

**Sara Chiong**

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**From:** Matt Eyre <[REDACTED]>  
**Sent:** 19 September 2024 14:43  
**To:** Local Plan  
**Cc:** [REDACTED]  
**Subject:** Draft Submission Local Plan (Regulation 19) Representations on behalf of SCBD Ltd  
**Attachments:** LBN Draft Local Plan Reg 19 - SCBD Representations - 19.09.24.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Dear Madam/Sir,

Please find the enclosed representations on the Regulation 19 Local Plan consultation on behalf of SCBD Ltd.

The representations relate to Site Allocation N8.SA2 Stratford Station.

We would appreciate it if you could please confirm receipt via return email.

Please do not hesitate to contact us if you have any queries.

Kind Regards,

Matt



**Matt Eyre**  
**Associate**

[REDACTED]

Mobile: 07809 212 164  
[www.quod.com](http://www.quod.com)

21 Soho Square  
London  
W1D 3QP

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Email: [REDACTED]  
Date: 19 September 2024



Planning Policy  
London Borough of Newham  
Newham Dockside  
1000 Dockside Road  
E16 2QU

By Email

Dear Madam/Sir

## London Borough of Newham – Local Plan Review – Draft Submission Local Plan Consultation (Regulation 19) – September 2024

We are instructed to submit representations on the London Borough of Newham's Draft Submission Local Plan on behalf of Stratford City Business District Limited ("SCBD Ltd") set out in this letter and the completed response form in **Appendix 1**.

SCBD Ltd is a major landowner that is the principal owner of Stratford Cross, which is located within the Stratford Metropolitan Centre boundary and currently sits within the local planning authority boundary of the London Legacy Development Corporation (LLDC).

SCBD Ltd also owns the Triangle site located in a central location between the Metropolitan Centre, UCL East and Stratford Station (the "Site"), which as subsequently been incorporated into **Site Allocation N8.SA2 Stratford Station**.

The proposed land uses for the site allocation, including residential, employment uses (including office and R&D), main town centre uses and social infrastructure including, community facilities and education facilities are supported and all would be appropriate on the Site. The range of uses will allow a flexible response to markets and help ensure the development of the allocation is optimised to support the associated enhancements to Stratford Station.

The Site is located adjacent to the Metropolitan Centre and adjacent to Stratford Station and is highly accessible and a location where London Plan D3 'Optimising site capacity through the design-led approach' Part B where higher density developments should be promoted.

The Site is currently proposed within the 60m Tall Building Zone TBZ. However, its location between the 110m AoD building to the north in Stratford Cross and the 100m TBZ around the station to the northeast provides the opportunity to improve legibility of the new proposed link over the railway corridor and access to Stratford Station through a taller building up to 100m on the Site.

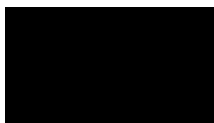


Furthermore, the Site has to address many site constraints, including the existing ground level set below the Montfichet Road level, railway on all three boundaries and the need to integrate with the new proposed bridge structure over the railway set out in the draft Site Allocation. All of which will add challenges to the viable delivery of the Site and necessitate the optimisation of the development and height to help achieve the wider aims of the Site Allocation in supporting the enhancements to Stratford Station.

Therefore, we recommend that the Site is included within the 100m TBZ, to help improve the legibility of the Metropolitan Centre and new proposed links to Stratford High Street and also to optimise the Site capacity to support the overall station project.

SCBD Ltd welcomes the opportunity to discuss the potential for the Sites further with the London Borough of Newham through the emerging Local Plan process.

Yours sincerely



Matt Eyre  
Associate


cc.





## Appendix 1 – Completed Response Form

**Response Form for Regulation 19 Consultation.**

	<p><b>Local Plan</b> Publication Stage Response Form</p>	<p><b>Ref:</b></p> <p><b>(For official use only)</b></p>
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**Name of the Local Plan to which this representation  
relates:**

Newham Draft Submission  
Local Plan

## Privacy Notice

### Who we are

London Borough of Newham (LBN) is registered with the Information Commissioner's Office (ICO) as a 'Data Controller' This privacy notice applies to you ('the service user') and LBN ('the Council'). The Council takes the privacy of your information very seriously.

This privacy notice relates to our functions relating to the Newham Local Plan Review Consultation (Regulation 19). It also provides additional information that specifically relates to this particular consultation, and should be read together with our [general privacy notice](#), which provides further detail.

