Legacy Corporation will apply the Mayor's affordable housing threshold of 35 per cent affordable homes, including 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 Authority Monitoring Report.

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 essential to housing delivery 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.

5.7 It is important that existing community infrastructure is maintained and new infrastructure provided alongside housing to help create successful neighbourhoods.

Figure 9: Housing trajectory to 2036



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DEVELOPMENT MANAGEMENT POLICIES

H.1: Providing for and diversifying the housing mix

POLICY

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.

All residential proposals including schemes utilising Built to Rent models should:

1. Meet identified local and strategic requirements, containing a mix of one, two and three-bedroom units, with units of two bedrooms and more constituting more than half the total
2. Integrate a mix of unit and tenure types including flatted developments, maisonettes and family housing into the design
3. Promote the creation of mixed and inclusive communities, and
4. Meet London Plan and applicable Housing SPG design considerations, subject to Policy BN.4.

Schemes on small sites and conversions will be supported where:

5. The site is well-designed to optimise housing delivery
6. 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
7. There is no unacceptable loss of amenity.

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.

Cross-reference to policies: T.4; SP.3; BN.1; BN.4; BN.6;
London Plan policies: D1, D6, H2, H12, H1, Affordable Housing and Viability SPG

Reasoned justification

5.8 Providing for a range of different forms of residential accommodation by size, form, tenure and typology is essential to create sustainable new mixed and inclusive communities and meet identified housing requirements. 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.

Policy application

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 (2025/26) 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.

5.10 The Housing Requirements Study (2018) suggests that there is a particularly high local requirement for 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.

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. Provision of low cost rented units should provide an equal mix of one, two and three-bedroom properties. 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 promotion of mixed and inclusive 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.

5.12 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.

5.13 Where appropriate and viable, units intended for family housing should be within a mix of flatted development houses or maisonettes. Consideration should also be given to 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.[10]

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 inclusive neighbourhood 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[11]. Where the Legacy Corporation considers that a proposal could impact negatively on mixed and inclusive neighbourhoods, or harm the residential amenity, character or function of the area,

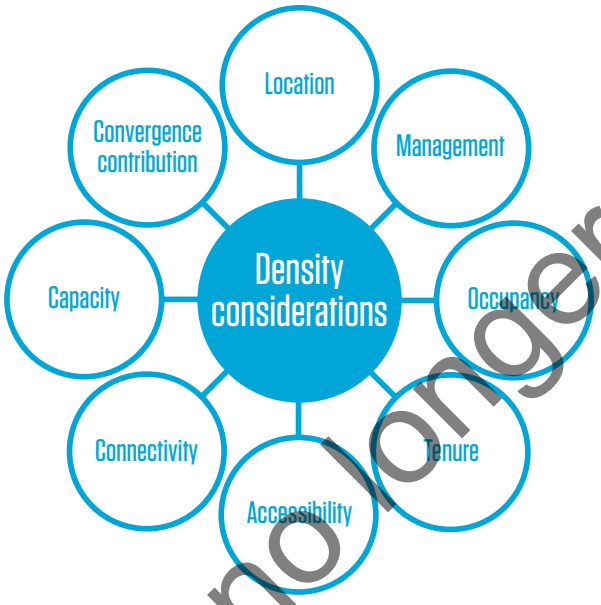
[10] For example, meet cultural requirements and lifestyle preferences for large family homes

[11] Current balance of the community: largest population groups within 25–34 age groups; 27 per cent social/ affordable rented and 73 per cent owner-occupied and private rented

Superseded - no longer in use

additional justification of the need for the development should be provided in the form of local studies, waiting lists, business cases for the development and potential economic repercussions, should the proposal not take place.

Figure 10:
Density considerations



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. Policy BN.4 sets out how the Nationally Described Space Standards – Technical Requirements will be applied. 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.

5.16 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.

5.17 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 reviewed regularly, at least on an annual basis.

Superseded - no longer in use

5.18 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 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.

Case Study 4: Housing Mix 52-54 White Post Lane

CASE STUDY



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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 per cent 1 beds, 34.5 per cent 2 beds and 31 per cent 3 beds. This conforms to the Local Plan policy aspiration of a 'balanced mix'.

Superseded - no longer in use

H.2: Delivering affordable housing

POLICY

Affordable housing will be sought on sites capable of providing ten units or more, or has an area of 0.5 hectares or more, based on the affordable housing thresholds set out within SP.2, broken down as 60 per cent low cost rented, and 40 per cent intermediate[12]. 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.

