

TBP6

LONDON LEGACY
DEVELOPMENT
CORPORATION

SITES REPORT

OCTOBER 2018



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1. INTRODUCTION

The London Legacy Development Corporation's ("Legacy Corporation") Local Plan was adopted in July 2015, and forms part of the statutory Development Plan for its area. The Local Plan sets out the strategy for growth and changes within the area until 2031, contains site allocations which are key to the delivery of the vision for the area, and policies relating to how development proposals within the area will be dealt with. The National Planning Policy Framework ("NPPF") and accompanying Planning Practice Guidance ("PPG") acknowledge the challenge of planning for 15 years and therefore advises local plans to be kept up to-date and regularly reviewed in whole or in part to respond to changing circumstances in a timely fashion. In autumn 2017, the Legacy Corporation initiated a review of its Local Plan to take account of the key policy changes that have occurred since the Plan was adopted in 2015, most notably the revised NPPF, and the draft new London Plan, as well as the new evidence prepared on key matters. Furthermore, the review is intended to respond to the adopted Plan's commitment to an early review to take account of changes to the London Plan's housing targets.

Public consultation, including community engagement and consultation with statutory consultees and other stakeholders, has been undertaken on the potential scope for changes to the Local Plan. This was the initial stage of the consultation Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 ("Regulation 18") where public and stakeholders' views were sought on what parts of the Local Plan might need to be reviewed. The Consultation period (Regulation 18) ran from 6th November 2017 to 29th January 2017. This was followed by an informal consultation until the end of June, all consultation channels remained open during this period allowing interested parties to send their comments and/or submit sites. As part of the consultation, the Legacy Corporation carried out a Call for Sites consultation so that it can take all potentially deliverable sites into account while reviewing its Local Plan.

The aim of the Legacy Corporation is that its plan making should be as inclusive as possible and it is important that all sites are considered in an even and fair way. The consultation was aimed at as wide an audience as practicable so that those not normally involved in the planning process had the opportunity to contribute. Therefore, it was ensured that local residents, local businesses, a neighbourhood forum, as well as landowners and other key stakeholders were invited to submit sites to be considered through the Local Plan review process. At the beginning of the Local Plan review process, notifications of the Call for Sites were sent to all known stakeholders on the consultation database and advertised through a broad range of communication channels. A Call for Sites Guidance and response form was created to enable people to submit their representation on this matter, including a question on a Brownfield register. This document included detailed information about the assessment process and all criteria that should be met for a site to be allocated with the Local Plan. For reference, a copy of the Call for Sites Guidance and response form is presented in Appendix 1. The detailed information about the approach to local community and stakeholders' engagement during the Legacy Corporation Regulation 18 Consultation is outlined in the Early Engagement Consultation Report.

All sites identified through the Call for Sites exercise were subject to detailed assessment against a number of set criteria as shown in Section 3 of this Report, and relevant policies to determine suitability for allocation. The sites that passed the test are included in the Revised Local Plan (Publication draft); however, there will be the opportunity to comment on the proposed allocation of sites within the Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 stage of the Local Plan review, anticipated for autumn 2018.

The Sites Report is a background paper for the Local Plan review to demonstrate the Legacy Corporation's process of identifying potential sites and the methodology for their allocation to meet the strategic needs for housing, economic and infrastructure development. The Report outlines how the Call for Sites representations, received during the Regulation 18 Consultation and those proposed by the Legacy Corporation, were taken into consideration, and the reason for allocation or non-allocation within the Revised Local Plan (Publication draft).

The process of site allocation takes account of the requirements set within the revised NPPF and the accompanying PPG. The Report also provides a summary of the key changes to the adopted Site Allocations.

2. OVERVIEW OF THE ADOPTED SITE ALLOCATIONS

The adopted Local Plan includes Site Allocations where the Legacy Corporation expects significant developments to take place to meet the assessed needs. These site allocations are strategic sites intended to promote sustainable development, meet Legacy Corporation’s housing delivery target and assist in delivering priorities and objectives of the NPPF, the London Plan and the Legacy Corporation’s Local Plan. Their allocation is based on sites potential to deliver crucial piece of infrastructure identified for the area over the plan period, provide a relevant use or mix of uses that would not necessarily be approved through other planning policies, or contribute to the delivery of overall plan aspirations in relation to housing delivery or other uses identified for the Plan or a specific location. Site Allocations set out development principles against which the development is expected to be delivered. The adopted site allocations are based on previous assessment and the rationale for their inclusion is detailed in the [Sites Report \(2014\)](#).

To reflect NPPF requirements for viability assessment, all site allocations have been amended to show the anticipated housing capacity of the site. This process involved the consideration of extant planning permissions and information contained within the Greater London Authority SHLAA (2017). Two site allocations have been removed from the Plan due to these sites being already developed or well underway. Table 1 below outlines the main amendments to the site allocations; detailed proposed changes are set out in the Local Plan Schedule of Changes document (Regulation 19, Publication Draft).

Figure 1: Schedule of adopted Site Allocation Changes

Adopted Local Plan - Site Allocation reference	Revised Local Plan – Site Allocation Reference	Site Allocation Name	Proposed change
SA.1.1	SA.1.1	Hackney Wick Station Area	Minor amendments to reflect NPPF requirements for viability assessment conclusions i.e. addition of minimum housing number and affordable housing threshold figure.
SA.1.2	SA.1.2	Hamlet Industrial Estate	Amend to reflect NPPF requirements for viability assessment conclusions.
SA.1.3	SA.1.3	Hepscott Road	Amend to reflect NPPF requirements for viability assessment conclusions.
SA.1.4		Bream Street	Site allocation deleted
SA.1.5		415 Wick Lane	Site allocation deleted
SA.1.6	SA.1.4	Neptune Wharf	Amend to reflect NPPF requirements for viability assessment conclusions, affordable housing to be delivered in accordance with the current planning permission.

Table 1 (continued overleaf)

Adopted Local Plan - Site Allocation reference	Revised Local Plan – Site Allocation Reference	Site Allocation Name	Proposed change
SA.1.7	SA.1.5	East Wick and Here East	Amendments to the site allocation to exclude Here East and the school and school playing field. Amend to reflect NPPF requirements for viability assessment conclusions, affordable housing to be delivered in accordance with the current planning permission.
SA.1.8	SA.1.6	Sweetwater	A minor change to the site allocation to remove delivered primary school and associated facilities. Amend to reflect NPPF requirements for viability assessment conclusions, affordable housing to be delivered in accordance with the current planning permission.
SA.1.9	SA.1.7	Bartrip Street South	Amend to reflect NPPF requirements for viability assessment conclusions.
SA.2.1	SA.2.1	Chobham Farm	Amend to reflect NPPF requirements for viability assessment conclusions.
SA.2.2	SA.2.2	East Village	Amend to reflect NPPF requirements for viability assessment conclusions.
SA.2.3	SA.2.3	Chobham Manor	Amend to reflect NPPF requirements for viability assessment conclusions.
SA3.1	SA3.1	Stratford Town Centre West	Amend to reflect NPPF requirements for viability assessment conclusions and to include new plots
SA3.2	SA3.2	Stratford Waterfront East	Becomes SA3.2 Stratford Waterfront North Boundary amendments to reflect East Bank proposals at Stratford Waterfront.
SA3.3	SA3.3	Stratford Waterfront West	Becomes SA3.3 Stratford Waterfront South Amend also has been made to reflect NPPF requirements for viability assessment conclusions and other minor amendments to bring the text to date
SA3.4	SA3.3	Greater Carpenters District	Boundary amendments to reflect East Bank proposals at Stratford Waterfront.
SA3.5	SA3.5	Bridgewater Road	Amend also has been made to reflect NPPF requirements for viability assessment conclusions and other minor amendments to bring the text to date
SA3.6	SA3.6	Rick Roberts Way	Amend to reflect NPPF requirements for viability assessment conclusions and other minor amendments to align the text with the changes proposed to other policies
SA.4.1	SA.4.1	Bromley-by-Bow	Amend to reflect NPPF requirements for viability assessment conclusions and other minor amendments to align the text with the changes proposed to other policies
SA.4.2	SA.4.2	Sugar House Lane	Amend to reflect NPPF requirements for viability assessment conclusions and to reflect updates to the evidence base in relation to the requirement for schools
SA.4.3	SA.4.3	Pudding Mill	Amend to reflect NPPF requirements for viability assessment conclusions.

3. NEW SITE ALLOCATIONS

3.1 SITE ALLOCATION PROCESS AND CRITERIA

To assess the suitability of sites for allocation within the Legacy Corporation’s Revised Local Plan (Publication draft), a two-phase process was followed (as shown below):

- **Phase 1** included site identification
- **Phase 2** comprised four stages assessment of all proposed sites against the set criteria. This also included site surveys, the full assessment is shown within Section 3.3 of this document.