### What data do we collect and process

We collect your name, contact details, email address, job title and organisation if applicable and demographic equalities data if you choose to share it.

### Why we collect your data

The consultation is a requirement of the Town and Country Planning (Local Planning) (England) Regulations 2012. We collect your data so that we can get your views on the legal compliance or soundness of the Local Plan, as well as its compliance with the duty to co-operate.

### The lawful basis for processing your data

The lawful basis we use to process your data as set out in UK data protection legislation is:

Article 6 (a) Consent: the individual has given clear consent for us to process their personal data for a specific purpose.

Article 9 (a) Explicit Consent: the data subject has given explicit consent to the processing of those personal data for one or more specified purposes.

We will only process personal data where we have consent to do so, and you can withdraw your consent at any time. By submitting your personal data in the response form you are consenting for us to process your data and/or consenting to be added to the database. If added to the database, they can be removed upon request.

You can withdraw your consent at any time.

### How we use your data

This data is collected, collated and then submitted to the Secretary of State, who will appoint an Inspector to conduct an independent examination of the Local Plan. Demographic data will be processed anonymously to assess the effectiveness of our consultation.

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Where you have consented, your contact details will be added to our consultation database for future consultations and updates on the Examination in Public.

At submission representations will be made public on the council's website, including name of person and organisation if applicable making representation. Other personal information will remain confidential.

Representations, in full, submitted along with the Local Plan, evidence base and documents Submission Draft Newham required by legislation to the Planning Inspectorate and to the person the Secretary of State appoints as the Planning Inspector. Contact details will be made available to the Inspector and Programme Officer so they can contact individuals to participate in the Examination.

Consultation database is stored on Mailchimp and accessed by planning policy team only. Mailchimp stores names and email addresses of those on the consultation database in line with Mailchimp policies, particularly its [data processing addendum](#). Please be aware they may store personal data external to the UK specifically in the USA and/or EU.

### **Who we will share your data with**

We will only share your data with the Planning Inspector appointed by the Secretary of State, the Programme Officer appointed by Newham, and within the planning policy team. Your name and organisation (if applicable) will be published on our website along with representations upon submission. Demographic data is not shared with the Planning Inspector or the Programme Officer.

We will not share your personal information with any other third parties unless you have specifically asked us to, or if we have a legal obligation to do so.

### **How long we will keep your data**

We will keep your data safe and secure for a period of 15 year(s) in line with our retention Schedule. After this time, it will be securely destroyed.

### **How do we protect your data**

We comply with all laws concerning the protection of personal information and have security measures in place to reduce the risk of theft, loss, destruction, misuse or inappropriate disclosure of information. Staff access to information is provided on a need-to-know basis and we have access controls in place to help with this.

See the [Planning Inspectorate Customer Privacy Notice](#) for details on how they keep your data safe and secure.

### **Know your rights**

We process your data in accordance with the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018. Find out about your rights at [Your rights – Processing personal data privacy notice – Newham Council](#) or at <https://ico.org.uk/your-data-matters/> If you have any queries or concerns relating to data protection matters, please email: [dpo@newham.gov.uk](mailto:dpo@newham.gov.uk)

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# Response Form

For guidance on how to complete this representation form please view the Regulation 19 Consultation Guidance <https://www.newham.gov.uk/planning-development-conservation/newham-local-plan-refresh>.

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A

### 1. Personal Details\*

### 2. Agent's Details (if applicable)

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

Title	<input type="text"/>	<input type="text" value="Mr"/>
First Name	<input type="text"/>	<input type="text" value="Matt"/>
Last Name	<input type="text"/>	<input type="text" value="Eyre"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="IQL Office LP"/>	<input type="text" value=""/>
Address Line 1	<input type="text"/>	<input type="text" value=""/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value=""/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text"/>



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## Part B – Please use a separate sheet for each representation

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Name or Organisation:

3. To which part of the Local Plan does this representation relate? (Please be as specific as possible)

Policy

Implementation Text

Paragraph

Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

☐

No

☐

4.(2) Sound

Yes

☒

No

☐

4 (3) Complies with the  
Duty to co-operate

Yes

☐

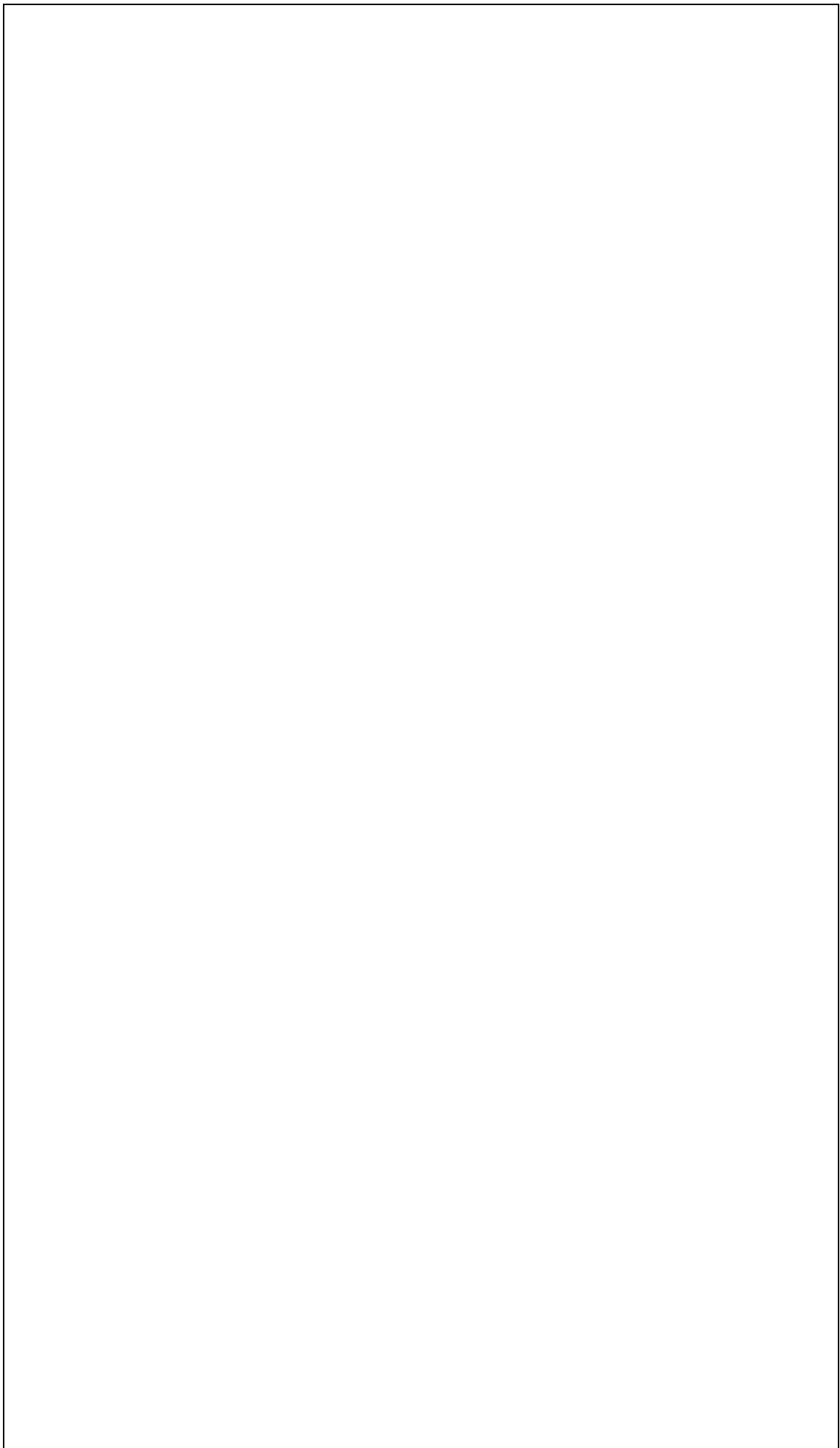
No

☐

Please tick as appropriate

5. Please give details overleaf of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.



6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please refer to responses in the letter.

***Please note*** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

***After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.***

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

☐

No, I do not wish to participate in hearing session(s)

☒

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Provisionally we would like to participate in the hearing sessions based on key policies related to the relevant site allocation but will confirm once the Draft Local Plan has been submitted for examination.

***Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.***

9. Do you wish to be notified about:

a. the submission of the local plan for independent examination

Yes ☒ No ☐

b. the publication of the Inspector's report

Yes ☒ No ☐

c. the adoption of the Local Plan

Yes ☒ No ☐

10. Would you like to be added to our consultation database to be notified about future planning policy consultations?

Yes ☒ No ☐

**Please return to London Borough of Newham by 5pm 6<sup>th</sup> September 2024**