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:

1. Provides equivalent number and type of affordable units across all sites related to the proposal
2. Does not prejudice the delivery of affordable housing
3. Is delivered at no financial advantage to the developer
4. Is linked to the completion of the market housing elements of the scheme
5. Is located where able to provide for local housing needs, and
6. Would be beneficial to achieve and maintain mixed and balanced communities.

Financial contributions will only be acceptable in exceptional circumstances 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.

Cross-reference to policies: SP.2; H.1
London Plan policies: H5, H6, H7, H8, Affordable Housing and Viability SPG

Superseded - no longer in use

Reasoned justification

5.19 Providing for housing needs including through different affordable tenures is crucial to achieving mixed and inclusive neighbourhoods. For this reason, a proportion of total housing delivery will be within affordable tenures. This has been set as a target of 35 per cent of affordable homes across the whole of the Legacy Corporation area and 50 per cent 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 per cent affordable housing is expected or the VTR will be utilised. This target and tenure mix has been determined according to evidence[13] and subject to rigorous viability testing[14] to determine viability across the whole of the area. 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.

[12] The NPPF 10 per cent low cost home ownership should be included within this category
[13] Housing Needs Review, 2013; Four Borough SHMAs; Housing Requirements Study, 2018
[14] Affordable Housing Viability Testing, 2013; Combined Policy Viability Study, 2014; 2018 Affordable Housing Viability Testing

As local and strategic 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 per cent low cost home ownership requirement of the NPPF, where relevant[15].

Policy application

5.20 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 four boroughs. The Mayor's annual London Affordable Rent benchmarks shall be used when setting appropriate rental rates. To ensure that intermediate units remain genuinely affordable, the guidance within the Mayor of London's Affordable Housing Viability Supplementary Planning Guidance (August 2017), or any future equivalent guidance published by the Mayor should be used. The Mayor updates the income ranges eligible for intermediate products in his Annual Monitoring Report. 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.

5.21 Policy H.2 will apply to all residential schemes of 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 testing will be secured via 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. For Build To Rent schemes to qualify for the FTR the tenure mix should consist entirely of affordable rented products with 60 per cent being offered at low cost rents (social or 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 of 10 units or more or over 0.5 hectares, including future changes of use of residential floorspace.

5.22 The principle of mixed and inclusive communities is essential to the design, location and layout of affordable housing across development schemes. Schemes should be designed to aid social cohesion and inclusiveness on a development and individual block scale. This will involve careful consideration of the management and location of affordable units, including how affordable units may be 'pepper-potted' or dispersed across the whole development and where feasible, shared entrances for different tenures. 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. Schemes should also ensure a consistency of landscape and public realm design and management across the development as a whole.

[15] 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.

Superseded - no longer in use



Policy H.3: Meeting accommodation needs of older person households

POLICY

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 to meet the identified annual benchmark of 17 per annum within C2 or C3 use classes which will be acceptable where:

1. Suitably located in relation to transport modes, social infrastructure and Centres
2. Meeting identified strategic needs for the specialist type of accommodation;
3. Meeting a local need for the level of care provided within the accommodation;
4. It meets accessible and inclusive design and other relevant standards for the type of accommodation, and
5. Delivery of non-specialist housing is not compromised.

Self-contained C3 accommodation should also provide affordable housing in accordance with Policy H.2.

Cross-reference to policies: H.1; H.2; BN.1; BN.4; BN.6
London Plan policies: H14, H15

Reasoned justification

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.[16] Nonetheless, evidence suggests that there is a strategic London-wide need for specialist accommodation within all use classes and tenures[17] as well as a local need of 275 specialist units to 2036, for older persons' accommodation mainly for C3 accommodation with varying types of specialism and support.[18] Policies will ensure that needs for specialist older persons' accommodation can be met. 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 1 bedspace accounting for a single home.

[16] LLDC Population Report (2018)
[17] London Plan evidence (Older Londoners and the London Plan: Looking to 2050)
[18] Housing Requirements Study (2018)

Superseded - no longer in use



Policy application

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, including specifically for dementia care, 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. 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. 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.

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, social infrastructure and Centres, as defined within Table 4. Taking these matters into consideration all site allocations are considered suitable for specialist older persons accommodation.

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 specialist accommodation, including accommodation suitable for people with dementia. Proposals for accommodation with an element of care should demonstrate local requirements for the specific type and level of care provided.[20] Methods of demonstrating local need should include local demographic information, waiting lists, survey information and demand information from similar developments within a nearby equivalent area. 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. Specialist viability appraisal will be expected to take into account the distinct economics of specialist accommodation provision.

