

LD36

Examination - London Legacy Development Corporation (LLDC) Local Plan 2020 to 2036 Tuesday 17th September at 10am

Opening Statement

Alex Savine, Head of Planning Policy

The Legacy Corporation welcomes the examination of its revised Local Plan and revised Community Infrastructure Levy as submitted in March 2019.

The purpose and remit of the LLDC and approach to developing the Local Plan

It is important to emphasise the context in which the Local Plan has been prepared, with the Legacy Corporation being Mayoral Development Corporation that is also the Local Planning Authority for its area in the same way that any London Borough and so has a responsibility for preparing and adopting a Local Plan and keeping this up to date. It is also a CIL charging and collecting authority. The Legacy Corporation Local Plan was first adopted in July 2015, while its CIL Charging Schedule came into effect in April 2015. In order to ensure that the Plan and the CIL Charging Schedule remain up to date and relevant, the Legacy Corporation has undertaken a review, leading to the submission of a revised Plan and Charging Schedule for Examination in March 2019.

With a relatively small geographical area and with a significant proportion of that area available for new development, along with the opportunities presented by the legacy from the 2012 Olympic and Paralympic Games, the Local Plan seeks to embed an unprecedented level and concentration of growth into the existing surrounding communities of east London as they themselves develop and change. Along with the uniqueness of the area and distinctiveness of its different neighbourhoods, it is also important to emphasise the corporate role of the Legacy Corporation in continuing to deliver new sustainable development and working with its partners to deliver projects and infrastructure that will benefit not only those who live within its area but surrounding communities too. Playing a part in achieving 'convergence', that those communities who hosted the 2012 Games will have the same social and economic chances as their neighbours across London by 2030', is a key overarching corporate objective which drives its activities and projects and programmes.

In this context the Local Plan seeks to balance a wide range of interests and ambitions, while building on the significant previous efforts to plan for and implement change and

growth. The review of the Plan has been built on significant public and stakeholder engagement, along with a thorough review and updating of the relevant evidence that supports the Plan. This also takes account of the policies within the new National Planning Policy Framework and the Mayor of London's new Draft London Plan. Policies, supporting text and site allocations have been updated, added or removed where the review has indicated that this is necessary or desirable. However, the overall strategy and approach taken within the Plan remains unchanged.

The Local Plan reflects the corporate vision and purpose of the Legacy Corporation, with the vision being expressed in a specific and spatial way. This purpose being *“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.”*

It is considered that this approach remains the most appropriate for the Legacy Corporation area and presents an appropriate balance between the meeting of strategic need, accommodating housing and business growth within London as a whole, while meeting needs at an east London and a neighbourhood scale in a way that is both viable and deliverable. In the identification of relevant policy approaches and appropriate levels of new infrastructure, the Legacy Corporation considers that the Plan continues to strike the right balance.

The review of the CIL Charging Schedule has sought to ensure that it strikes an appropriate balance between the desirability to fund, in part, the identified infrastructure needs within its area and the effects, taken as a whole, of the imposition of the revised and additional CIL charges on the economic viability of development across the LLDC area.

Consultation and Duty to Cooperate

The revised Local Plan has been through formal and informal periods of consultation during its Regulation 18 and Regulation 20 stages, as detailed in the Consultation Report, March 2019 (LD11A) and Summary of Representations (LD11B). This has included a wide range of less formal consultation and engagement with the existing Legacy Corporation communities, representative groups, landowners and those seeking to bring forward development within the area. It is considered that this meets the requirements set out in the adopted Statement of Community Involvement. Formal structures and processes for involvement of the four boroughs and other relevant authorities and statutory bodies have also been central to the

development of the Local Plan. These are summarised, along with the approach to relevant strategic and cross boundary issues within the Duty to Cooperate Background Paper (TBP08) and statements of common ground (TBP9 to TBP12). Again, this range of involvement and consultation is considered to have helped the Local Plan to strike the right balance within its overall strategy for the area and subsequently for the detailed policies that then flow from this.

Conformity with the NPPF and London Plan

The Local Plan as a whole is considered by the Legacy Corporation to plan positively and sustainably for the development of its area and to have otherwise have met the requirements of the NPPF, with the Soundness Self-assessment (LD17) specifically setting out how the Plan is considered to conform. The GLA have also confirmed that the Local Plan is in general conformity with the London Plan (LD19).

Legal and procedural requirements

The Legal Compliance Self-assessment (LD18) sets out in detail how the Legacy Corporation considers that it has met the legal and procedural requirements for preparation of the Local Plan, including the Integrated Impact Assessment of the Plan, including a Habitats Regulations Assessment (LD8) carried out at each formal stage, with recommendations taken into account appropriately.

Conclusion

With the modifications identified in Documents LD20, Schedule of Proposed Modifications and Document LD35, Further Proposed Modifications, the Legacy Corporation considers that the revised Local Plan is a sound and positive plan which provides sufficient flexibility in its approach to adapt to the potential changes in circumstances over the plan period to 2036. It is considered that the plan will help to ensure that the planned change will contribute positively to the wider achievement of convergence in East London, reinforce the area's developing role as a centre of metropolitan importance and become an area in London of international significance. It is hoped, given this that you will be able to conclude through the Examination process that the revised Legacy Corporation Local Plan is sound and legally compliant and that the balance struck within the charges set within the revised CIL Charging

Schedule is justified by the evidence provided and will make an appropriate contribution to the delivery of the identified infrastructure needs. Where you recommend that there are additional main modifications necessary to achieve these conclusions, I can confirm that these will be accepted and incorporated by the Legacy Corporation into the final revised Local Plan prior to it being adopted.