Phase 1

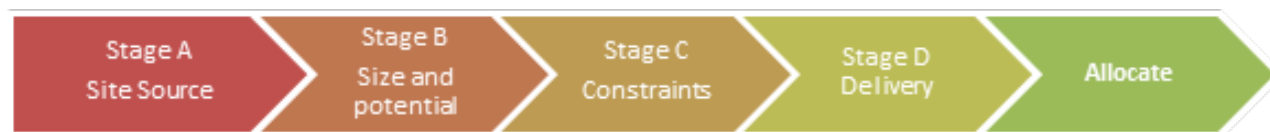
Sites that could form allocations were primarily identified through representations received through the Call for Sites consultations process. As a result of the consultation, in total ten sites were submitted by developers and landowners for consideration by the Legacy Corporation. A summary of representations to the Call for Sites consultation is outlined in Appendix 2. In addition, the Legacy Corporation has identified and proposed two sites for allocation in order to meet its strategic needs over the revised Plan period to 2036. Table 2 lists all sites identified through this Call for Sites exercise.

Table 2: Identified Sites and Identification Method

	Site name/address	Identification method and Call for Sites, Representation Reference number where relevant
1	Land known as Chobham Farm South bounded by the CTRL Box, Lee Valley Railway and Great Eastern Rail lines Stratford City	Call for Sites, Ref: LPR.CFS01
2	1-6 Stour Road, E3 2NT	Call for Sites, Ref: LPR.CFS02
3	4&11-13 Rick Roberts Way, London E15 2NF	Call for Sites, Ref: LPR.CFS03
4	Land at Cooks Road	Call for Sites, Ref: LPR.CFS04
5	Land to the south of the Channel Tunnel Rail Link (CTRL) Box and to the north of Waterden Road	Call for Sites, Ref: LPR.CFS05
6	The Nest, Stour Road/Beachy Road, Hackney Wick	Call for Sites, Ref: LPR.CFS06
7	Land bound by Liberty Bridge Road, Temple Mills Lane, Leyton Road and the railway	Call for Sites, Ref: LPR.CFS07
8	Stratford International Bus Layover, International Way	Call for Sites, Ref: LPR.CFS08
9	Stratford International Eastern Forward Incident Control Point (FICP)	Call for Sites, Ref: LPR.CFS09
10	Land at Barbers Road	Call for Sites, Ref: LPR.CFS10
11	Bow Goods Yards (Bow East and West)	Legacy Corporation
12	Three Mills	Legacy Corporation

Phase 2

Phase 2 comprised four stages assessment of all proposed sites against the following criteria:



STAGE A: SITE SOURCE

Be an existing site allocation with the current status of:

- No permission; or
- Unimplemented full, or outline permission with no reserved matters approvals: **or**
- Permission in full or outline with some unimplemented plots or phases.

Has planning permission which is:

- Unimplemented full or outline permission with no reserved matters approvals; **or**
- Phased permission in full or outline with unimplemented phases

Has been identified within the call for sites process and has the ability to:

- Deliver a critical piece of identified infrastructure for the area over the plan period; or
- Provide a use/mix of uses which is relevant and necessary and would not necessarily be approved in the required form through other planning policies; **or**
- Contribute significantly to the delivery of overall plan aspirations in relation to housing delivery or other uses identified for the Plan or sub area.

STAGE B SIZE AND POTENTIAL

To pass the site must:

Have a total site area or remaining developable area¹, where applicable, of >0.25ha

Have a total site or remaining developable area of <0.25ha but site is necessary/has potential to:

- Deliver a critical piece of infrastructure identified for the area over the plan period; **or**
- Provide a use/mix of uses which is relevant and necessary and would not necessarily be approved through other planning policies; **or**
- Contribute significantly to the delivery of overall plan aspirations in relation to housing delivery or other uses identified for the Plan or sub area.

STAGE C: CONSTRAINTS

To PASS the site must:

Site does not have any over-riding constraints which could not be overcome; reduce the development delivery capacity below developable levels²; or reduce the characteristics of the site below Stage B qualifying criteria:

- Planning policy constraints including- designated open space including Metropolitan Open Land (MOL), Strategic Industrial Land (SIL), Locally Significant Industrial Sites (LSIS), Other Industrial Locations (OIL), Safeguarded Wharves
- Environmental Constraints including- flood risk, air quality and pollution, Health and Safety Executive consultation zones
- Delivery constraints including - Land ownership, Local Infrastructure, Contamination.

¹ 'Remaining developable area' defined as the part of the site which is available for development taking account of any plots or phases which have already been recently developed or completed, or subject to severe development constraints.

² As defined by NPPF, extended to cover non-residential accommodation where relevant

STAGE D: DELIVERY

To PASS the site must:

- Deliverable within 5 years (i.e. suitable- for development, relevant location; available- now; achievable- within 5 years and viable); ‘Deliverable’ is defined in paragraph 5 to Schedule 2 of the 2017 Regulations as, “there is a reasonable prospect that residential development will take place on the land within 5 years beginning”; **or**
- Deliverable within years 6-1, or 11-15 and suitable and reasonable prospect could be viably developed

For a site to be allocated within the Revised Local Plan, it must meet all the specified criteria and pass all stages. A site assessment summary is provided in Table 3. The full assessment is shown within Section 3.3 below.

Table 3: Site assessment summary

Site Assessment Criteria	Stage A: Site Source	Stage B: Size and Potential	Stage C: Constraints	Stage D: Delivery	Allocated
Site Name and/or address:					
Land known as Chobham Farm South bounded by the CTRL Box, Lee Valley Railway and Great Eastern Rail lines	No	N/A	N/A	N/A	No
1-6 Stour Road, E3 2NT	No	N/A	N/A	N/A	No
4&11-13 Rick Roberts Way, E15 2NF	No	N/A	N/A	N/A	No
Land at Cooks Road	No	N/A	N/A	N/A	No
Land to the south of the Channel Tunnel Rail Link (CTRL) Box and to the north of Waterden Road	Yes	Yes	No	N/A	No
The Nest, Stour Road/Beachy Road, Hackney Wick	No	N/A	N/A	N/A	No
Chobham Farm North	Yes	Yes	Yes	Yes	Yes
Stratford International Bus Layover, International Way	No	N/A	N/A	N/A	No
Stratford International Eastern Forward Incident Control Point (FICP)	No	N/A	N/A	N/A	No
Land at Barbers Road	No	N/A	N/A	N/A	No
Bow Goods Yards (Bow East and West)	Yes	Yes	Yes	Yes	Yes
Three Mills	Yes	Yes	Yes	Yes	Yes

3.2 FLOOD RISK AND SEQUENTIAL AND EXCEPTIONS TESTS

The NPPF, paragraphs 155- 163 requires plans to be informed by a strategic flood risk assessment. It also requires that all site allocations, that are known to be in flood risk zones, apply a sequential and, if necessary, the exception test to steer new development to areas with the lowest risk of flooding. Paragraph 156 of the NPPF states that *“All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:*

- *applying the sequential test and then, if necessary, the exception test set out below*
- *safeguarding land from development that is required for current and future flood management*
- *using opportunities offered by new development to reduce the causes and impacts of flooding; and*
- *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.”*