[19] Housing Learning and Improvement Network, Factsheet no. 6

[20] The Role of the Planning System in Delivering Housing Choices for Older Londoners (GLA, December 2012) demonstrates that extra-care housing is more expensive; so, as the level of care provided increases, the accommodation becomes less affordable.

Superseded - no longer in use

5.27 New C3 older persons accommodation should deliver a minimum of 35 per cent affordable housing in accordance with Policy H.2, or be assessed through the Viability Tested Route. Given that almost half of the 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.

Case Study 5: Older persons' housing, William Guy Gardens

CASE STUDY

Older persons' accommodation within affordable tenures

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.



Superseded - no longer in use



Policy H.4: Providing student accommodation

POLICY

Net loss of student accommodation will be acceptable where the proposal meets identified requirements within the housing supply. Proposals for new purpose-built student accommodation (PBSA) should:

1. Secure the accommodation through planning agreement or condition for long-term student use and be secured by nomination agreement for occupation by students of one or more identified Higher Education provider
2. 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
3. Facilitates a positive balance of tenure and income in the locality and have no unacceptable adverse amenity impacts, and
4. 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.

In locations where the proposal has the potential to impact negatively upon the aims of (3) justification of the requirement for the development should be provided by additional local market need information.

Cross-reference to policies: H.1; BN.1; BN.4; BN.6
London Plan policies: H17

Superseded - no longer in use

Reasoned justification

5.28 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 student needs and is appropriate in location and that uses are integrated well into the wider environment through application of this policy. For the purposes of clarification, PBSA will be monitored on the basis of 2.5 bedspaces accounting for a single home.

Policy application

5.29 To ensure that the accommodation is provided at a rate affordable to current students, proposals should be linked to one or more established higher education providers and secured for long-term student use through Section 106 Agreement or conditions. Proposals shall only be determined under this policy where they will be robustly secured for students through higher education provider links, conditions or a Section 106 Agreement, or where all the bedspaces qualify as affordable student accommodation. 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.

5.30 The Metropolitan Centre and edge of centre sites within the northern zone of the Stratford Policy Area (see Policy 3.2) are considered most appropriate for PBSA due to the enhanced walking, cycling and public transport accessibility, the location of existing and future HEIs and the ability of the proposals to add to the diversity and vitality of the centre. However by its nature, the student population is transient, so proposals in all locations should consider carefully their impact on the management of the night time economy, including crime and safety and the impact on mixed inclusive neighbourhoods, and where necessary justified through additional local market need information. This may include consideration of higher education provider waiting lists, survey information and demand information from similar developments within the area. All proposals should demonstrate how potential for noise, disturbance and amenity impacts will be minimised through a management schemes.

5.31 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 a minimum of 35 per cent on-site affordable student bedspaces available at a rate affordable to students on maximum state-funded financial 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 per cent 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.

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.

Superseded - no longer in use

Policy H.5: Location of gypsy and traveller accommodation

POLICY

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 and engaging with gypsy and traveller communities to allocate and deliver suitable sites.

Existing sites will be safeguarded and new sites for the needs of gypsies and travellers will be acceptable where:

1. Location is suitable for residential development
2. Access can be gained to amenities, social and community facilities, the road network and other transport modes
3. Residential amenity for both existing and potential residents is not adversely affected, including potential for noise, light, smells and over-looking, and
4. There are no other planning policy constraints identified within this Local Plan with reference to local amenity and environment.

Cross-reference to policy: H.1, SA1.7
Sub Area Policy: SA1.7
London Plan policies: H16

Reasoned justification

5.33 Specialist accommodation is required to meet the lifestyles and living patterns of gypsy and traveller communities. The Legacy Corporation will ensure that existing sites are safeguarded, and new sites permitted within the area are able to contribute to specialist accommodation requirements.

5.34 The Housing Requirements Study (2018) identifies a net requirement for 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 existing site at Chapman Road is safeguarded for gypsy and traveller accommodation uses to continue to contribute a supply of five pitches over the Plan period. 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. 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.

Superseded - no longer in use

Policy application

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. 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. 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 four 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. On an annual basis the Legacy Corporation will also work with the four boroughs and other partners to audit existing pitches for overcrowding, capacity and refurbishment requirements and will utilise the relevant borough's nominations process where new sites are provided.



