



LLDC
COMMUNITY
REVIEW PANEL

1 FEBRUARY 2023

-

31 JANUARY 2024

ANNUAL
REPORT

IN PARTNERSHIP WITH

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LONDON LEGACY
DEVELOPMENT
CORPORATION



INTRODUCTION

The LLDC Community Review Panel was set up in 2023 by Frame Projects on behalf of the London Legacy Development Corporation. The panel is chaired by David Ubaka, an architect and urban designer and includes 13 members, selected through an open recruitment process in collaboration with LLDC officers.

A handbook, available on the planning authority's website, sets out the role and remit of the panel, and the way in which it supports the planning process. Schemes requiring community advice are identified by planning officers and referred to the panel for review. Officers provide a briefing on the planning context and key issues, both in writing for the meeting agenda, and in person at the panel meeting. Advice given by the panel is recorded in a report, to assist with continuing pre-application negotiations, or to advise the planning committee on submitted schemes.

The LLDC Community Review Panel has advised on 13 schemes in the year from February 2023 to January 2024. One of these schemes was reviewed on more than one occasion. First reviews usually take place at a stage when a client and design team have decided their preferred option for the development of a site, and have sufficient drawings, models, etc. for a comprehensive discussion. There will often be a second pre-application review, to provide advice on more detailed design matters, before planning submission.

Cover image: LLDC Canalside © Alex Savine, LLDC
Image below: River Lee towpath next to Old Ford Lock © Alex Savine, LLDC



Quantitative data was gathered from reviews that took place from 1 February 2023 to 1 January 2024

PANEL

Authority	London Legacy Development Corporation
Review Panel name	LLDC Community Review Panel
Panel management	Frame Projects
Contact name for panel	Kirsty McMullan, Frame Projects
Contact email address	kirsty@frame-projects.co.uk

Image: London Aquatics Centre by Zaha HJadid Architects © Hufton + Crow



REVIEW TOTALS

Number of reviews

14

Number of first reviews

13

Number of follow up reviews

1

PANEL COMPOSITION

PANEL MEMBERS USED THIS YEAR

No. of different panel
members used

13

Male panel members

69%

Female panel members

31%

Diverse ethnic background
(based on 13 diversity forms)

38%

PROPOSALS REVIEWED

APPLICANT TYPE

Private developer

13

STAGE OF PROPOSAL

Pre-application

13

TYPE OF PROPOSAL

Masterplan

1

Mixed use

4

Public realm

1

Residential (50+ units)

4

Commercial

3

EMERGING THEMES AND ISSUES

Officers at LLDC have highlighted the valuable contribution of the panel since its inception, adding a further level of robustness to the planning assessment process. Project teams have commented on the breadth and quality of the panel's input, which comes from a deep understanding of their local area alongside lived experience. The LLDC CRP chair has also noted that the panel has grown in confidence and maturity of commentary over the past year.

Panel members value the updates provided on the schemes reviewed, as this has allowed them to see the tangible impacts of their feedback. Any opportunities for further, regular updates would be welcomed.

The panel's comments have often revolved around recurring themes, including:

- Safe walking and cycling infrastructure
- Sustainability and biodiversity
- Liveability and quality of internal layout
- Contextual placemaking and social value
- Accessibility and inclusivity
- Building heights, microclimate and acoustics
- Public realm, landscape and play space
- Protection and inclusion of existing businesses and local organisations
- Active, affordable, flexible ground floor uses
- Safety at night
- Servicing and deliveries
- Materials and architectural character

There has been a particular focus on public benefits, how these needs are balanced with private spatial demands, and how to ensure that developments will help to stitch together existing and new communities in a rapidly changing context.

To better understand the strategic policy context within which schemes are assessed, the panel has requested briefings from the LLDC on the following key issues:

- emerging active travel networks, including cycling infrastructure and the future of Stratford Station in particular;
- the envisaged housing mix across the LLDC area, including the maximum allowable quantum for Purpose Built Student Accommodation and less established housing forms, such as co-living.

This will ensure a clear understanding of how individual schemes fit into the plans for Stratford and contribute to meeting local needs overall. Frame Projects is working with the LLDC to provide these briefings as soon as possible so that they can inform the panel's feedback in the remaining reviews.

PROCESS

Project teams have usually approached the Community Review Panel with a positive attitude and an appropriate level of information. However, there have been one or two exceptions, where the applicant has not provided sufficient detail to enable the Panel to undertake a robust assessment of the presented scheme.

Panel members generally find the reviews to be well-organised.

FORWARD LOOK

The LLDC has had mayoral powers to act as the Local Planning Authority since October 2012. On 30 November 2024, these powers will be transferred back to the four London Olympics host boroughs – Newham, Tower Hamlets, Hackney and Waltham Forest. The LLDC are working closely with the boroughs to ensure a smooth handover process and knowledge transfer before the transition.

After 30 November 2024, there will be a reconstituted board and governance structure and the LLDC’s boundary and functions will be reduced to focus on the asset management and operation of Queen Elizabeth Olympic Park, and the management of schemes where the LLDC is the developer.

Further information can be found on the LLDC’s website: <https://www.queenelizabetholympicpark.co.uk/transfer-planning-powers>.

It is expected that internal discussions will be arranged to understand the future of the Community Review Panel past 30 November 2024. Frame Projects will continue to engage with officers to understand how the panel can best support the LLDC through this transition and to encourage the continuation of the panel’s work in an appropriate and constructive form.

Image below: Stratford Waterfront, UCL East Marshgate by Stanton Williams © Hufton + Crow