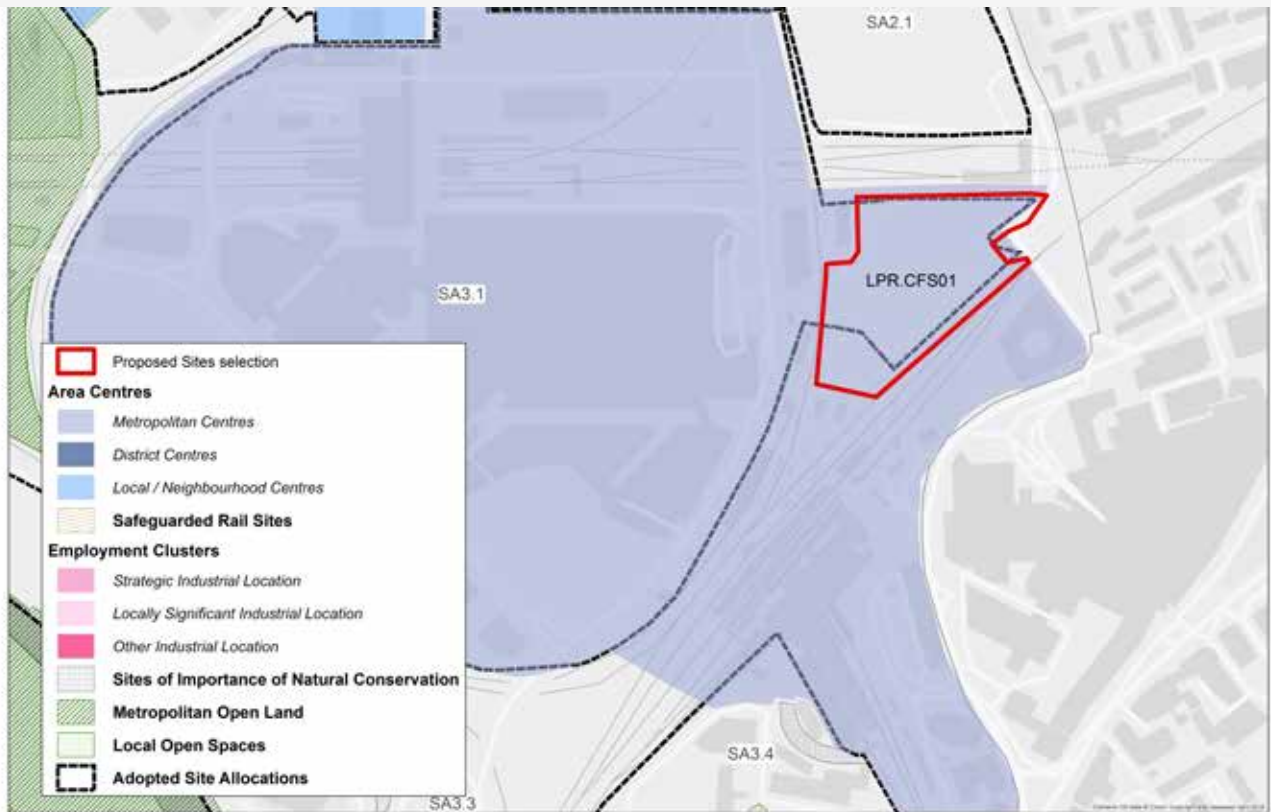
In 2017 the Legacy Corporation prepared a Flood Risk Review (2017) and in 2018 an addendum to this report to inform the Local Plan review with the most updated information available in respect of the extent and level of flood risk within the Legacy Corporation area based on the most recent Environment Agency flood mapping, and other relevant available information. The Flood Risk Review and its addendum also includes the Flood Risk Sequential Test and, where necessary, the Flood Risk Exceptions test, for each adopted and new site allocation proposed within the revised Local Plan (Publication draft).

3.3. SITES PROFILE AND ASSESSMENT

This section includes a series of site profiles and outlines how identified sites performed against the Phase 2 site assessment. Only sites that met all criteria and passed all stages, have been allocated within the Revised Local Plan. For those sites that are allocated with the Revised Local Plan, further detail is provided in relation to their principles for development. A reasoned justification for those principles is also included.

Site name/ address Land known as Chobham Farm South bounded by the CTRL Box, Lee Valley Railway and Great Eastern Rail lines Stratford City, E15 2EG

Method of Identification Call for Sites, Representation Reference number: LPR.CFS01



Site Assessment:

Stage A: Site Source	The site was identified by a third party through the call for sites representation for residential development. The proposed site falls within adopted Site Allocation SA.3.1 Stratford Town Centre West. Development principles for this parcel seek provision of large-scale town centre use with supporting uses. No amendments to the principles for this parcel of land are proposed as the site is only considered suitable for uses which comply with these principles. The landowner has submitted a representation to the Local Plan review confirming that it plans to bring forward the site in accordance with these principles. The area also benefits from the Stratford City Outline planning permission. Given that the parcel has already been allocated for development within the Local Plan the proposed site does not require a new site allocation.
Stage B: Size (hectares)	1.86
Stage C: Constraints	A desktop survey has been undertaken, through which no insurmountable physical constraints to development were identified. The site does not fall within an environmental or other land designation or hazardous installation zone where development would not be possible.
Stage D: Delivery	The site was promoted by third party therefore, there is uncertainty in respect of the availability of the site as proposed. Subsequent discussions have taken place with the landowner who has confirmed delivery for the uses contained within the existing allocation.

Conclusion: By virtue of failing the Stage A: Site Source and Stage D: Delivery test, and given that the site has already been allocated for town centre uses within site allocation SA3.1 Stratford Town Centre West. Amendments to the site allocation have identified this location specifically as ‘Development Parcel 2’. These amendments have been discussed with landowner. Therefore the site has not been separately allocated.

**Site name/
address** 1-6 Stour Road, London, E3 2NT

**Method of
Identification** Call for Sites, Representation Reference number: LPR.CFS02



Site Assessment:

Stage A: Site Source The site was identified through the call for sites process for residential or student accommodation. Adopted Policy H.4 (Providing student accommodation) states that proposals for student accommodation within the Legacy Corporation area will be considered acceptable where it is suitably located in relation to public transport and Higher Education Institutions. Due to the enhanced public transport accessibility and accessibility to HEIs proposals for student accommodation are considered suitable within Metropolitan Centre. The proposed site falls within PTAL 2.

There is no identified critical infrastructure or mix of uses that would be required within or associated with this site. The policies and strategy within the adopted Local Plan (and with those proposed as a result of its current review) set a framework against which such development proposals for this site can be adequately assessed. Therefore, the proposed site does not require a new site allocation.

For a reason outlined above, the proposed use does not meet the criteria set within the Stage A.

Stage B: Size (hectares) 0.31

Stage C: Constraints A desktop survey has been undertaken, through which no insurmountable physical constraints to development were identified. On the best information available, confirmed by the call for sites, there are no legal or ownership problems, such as unresolved ownership's, ransom strips tendencies or operational requirements of landowners. The site does not fall within an environmental designation or hazardous installation zone where development would not be possible.

Stage D: Delivery The site was promoted by a developer through the Call for Sites process with the landowner's consent. Information available through the call for sites form indicates that the site is deliverable within 5 years.

Conclusion: By virtue of failing the Stage A: Site Source test the site cannot be allocated.

**Site name/
address** 4&11-13 Rick Roberts Way, London E15 2NF

**Method of
Identification** Call for Sites, Representation Reference number: LPR.CFS03



Site Assessment:

Stage A: Site Source	<p>The site was identified through the call for sites representation for primarily residential-focused mixed-use development. This site falls within a Locally Significant Industrial Sites (LSIS) (Employment Cluster B1b8) of the Local Plan. Adopted Policy B.1 seeks to maintain the existing balance of uses in floorspace and in density for a mix of B2 and B8 Use Classes. The Employment Land Review (2018) highlights the high quality of the offer within modern buildings which is rare for this area. No amendments to these principles are proposed as part of the review of the Local Plan. While this LSIS designation and the employment policies within the Local Plan may allow an element of mixed-use to be introduced in the event that development proposals come forward, this would not support the extensive use changes that the proposed approach would take. Evidence from the Combined Economy Study (2018) suggests that there is a significant enough demand for the types of floorspace currently existing and the types of uses identified as within this LSIS designation appropriate (as described in the Local Plan) to justify the retention or future reversion/intensification of the current site capacity to make a residential led mixed-use proposition contrary to policy and strategy within the Local Plan and the London Plan. For a reason outlined above, the proposed use will not be able to meet the criteria set within the Stage A.</p>
Stage B: Size (hectares)	4.48
Stage C: Constraints	<p>A desktop survey has been undertaken which shows that the site does not fall within an environmental designation or hazardous installation zone where development would not be possible. The site was promoted by the landowner and on the best information provided, there are no legal or ownership problems, such as unresolved ownership's, ransom strips tendencies or operational requirements of landowners. The site is situated within LSIS and it is only considered suitable for uses which comply with this designation. The proposed site therefore does not pass Stage C of the assessment process.</p>
Stage D: Delivery	<p>On the best information available provided through the call for site form, the site may be deliverable within the next five years, although it is unclear that current occupiers would be able or willing to relocate in this or an extended time period and so deliverability is not considered to have been confirmed.</p>

Conclusion: By virtue of failing the Stage A and C test the site has not been allocated.

Site name/ address Land at Cooks Road

Method of Identification Call for Sites, Representation Reference number: LPR.CFS04



Site Assessment:

Stage A: Site Source The proposed site falls within the Site Allocation SA.4.3: Pudding Mill. The site allocation sets out principles against which the developments should be brought forward. In 2017 the Legacy Corporation adopted the Pudding Mill Supplementary Planning Document that provides additional guidance on developments within the area. Given that the parcel has already been allocated for development within the Local Plan and that the detailed guidance on the development of the site is provided, the proposed site does not require a separate new site allocation. Existing planning permissions within the SA4.3 site allocation area, including implementation of mixed-use development on the adjacent land immediately to the south have demonstrated the effectiveness of the existing site allocation approach.