Superseded - no longer in use

Policy H.6: Houses in Multiple Occupation (HMOs)

POLICY

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.

Schemes equivalent to 10 residential units or 30 bedspaces more will deliver a cash in lieu contribution towards the delivery of a minimum of 35 per cent C3 affordable housing, or be subject to the Viability Tested Route. Proposals for purpose-built HMOs and conversions requiring planning permission will be acceptable where:

1. Meeting an identified local need
2. Meeting relevant HMO standards, and internal and residential amenity standards
3. There are no unacceptable adverse impacts on residential amenity
4. It facilitates a positive balance of tenure and income in the locality
5. Easily accessible by public transport, cycling and walking, and
6. It does not compromise the delivery of housing.

Cross-reference to policies: SP.2; H.1; BN.1; BN.4; BN.6
London Plan policy: H11

Superseded - no longer in use

Reasoned justification

5.36 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.

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 1:8 basis. The affordable housing requirement will be triggered at 30 bedspaces, 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.

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.[21]

[21] From C3 dwellinghouse to C4 smaller HMO



Policy H.7: Shared living accommodation

POLICY

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:

1. Relate positively to the aim of mixed and inclusive neighbourhoods
2. 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
3. Meet high residential design standards, and
4. Contribute financially towards the provision of off-site C3 affordable housing (for schemes of 30 bedspaces and above), equivalent to 35 per cent of residential units within the proposal.

Cross-reference to policies: H.8
London Plan policies: H18

Superseded - no longer in use

Reasoned justification

5.39 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.

Policy application

5.40 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, however for the purposes of this policy shared living proposals of any scale are defined by the above criteria. 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 draft New London Plan. Detailed justification of the ratio of bedroom space to services, facilities and amenity space should also be provided.

5.41 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 current identity (see Policy 3.2). 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.

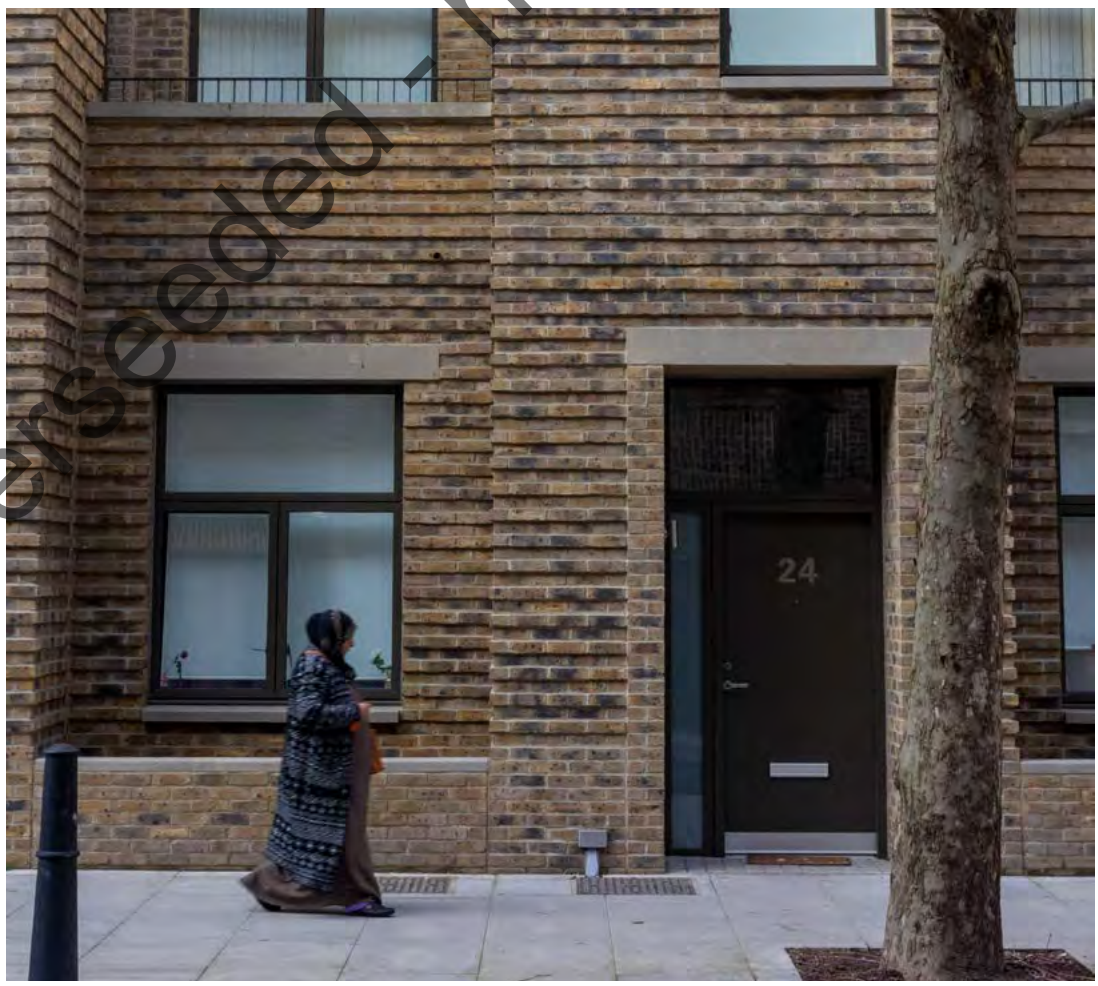
5.42 For schemes of 30 bedspaces and above, proposals should deliver a cash in lieu contribution to C3 affordable housing, equivalent to at least 35 per cent of bedspaces (see Policy H.2 thresholds) at a 50 per cent discount from the market rent. In accordance with the draft New London Plan this can 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.