Stage B: Size (hectares) 0.68

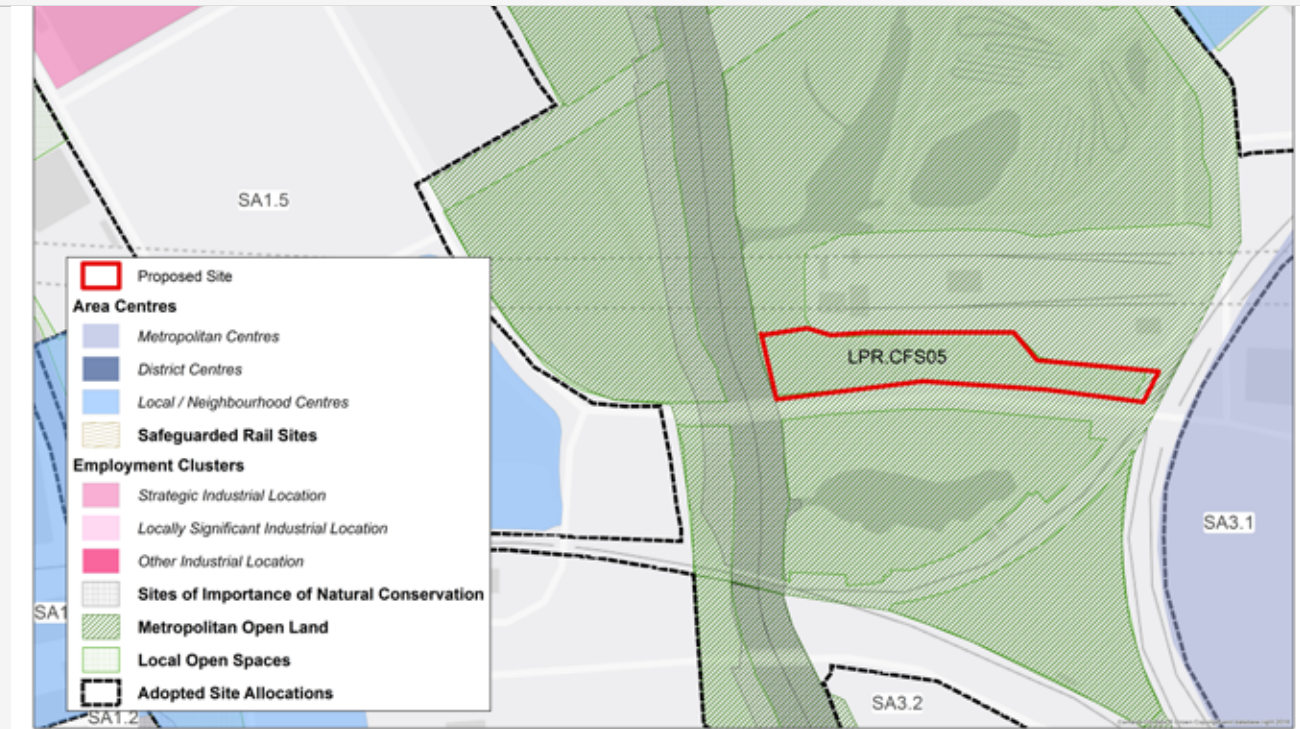
Stage C: Constraints A desktop survey has been undertaken, through which no insurmountable physical constraints to development were identified. The site does not fall within an environmental designation or hazardous installation where development would not be possible. The site was promoted by the landowner, there is confidence that the site therefore has no delivery constraints such as landownership issues.

Stage D: Delivery On the best information available provided through the call for site form, the site is deliverable within 5 years.

Conclusion: The proposed site lies with the adopted Local Plan Site Allocation 4.3 and therefore does not require a separate site allocation.

Site name/ address Land to the south of the Channel Tunnel Rail Link (CTRL) Box and to the north of Waterden Road.

Method of Identification Call for Sites, Representation Reference number: LPR.CFS05

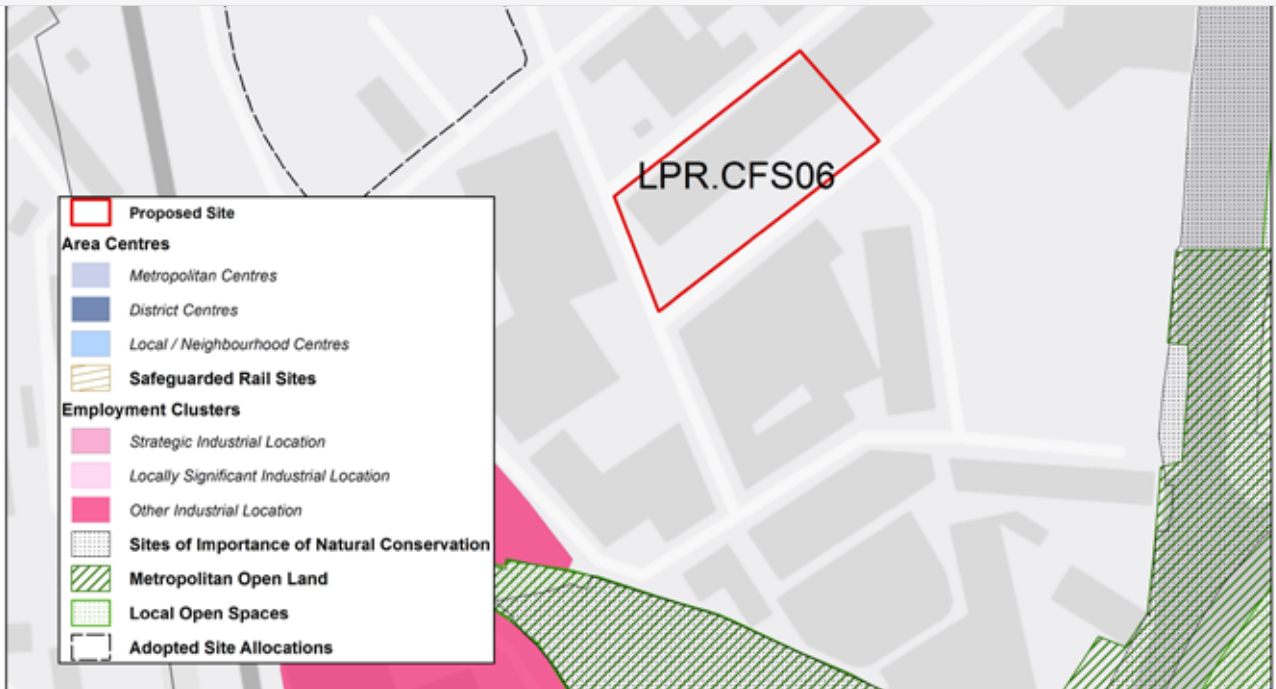


Site Assessment:

Stage A: Site Source	The site has been identified through the call for sites process.
Stage B: Size (hectares)	0.54
Stage C: Constraints	A desktop survey has revealed that the site is designated as Metropolitan Open Land (MOL) and Local Open Space within the Local Plan. This precludes development which has an adverse impact on the openness of MOL to take place.
Stage D: Delivery	The site was promoted by the landowner, on the best information available provided through the call for site form, the site is deliverable within 5 years.

Conclusion: By virtue of failing the Stage C test the site has not been allocated.

Site name/ address	The Nest, Stour Road/Beachy Road, Hackney Wick
Method of Identification	Call for Sites, Representation Reference number: LPR.CFS06



Site Assessment:

Stage A: Site Source	<p>The site was identified through the call for sites process for residential or student accommodation. Adopted Policy H.4 (Providing student accommodation) states that proposals for student accommodation within the Legacy Corporation area will be considered acceptable where it is suitably located in relation to public transport and Higher Education Institutions. Due to the enhanced public transport accessibility and accessibility to HEIs proposals for student accommodation are considered suitable within Metropolitan Centre. The proposed site falls within PTAL 2.</p> <p>There is no identified critical infrastructure or mix of uses that would be required within this site. The policies and strategy within the adopted Local Plan (and with those proposed as a result of its current review) set a framework which against which development proposals for this site can be adequately assessed. Therefore, the proposed site does not require a new site allocation.</p> <p>For a reason outlined above, the proposed use does not meet the criteria set within the Stage A.</p>
Stage B: Size (hectares)	0.31
Stage C: Constraints	A desktop survey has been undertaken, through which no insurmountable physical constraints to development were identified. On the best information available, there are no legal or ownership problems, such as unresolved ownership's, ransom strips tendencies or operational requirements of landowners. The site does not fall within an environmental designation or hazardous installation zone where development would not be possible.
Stage D: Delivery	The site was promoted by a developer through the Call for Sites process with the landowner's consent, on the best information available provided through the call for site form, the site is deliverable within 5 years.

Conclusion: By virtue of failing the Stage A: Site Source test the site has not been allocated.

Site name/ address	Land bound by Liberty Bridge Road, Temple Mills Lane, Leyton Road and the railway
Method of Identification	Call for Sites, Representation Reference number: LPR.CFS07



Site Assessment:

Stage A: Site Source	<p>The site was identified through the call for sites representation for mixed-use development that is predominately housing. Delivery of proposed residential development, including delivery of family housing has a significant contribution to the delivery of overall plan aspiration in relation to housing delivery.</p> <p>The site has a complex subdivision into multiple plots and sub-plots, based on land ownership and leaseholds. Discussion with and communication between landowners has confirmed that three of four are content to be included within a site allocation and work towards delivery of development. A fourth, owning land in the northern part of the site is unwilling. The landownership pattern allows the exclusion of the northern part of the site, while bringing together the substantive area of other ownerships to the south of this in a way that results in a coherent and deliverable site area. Allocating the site area in this way will aid delivery of an appropriate mix of uses in a coherent way, across several land ownerships within the Plan period of the revised Local Plan. It will also help to optimise housing delivery.</p>
Stage B: Size (hectares)	1.45

(continued overleaf)

Stage C: Constraints	A desktop survey has been undertaken, through which no insurmountable physical constraints to development were identified. The site does not fall within an environmental designation or hazardous installation zone where development would not be possible. The site also falls outside of the flood risk zones 2-3.
	The site is in multiple ownerships, with two existing long leaseholds, but only one landowner has made the representation. After further communication with the representative of the promoter of the site it was concluded that the consultation with other landowners and leaseholders have been significant enough to provide the certainty that is needed to ensure that a significant part of the land (1.2 ha out of originally proposed 1.45ha) will become available for development within the next 15 years and that there is a realistic potential for the site being deliverable in the plan period. As a consequence, the site allocation boundary has been drawn to include only those parcels where the Legacy Corporation has been presented with sufficient evidence of site availability. The land within the amended site boundary is therefore considered available for the development.
Stage D: Delivery	Most recent landowners and leaseholders discussion enhances confidence that a significant part of the originally proposed site is available for development with the time period. Consequently, the site boundary has been amended and as amended considered available.

Conclusion: By virtue of passing all Stages the site has been included within Revised Local Plan (Publication draft)

Brief for Site Allocation:

Mixed-use development, including family housing, external private or shared amenity space and provision of a link through the site into the Chobham Farm public open space to the south of Henrietta Street.

Supporting development principles:

- Minimise impacts on residential amenity from railway line to the west and adjoining community building to the north
- Provision of safe pedestrian crossing route over Henrietta Street between site and Chobham Farm site allocation development (SA2.1)
- Improve public realm and street scene of Leyton Road through design of the development and improvements to the street
- The site allocation is expected to yield a minimum of 200 new homes (gross) with an affordable housing threshold of 50% on public sector land in accordance with Policy H.2.

Justification for the Brief:

To the west the site is bounded by a railway and a community building to the north, it is important that the impact on residential amenities is carefully considered at an early stage of the design process and impacts minimised. The land is occupied by non-residential uses in a primarily residential area, the site is in adjacent to Chobham Farm development which seek to provide including a significant residential development that will contribute to the achievement of the revised Local Plan housing delivery target. Improvement of the public realm and street scene along Leyton road continues to be the main focus. Key connections across the site reflect movement patterns, and connects Chobham Farm North via Chobham Farm South ending to Stratford Centre.

Site name/ address Stratford International Bus Layover site, bounded by International Way to the north and west, Stratford International Station to the east and south.

Method of Identification Call for Sites, Representation Reference number: LPR.CFS08



Site Assessment:

Stage A: Site Source The proposed site falls within the Site Allocation SA.3.1 Stratford Town Centre West of the adopted Local Plan. Development principles support the provision of town centre uses and residential development across the whole of the site allocation. Given that the parcel has already been allocated for development within the adopted Local Plan, which allows for the development to come forward following the set principles, the proposed site does not require a new site allocation. However further detail for the relevant plot has been included in the proposed revised site allocation.

Stage B: Size (hectares) 0.54

Stage C: Constraints A desktop survey has been undertaken, through which no insurmountable physical constraints to development were identified. The site does not fall within an environmental designation or hazardous installation zone where development would not be possible.

Stage D: Delivery The site has been promoted by the landowner and it is therefore considered to be available.

Conclusion: The proposed site lies with the adopted Local Plan site allocation 3.1 and does not require a new site allocation

Site name/ address Stratford International Eastern Forward Incident Control Point (FICP). Site bounded by International Way to the north, Montfichet Road to the east, the HS1 rail box to the south, and SIS multi-storey car park to the west.

Method of Identification Call for Sites, Representation Reference number: LPR.CFS09



Site Assessment:

Stage A: Site Source The proposed site falls within the Site Allocation SA.3.1 Stratford Town Centre West. Development principles support the provision of town centre uses and residential development across the whole of the site allocation. Given that the parcel has already been allocated for development within the Local Plan, which allows for the development to come forward following the set principles, the proposed site does not require a new site allocation. However further detail for the relevant plot has been included in the proposed revised site allocation.

Stage B: Size (hectares) 0.43

Stage C: Constraints A desktop survey has been undertaken, through which no insurmountable physical constraints to development were identified. The site does not fall within an environmental designation or hazardous installation zone where development would not be possible.

Stage D: Delivery The site has been promoted by the landowner and it is therefore considered to be available.

Conclusion: The proposed site lies with the adopted Local Plan Site Allocation 3.1 and therefore does not require a new site allocation.

Site name/ address	Land at Barbers Road
Method of Identification	Call for Sites, Representation Reference number: LPR.CFS10



Site Assessment:

Stage A: Site Source	The proposed site falls within the Site Allocation SA.4.3: Pudding Mill. The site allocation sets out principles against which the developments should be brought forward. In 2017 the Legacy Corporation adopted the Pudding Mill Supplementary Planning Document that provides additional guidance on developments within the area. Given that the parcel has already been allocated for development within the Local Plan and that the detailed guidance on the development of the site is provided, the proposed site does not require a separate new site allocation. Existing planning permissions within the SA4.3 site allocation area, including implementation of mixed-use development on the adjacent land immediately to the south have demonstrated the effectiveness of the existing site allocation approach.
Stage B: Size (hectares)	1.04
Stage C: Constraints	A desktop survey has been undertaken, through which no insurmountable physical constraints to development were identified. The site does not fall within an environmental designation or hazardous installation zone where development would not be possible.
Stage D: Delivery	The site has been promoted by the landowner and it is therefore considered to be available.

Conclusion: The proposed site lies with the adopted Local Plan Site Allocation 4.3 and does not require a separate site allocation.

**Site name/
address** Bow Goods Yards (Bow East and West)

**Method of
Identification** Legacy Corporation identified site



Site Assessment:

Stage A: Site Source Identified as a result of wider planning proposals for the Bow East Goods Yard element and related discussion with the landowner, Network Rail.

Stage B: Size (hectares) 14.11

Stage C: Constraints The sites are currently designated as Strategic Industrial Land and as protected Rail Head sites. These are linked by rail infrastructure and ownership and are in active use for a mixture of aggregate storage, concrete manufacture and open materials storage and transfer. The low density of use provides an opportunity in the short-medium term for consolidation and intensification of rail and SIL policy compliant uses and in appropriate circumstances in the long term the comprehensive re-use of an element for other currently non-compliant uses where intensification of the industrial/transport uses at least retains the equivalent capacity of the SIL and rail associated uses and relevant environmental and infrastructure constraints can be adequately addressed. Although the sites fall within flood zones 1-3 they pass the sequential test and there is a reasonable prospect of compliance with the exception test. See Legacy Corporation Flood Risk Review Report (2017).

Stage D: Delivery The land at Bow East is known to be currently available for rail freight and associated industrial uses. The potential for long-term release of land at the site is understood to be after 2028/9 and so within years 11-15 of the Plan period. Bow West Goods Yard is potentially also likely to be available for consolidation of SIL and rail uses in years 11-15.

Conclusion: By virtue of passing all Stages the site has been included within Revised Local Plan (Publication draft).