Superseded - no longer in use

5.43 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.

5.44 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.

5.45 In accordance with the draft New London Plan, shared living accommodation of any size will be monitored on a 1.8:1 basis. Where any change in residential configuration is proposed, the impact on housing numbers will also be assessed to ensure changes are appropriately monitored, with a presumption against loss of residential accommodation.



Superseded - no longer in use

Policy H.8: Innovative housing models

POLICY

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:

1. Relate positively to the aim of mixed and inclusive neighbourhoods
2. Demonstrably contribute towards the wider, strategic housing supply
3. 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
4. Provide a minimum of 35 per cent 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
5. Contain suitable management or investment model processes
6. Are secured through the planning system for an appropriate time-period, and
7. Meet relevant residential design standards.

Cross-reference to policies: H.7
London Plan policies: H14

Reasoned justification

5.46 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.

5.47 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.

Superseded - no longer in use

Policy application

5.48 All proposals should demonstrate how they contribute to mixed and inclusive neighbourhoods 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.

5.49 To ensure a high quality of delivery the proposed product's form of innovation should be appropriately secured though 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.

5.50 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.

5.51 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, further S106 contributions may also be sought for mitigation of impacts.

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.

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 1.8:1 basis.

Superseded - no longer in use

COMMUNITY INFRASTRUCTURE INCLUDING SCHOOLS

5.54 The following policies set out the Legacy Corporation's policy approach to social infrastructure, such as schools, healthcare, nurseries, community centres and faith facilities which fall mainly within the Use Class D1. Children's play space and open spaces are addressed within Policies BN.8 and BN.9 in Section 6 of this Local Plan.

Policy CI.1: Providing new and retaining existing community infrastructure

POLICY

The Legacy Corporation will require the provision of new community infrastructure as part of new major development proposals.

New community facilities should be available for use by other sections of the community for alternative uses when not being used by the main user, e.g. schools; the Legacy Corporation will secure this through Section 106 Agreement.

Existing community facilities (generally within Use Class D1) will be protected and the loss of an existing community facility will only be permitted where:

1. It can be demonstrated that an equivalent replacement community use will be provided within or close to the site of the existing use through submission of a relevant planning application which, in the Legacy Corporation's view, would meet the need of the local population for the specified use, or
2. It can be demonstrated that the site is no longer required due to the provision of new community facilities serving the same communities or is subject to a programme of rationalisation of community facility provision that maintains an equivalent level of provision for the communities served by the original facility. In such cases, applicants will need to demonstrate that there are no alternative community uses that could reasonably be accommodated on the site before uses other than those in Use Class D1 will be permitted.

Cross-reference to policies: CI.2; SA1.6; SA1.7; SA1.8; SA3.6; SA4.1
Infrastructure Delivery Plan; Planning Obligations SPD; CIL Infrastructure List
London Plan policy: 3.16; 7.1

Reasoned justification

5.55 It is necessary to ensure that community facilities are protected in a way that allows community uses to change and develop over time, and ensure new community infrastructure is provided at appropriate levels as part of new schemes. Providing community infrastructure alongside housing is an important way of establishing new neighbourhoods that are locally distinctive and are pleasant places to live.

Superseded - no longer in use