(continued overleaf)

Brief for Site Allocation:

An area of Strategic Industrial Land providing protected freight rail head facilities, divided by the River Lee but linked by rail infrastructure, appropriate for bulk freight and other uses associated with Strategic Industrial Land. There is the opportunity for intensification, consolidation and development of rail freight, transport and associated industrial uses. Consolidation and intensification of rail, industrial and other appropriate employment uses would present the opportunity in the long-term for an element of release of land at Bow East for alternative uses, provided that:

- This formed part of a comprehensive masterplan approach
- This provided rail access and freight function to both Bow East and Bow West
- Continued to provide at least an equivalent amount of SIL function capacity as the current land area
- Significantly increased the overall job density of the site allocation area
- Secures the long-term provision of sufficient rail and transport infrastructure to serve the uses planned through the comprehensive masterplan approach
- Provides an alternative road access across the site allocation area to enable servicing and access to and from the A12
- Does not negatively impact on the surrounding highway infrastructure or road safety for those using that surrounding highway and transport network
- Demonstrates an acceptable relationship between the rail and other SIL uses and any non-SIL uses proposed, including noise, air quality and visual impact, applying the 'Agent of Change' principle. Where these requirements are met, any area released for non-SIL uses can include residential development but must demonstrate a strong relationship and connections to:
 - The new Local Centre and DLR Station at Pudding Mill
 - The emerging residential communities at both Pudding Mill and Sweetwater
 - The Greenway and River Lea and communities to the west of the River , including open space provision and an enhanced landscaped setting to these features.

Supporting Development Principles

- Creating a buffer of employment uses between the rail and industrial uses and any residential use
- Where any residential use is proposed following on from via intensification and consolidation of industrial and freight uses, affordable housing to be defined provided in accordance with Local Plan Policy (H2) and defining the site as publicly owned
- Provision of a significant biodiverse open space buffer along the waterway edge
- Ensuring the eastern edge of the site and any vehicle access connections to Pudding Mill Lane and the Loop Road is designed such that it remains a safe route for pedestrians and cyclists moving between Pudding Mill Station and the Queen Elizabeth Olympic Park, its schools and venues
- The comprehensive masterplan approach could be phased in its delivery
Industrial and storage distribution uses should be provided in high quality and well-designed enclosing structures, with appropriate soft landscaping, which complement the views through and within the site as well as reflecting the wider context of proximity of the Queen Elizabeth Olympic Park and its unique setting.

Justification for the Brief:

This area is a key area of Strategic Industrial Land, inclusive of a protected rail head, as well as being in a strategic Industrial Location at Fish Island South and Pudding Mill. London Plan policy requires the safeguarding of employment land and railheads, which means the safeguarding of usage on this site is important. The New Draft London Plan advocates intensification of uses on employment land, which means that in future there is potential for this site to undergo intensification and change. This is a key additional site allocation as it helps guide development in a location that borders the regeneration area of Pudding Mill, which will see significant amounts of housing development located there, and the Queen Elizabeth Olympic Park including the sports, academic, business and residential uses within it. This site allocation helps to guide development in proximity to green and blue assets in the Legacy Corporation area and helps to set a framework against which to consider specific proposals for rail related freight and industrial uses within a sensitive wider regeneration context.

Site name/ address Three Mills

Method of Identification Legacy Corporation identified site



Site Assessment:

Stage A: Site Source The site has been identified by Legacy Corporation as the main holder of the land (long-lease) interest in this location. The main freehold land interest is held by Lee Valley Regional Park Authority who have been made aware of the site allocation proposal and do not object to this.

Stage B: Size (hectares) 3.9

Stage C: Constraints The site is within a conservation area and contains a number of designated and non-designated heritage assets, along with other buildings that do not specifically contribute to the heritage value. The main area forms the Three Mills film and television studios, with much of this surrounded by a flood defence wall. The Clock House Mill is in temporary use as a secondary school and the House Mill is owned and operated by the House Mill Trust. The historic character and condition of some of the heritage buildings require active use and/or on-going restoration and maintenance to secure their future. This also applies to some of the built assets within the Three Mills Studios complex. Within the northern part of the complex low value buildings and a car par area provide an opportunity for sensitive new development that could have an outlook onto the waterways and Three Mills Green and act as enabling development for works and/or development to assist in preserving or enhancing both the heritage assets and employment uses. Although the sites fall within flood zones 1-3 they pass the sequential test and there is a reasonable prospect of compliance with the exception test. See Legacy Corporation Flood Risk Review Report (2017) and its addendum (2018).

Stage D: Delivery There are no current specific known plans for development. There are no known plans in respect of the Film and Television Studios. The Clock Mill temporary school use is likely to continue until the early 2020's. It is assumed that the site would be available for development 2024 onwards.

Conclusion: By virtue of passing all Stages the site has been included within Revised Local Plan (Publication draft).

Brief for Site Allocation:

Site renewal, focusing on restoration and conservation of the existing heritage building on the site to preserve the character of the area whilst updating facilities to ensure they are fit for purpose to maintain and enhancing the existing employment usage on site whilst maximising the opportunities of the site, including enabling development to support renewal.

- Proposals should set out how the historic buildings on site and the conservation area will be protected and enhanced by any development that takes place on site
- The group of listed buildings at Three Mills Island, including the Grade I listed House Mill, and the listed buildings at Abbey Mills, provide an important historical context to the southern part of the Sub Area and the proposed district centre. It is important to ensure that any new development sits well alongside the existing heritage assets and does not impact negatively upon them.
- Area included within this site allocation includes a range of uses and facilities, any enabling development within proposals should be proportionate and not dominate the development and therefore change the character of the area.
- Proposals should preserve and enhance the existing usage on site such as the employment usage, supporting the range of creative and business usage on site.

Supporting development principles

- Proposals for new development or new uses within existing buildings within Three Mills Island will need to demonstrate that they preserve or enhance the character of the Conservation Area and the setting of the listed buildings
- Proposals should complement the range of existing employment, including cultural and creative employment and community uses
- Proposals for development should also preserve or enhance the character and appearance of the Three Mills and Sugar House Lane Conservation Areas
- Views from the Three Mills Conservation area will be protected from inappropriate development.
- Proposals for this site allocation will set out how they contribute to the overall vision for sub area four, making reference to planning documents that relate to the wider area such as the Bromley-by-Bow SPD, the proposed district centre at Bromley-by-Bow and the neighbouring Sugar House Lane conservation area.
- The site allocation is expected to yield a minimum of 100 new homes with an affordable housing threshold of 50% in accordance with Policy H2.

Justification for the Brief:

This area is a conservation area that includes important heritage assets, some with national listing status. It is an important focal point for local heritage and character as it represents the industry that for a long time characterised the area. The film and television studios also represent a presence for cultural and creative industries. Therefore, the ongoing management and preservation of this area continues to be important. This site allocation is important to guide any future development on the site to not only preserve and enhance the heritage assets located here, but to support the employment, including cultural and creative employment, that is currently located there, and community uses that are also included on the site. The potential for a low level of housing has also been identified for the site as part of the GLA SHLAA 2017.

4. BROWNFIELD REGISTER

Under the Town and Country Planning (Brownfield Land Register) Regulations 2017 (Regulations 2017), the Government requires local planning authorities to prepare and maintain a Brownfield land register. Brownfield, or previously developed land is defined by the NPPF as a: "*Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*"

There are two relevant parts to the Brownfield register, Part One includes all brownfield sites of 0.25 hectares/or capable of achieving 5 residential units or more that are considered suitable, available and achievable for residential development, regardless of their planning status. This includes sites that have extant planning permission for development that has not been implemented. Part Two (optional) should include those sites that will be granted permission in principle for housing.

The Legacy Corporation has prepared a list of sites published in Part One of the Brownfield land register. Sites have been included on the brownfield land register where they meet the following criteria:

- the land has an area of at least 0.25ha or is capable of supporting at least five dwellings
- the land is suitable, available and achievable for residential development.

In respect to the latter, it remains undefined as what is meant by '*suitable for residential development*'. Residential development is defined in the Brownfield Land Regulations as "*development the main purpose of which is housing development*". Given the amount of mixed-use development taking place within the Legacy Corporation area an element of judgement is required relating when housing development is considered the 'main purpose'. The Legacy Corporation interprets this a meaning that a site meets the criteria only when the main function of delivery is the provision of housing, and any other non-residential uses are subsidiary. The Legacy Corporation has also proposed a local definition of "previously developed land" meaning "A site which meets the national definition of previously developed land; which currently displays brownfield, rather than greenfield qualities; and is not currently under construction for a permanent use".

To date, three sites pass the above criteria and have been included in the Part One of the Legacy Development's Brownfield register. There is no requirement to place any sites on Part Two of the Register and the Legacy Corporation has not produced a Part Two register.

The Regulations 2017 also requires authorities to review their registers at least once a year. As part of the Call for Sites process during the regulation 18 Consultation, a question on a Brownfield register was also included to allow for any additional sites to be proposed to be listed on the Register.

In total, seven out of ten submitted sites have been proposed to be added on the Register. These sites have been assessed against the above set criteria, a summary including recommendation is shown in Table 3 overleaf.

Table 3: Brownfield Sites Assessment

Call for Sites Representation Reference number	Description/Development Potential	Recommendation
LPR.CFS01 Land known as Chobham Farm Shout	Local Plan identifies this site as being suitable for a main town centre use with other supporting uses.	The site is not 'suitable for residential development' and therefore does not meet the brownfield definitions. Consequently, the site cannot be entered to the Brownfield register.
LPR.CFS02 1-6 Stour Rd.	The site comprises units in use all within B1c/B2 or B8 Use Classes.	The site is currently occupied and in use, thus it does not meet the brownfield definition, for this reason the site cannot be entered to the Register.
LPR.CFS03 4&11 Ricks Roberts Way	This site falls within a Locally Significant Industrial Sites (LSIS) (Employment Cluster B1b8) of the Local Plan. Adopted Policy B.1 seeks to maintain the existing balance of uses in floorspace and in density for a mix of B2 and B8 Use Classes. No amendments to these principles are proposed with opportunities for intensification and consolidation highlighted.	The site is designated as a LSIS and therefore it is not suitable for residential uses. Consequently, the site does not pass the definition and it cannot be entered to the Register.
LPR.CFS06 1-6 Stour Rd.	The site comprises units in all within B1c/ B2 or B8 Use Classes.	The site is currently occupied and in use, thus it does not meet the brownfield definition, for this reason the site cannot be entered to the Register
LPR.CFS07 Chobham Farm North	The site allocation states that the location should be mixed-use including housing. Only part of the site contains vacant land which meets the definition of brownfield. The site allocation expects this site to yield a minimum of 200 residential units, however there is uncertainty whether the proposal will result in a use mix that is	Only part of the site contains vacant land which meets the definition of brownfield, however there is uncertainty whether the proposal will result in a use mix that is predominantly housing on this part of the site
LPR.CFS08 Stratford International Bus Layover, International Way	Local Plan identifies this site as being suitable for a main town centre use with other supporting uses.	The site is not 'suitable for residential development' and therefore does not meet the brownfield definitions. Consequently, the site cannot be entered to the Brownfield register.
LPR.CFS09 Stratford International Eastern Forward Incident Control Point (FICP)	Local Plan identifies this site as being suitable for a main town centre use with other supporting uses.	The site is not 'suitable for residential development' and therefore does not meet the brownfield definitions. Consequently, the site cannot be entered to the Brownfield register.

APPENDIX 1: CALL FOR SITES FORM AND RESPONSE FORM

LOCAL PLAN CALL FOR SITES PROCESS



GUIDANCE AND ADDITIONAL INFORMATION

WHAT IS THE LOCAL PLAN?

The Local Plan was adopted in July 2015. It sets out the strategic direction of future growth in the area, identifies strategic sites which are key to the delivery of the vision for the area, and policies relating to how development proposals within the area will be dealt with. The Plan is currently being reviewed in light of changing guidance and legislation; evidence; and other site-specific circumstances to ensure that it remains up to date. One part of this process is to undertake a Call for Sites process so the Legacy Corporation has the most up to date information on site availability within the area. More information on the Local Plan can be found at: <http://www.queenelizabetholympicpark.co.uk/planning-authority/planning-policy>

WHAT IS A CALL FOR SITES?

The call for sites is an important opportunity for all organisations and individuals to suggest land in the area covered by the Legacy Corporation for development or protection in the Local Plan. The call for sites process will run from x to y. It sits alongside and complements the Scope of the Local Plan consultation by allowing the submission of potential sites for development or protection, which may be incorporated in the Local Plan.

The Call for Sites process also allows the opportunity to input into the Legacy Corporation's Brownfield Register as required by the [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#)

The Call for Sites form has been developed to incorporate all relevant requirements of the Regulations, including the data standard.

HOW SHOULD I RESPOND TO THE CALL FOR SITES?

We would like to hear from you if you wish us to consider a site or sites within the area covered by the Legacy Corporation to be allocated for development or protection. Please complete a separate form and map for each site being submitted. There is no minimum or maximum site size however all sites will be assessed thoroughly against the site selection process set out within Appendix 1.

Submitted sites will be compiled and be subject to detailed assessment, including sustainability appraisal, to evaluate whether they should be taken forward through the Local Plan. You should note that any views you express will be available for public inspection and may be reported publicly as part of the Local Plan preparation process.

WHAT HAPPENS NEXT?

Each site submitted within the Call for Sites process will be assessed against the site-selection process shown within Appendix 1. Sites which meet the criteria for each stage are likely to be allocated within the Local Plan; however there will be the opportunity to comment on the allocation of sites within the formal Regulation 19 consultation stage of the Local Plan, currently anticipated for summer 2018.

The Legacy Corporation's Local Development Scheme sets out the formal timetable for the Local Plan Review, leading to anticipated adoption in late 2019. This can be found at:

<http://www.queenelizabetholympicpark.co.uk/-/media/lldc/planning/local-development-scheme-2017.ashx?la=en>

If you require further information, please contact the Planning Policy team at

planningpolicy@londonlegacy.co.uk

APPENDIX 1 - SITE SELECTION PROCESS

For a site to be allocated within the review of the Local Plan, it will need to meet all the following criteria and pass all stages as set out below:



STAGE A: SITE SOURCE

To PASS the site must:

- ✓ Be an existing site allocation with the current status of:
 - No permission; OR
 - Unimplemented full, or outline permission with no reserved matters approvals: OR
 - Permission in full or outline with some unimplemented plots or phases
- ✓ Has planning permission which is:
 - Unimplemented full or outline permission with no reserved matters approvals; OR
 - Phased permission in full or outline with unimplemented phases
- ✓ Has been identified within the call for sites process AND has the ability to:
 - Deliver a critical piece of identified infrastructure for the area over the plan period; OR
 - Provide a use/mix of uses which is relevant and necessary and would not necessarily be approved in the required form through other planning policies; OR
 - Contribute significantly to the delivery of overall plan aspirations in relation to housing delivery or other uses identified for the Plan or sub area.

STAGE B: SIZE AND POTENTIAL

To PASS the site must:

- ✓ Have a total site area or remaining developable area², where applicable, of >0.25ha
- ✓ Have a total site or remaining developable area of <0.25ha but site is necessary/has potential to:
 - Deliver a critical piece of infrastructure identified for the area over the plan period; OR
 - Provide a use/mix of uses which is relevant and necessary

and would not necessarily be approved through other planning policies; OR

- Contribute significantly to the delivery of overall plan aspirations in relation to housing delivery or other uses identified for the Plan or sub area.

² 'Remaining developable area' defined as the part of the site which is available for development taking account of any plots or phases which have already been recently developed or completed, or subject to severe development constraints.

STAGE C: CONSTRAINTS

To PASS the site must:

- ✓ Site does not have any over-riding constraints which could not be overcome; reduce the development delivery capacity below developable³ levels; or reduce the characteristics of the site below Stage B qualifying criteria:
 - Planning policy constraints including- designated open space including Metropolitan Open Land (MOL), Strategic Industrial Land (SIL), Locally Significant Industrial Sites (LSIS), Other Industrial Locations (OIL), Safeguarded Wharves
 - Environmental Constraints including- flood risk, air quality and pollution, Health and Safety Executive consultation zones
 - Delivery constraints including - Land ownership, Local Infrastructure, Contamination

STAGE D: DELIVERY

To PASS the site must:

- ✓ Deliverable within 5 years (i.e. suitable- for development, relevant location; available- now; achievable- within 5 years and viable) ; 'Deliverable' is defined in paragraph 5 to Schedule 2 of the 2017 Regulations as, "there is a reasonable prospect that residential development will take place on the land within 5 years beginning"; OR
- ✓ Deliverable within years 6-1, or 11-15 and suitable and reasonable prospect could be viably developed

³ As defined by NPPF, extended to cover non-residential accommodation where relevant

RESPONSE FORM

This form should be used to identify any specific sites within the Legacy Corporation area that you consider should be brought forward for development within the 15 year lifetime of the Plan (which will be from the point of adoption until 2031).

PART 1 – CONTACT INFORMATION

Personal information	Owner	Agent (where applicable) ¹
Title		
Name		
Job title*		
Company or organisation*		
Address		
Telephone		
Email		

¹ Where a response is made by an agent all communications will be with that agent unless subsequently notified otherwise.

Future contact	Please indicate if you would like to be informed of future Local Plan consultations, and by which method.	
Email		
Post		
No Thanks		

PART2 – SITE INFORMATION

Site address	
<ul style="list-style-type: none"> • Please include full address including post code • Grid reference (if known) • Please attach a site plan with the site boundary clearly marked 	
Site size	
<ul style="list-style-type: none"> • Please include site size in hectares to two decimal places 	
Planning status and history	
<p>Please provide information details of any previous planning applications on the site (including reference numbers and associated details if known).</p> <ul style="list-style-type: none"> • Has the site previously been submitted to the Legacy Corporation, or borough in a Call for Sites process? Please give details. 	
Current use	
<p>Please list all current and most recent uses on the site, providing floorspace information, vacancies and last use date, where applicable.</p>	
Future uses	
<p>Please give details of the uses you consider are appropriate for the site to which this call for sites submission relates (e.g. housing, retail, health, open space, business and commercial, education, sports and leisure, industry, utilities, community facilities, other infrastructure, waste management).</p> <p>Please specify if you consider the site could qualify for permission in principle, in relation to it meeting the criteria of xxx and the proposed use being 'predominantly residential'. If so please indicate the range of homes this site could support.</p>	

Site constraints

Please provide information on any constraints affecting the site within the following categories:

- Environmental/physical (e.g. land contamination, flood risk, access).
- Planning policy (e.g. open space designations, nearby uses)
- Delivery (e.g. multiple ownership, leasehold restrictions, legal covenants, relocation of infrastructure)

Site ownership and market interest

Owned by a public authority

Owned by a developer

Owned by individual/consortium

Owned by individual/consortium where a developer has an option

Site in multiple ownership

Unknown ownership

If you are not the landowner, is the landowner aware that you are submitting this site for consideration in the Local Plan?

When do you think the site is likely to come forward for development?

Immediately

Up to 5 years

5-10 years

10-15 years

Beyond 15 years

Not known

Other relevant information

Please provide any further information that you consider relevant to the site which you have identified.

Please return your form by x January 2018 to:

Director of Planning Policy and Decisions London Legacy Development Corporation Planning Policy and Decisions Team Level 10, 1 Stratford Place Montfichet Road London E20 1EJ

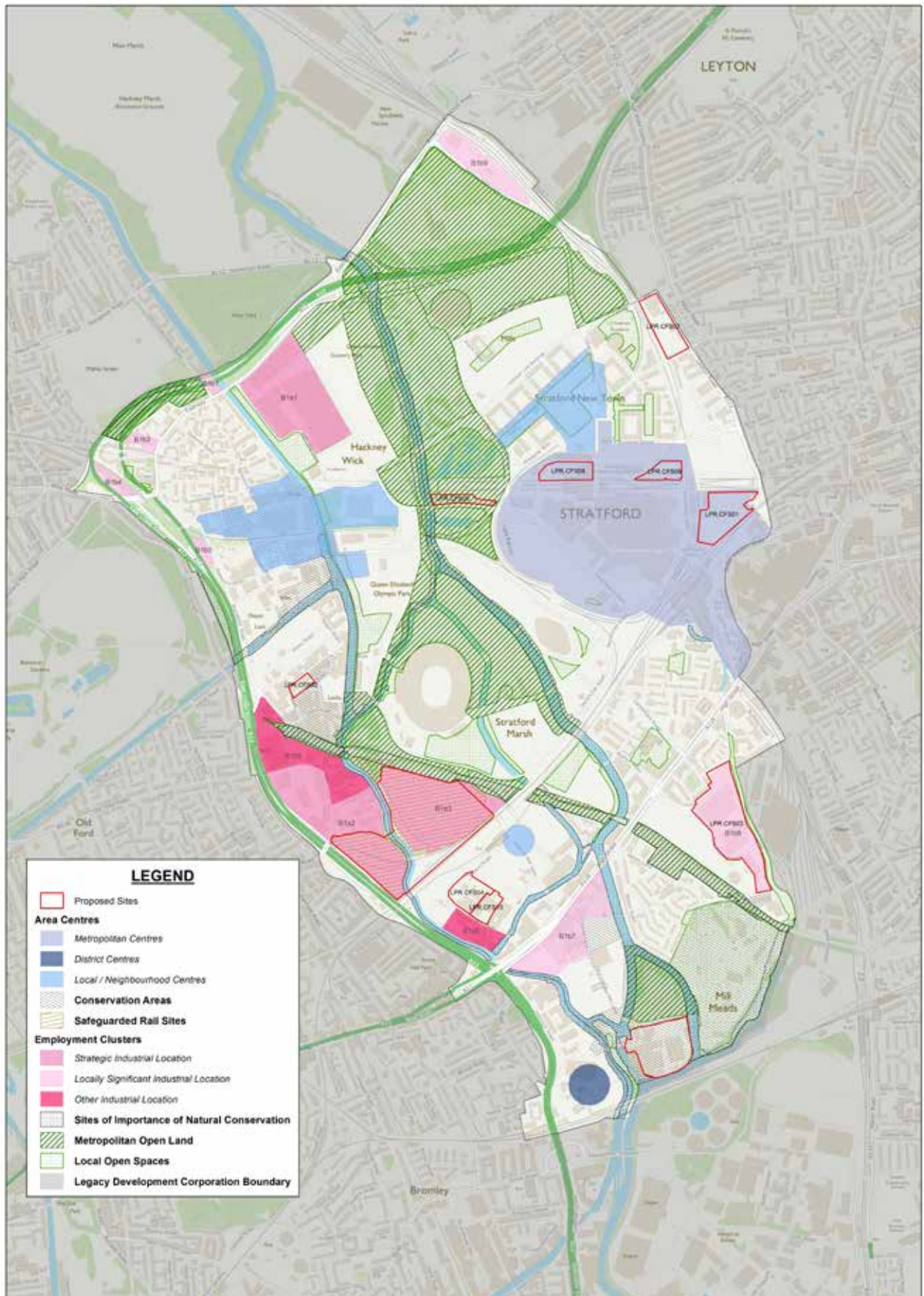
Or email planningpolicy@londonlegacy.co.uk

APPENDIX 2: REPRESENTATIONS TO THE CALL FOR SITES CONSULTATION – SUMMARY TABLE

Call for Sites Reference Number	Site Location	Site Area (ha)	Current use	Proposed use	Should the site be listed on the Brownfield Register?
LPR.CFS01	Land known as Chobham Farm South	1.8	The Site has been used as a construction and enabling site in connection with HS1 and subsequently as a construction compound for Westfield Stratford City, an Olympic Delivery Authority transport office and for provision of a shuttle bus service between Stratford Regional Station to Stratford International Station.	Housing	Yes
LPR.CFS02	1-6 Stour Road, Fish Island, London, E3	0.31	Units 1-6 all within B1c/B2 or B8 use classes	Residential or Student Accommodation	Yes
LPR.CFS03	4 & 11 Rick Roberts Way	4.48	Employment uses: B1a, B1c, B2 and B8 Use Class	Housing (up to 1,300 residential units) and Employment (circa 3,800sqm B Class)	Yes
LPR.CFS04	Land at Cooks Road	0.68	Commercial / light industrial buildings and a Waste Transfer Station (WTS)	Housing and Employment uses	No
LPR.CFS05	Land to the south of the Channel Tunnel Rail Link (CTRL) Box and to the north of Waterden Road.	0.54	The site currently comprises vacant open space (MOL). The Site was landscaped as part of the 2012 Olympic and Paralympic Games. A cycle route is located within the western part of the Site, proposed to continue the wider network of cycle routes from the Wetlands to the north.	Predominantly housing with other non-residential uses, and public realm improvements.	No

Call for Sites Reference Number	Site Location	Site Area (ha)	Current use	Proposed use	Should the site be listed on the Brownfield Register?
LPR.CFS06	The Nest, Stour Road/ Beachy Road, Hackney Wick	0.31	Brewery	Student Accommodation	Yes
LPR.CFS07	Land bound by Liberty Bridge Road, Temple Mills Lane, Leyton Road and the railway, including 'Chobham Farm Zone 5'	1.45	The historic use of LCR's land (Chobham Farm Zone 5) was as rail sidings and it is currently vacant. It is subject to outline permission for 2,000sqm of B1/A2 flexible meanwhile uses. Within the wider land parcel, there is an extant permission for the retention of a D1 community building adjoining the Nagrecha Bros warehouse building fronting Leyton Rd, the latter of which appears to be operating as a supermarket)	Mixed use development with residential uses	Yes
LPR.CFS08	Stratford International Bus Layover, International Way	0.54	Bus layover, bus station, water tank, FLIP for HS1	Mixed use development including housing, business, commercial and retail uses. Some railway uses would be retained or safeguarded	Yes
LPR.CFS09	Stratford International Eastern Forward Incident Control Point (FICP)	0.43	Forward Incident Control Point	Mixed use development including housing, business, commercial and retail uses.	Yes
LPR.CFS10	Barbers Road	1.04	Commercial / light industrial buildings and a Waste Transfer Station (WTS)	Housing and Employment uses	No

APPENDIX 3: MAP OF ALL PROPOSED SITES



APPENDIX 4: REVISED LOCAL PLAN SITE ALLOCATION MAP

