



STATEMENT OF COMMON GROUND

Between the London Legacy Development Corporation
and the London Borough of Newham

9th February 2015

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Responding to Inspector's questions Matter 1 (3), and Matter 2 (5) (14) (15) and (16) in relation to the duty to cooperate, retail evidence, additional floorspace proposed within the Stratford Metropolitan Centre, assessment of impacts and delivering a co-ordinated and coherent centre.

This Statement of Common Ground has been prepared to identify the areas of agreement between London Legacy Development Corporation (LLDC) and the London Borough of Newham (LBN) on retail planning matters raised by the Inspector through the examination of the LLDC Local Plan.

There has been continuing and effective engagement between the Legacy Corporation and the London Borough of Newham (LBN) on matters relating to the Legacy Corporation Local Plan, and the Council's planning policy documents. LLDC and LBN officers attend a monthly Planning Policy Forum (PPF) meeting held at the Legacy Corporation offices where a variety of planning policy matters are discussed. This has been a constructive and effective way at sharing information, facilitating effective engagement, and a forum for joint responses to issues raised through the duty to co-operate.

As well as through on-going information exchange, extensive co-operation has taken place at the PPF meetings on the planning, outcomes and policy responses to the conclusions of the Legacy Corporation's evidence base studies, including the Retail and Leisure Study (RLS). This group discussed the draft and final RLS reports and both parties are therefore content that the RLS is an appropriately sound, up-to-date and credible evidence base on which to base town centre policies. It is noted that its conclusions in relation to Stratford appear consistent with the conclusions set out in the LBN (2010) Retail Study and with LBN's assessment of other documentation supporting the Stratford City planning applications.

With regard to the proportion of new retail floorspace recommended across the Centre within the RLS, the Legacy Corporation has involved LBN fully in the consideration of the appropriate policy response. In addition to discussions at PPF, a dedicated meeting took place on 10th March 2014 between LBN and the Legacy Corporation where the draft findings of the study, site availability and the appropriate Local Plan response, given the town centre falls within both LPAs were discussed. It was agreed that the amount of retail floorspace apportioned to Stratford was appropriate in relation to the centre hierarchies of both local planning authorities, and that the additional floorspace should be directed towards the east of the Metropolitan Centre, much of which falls within the London Borough of Newham's planning authority area, where it will support the development of a more cohesive and attractive centre. Thus the Local Plan approach and the wording within the Local Plan i.e. the floorspace proposed to the east of the whole of the Metropolitan Centre within the Plan period have been agreed.

Both parties are satisfied that the town centre development proposed with the Legacy Corporation's Local Plan is appropriate to its current Metropolitan Centre designation within the Further Alterations to the London Plan, as well as supports the potential for the centre to become an international centre in the future. The form of development proposed within the Local Plan aligns with the planning strategy within the LBN's adopted Core Strategy (2012) and the evidence base supporting town centre boundary review which is currently out for consultation until 27th February (see www.newham.gov.uk/planningpolicy). As such it exemplifies cross-boundary policy integration.

The expansion and regeneration to the centre-east of the Metropolitan Centre within the Local Plan aligns with LBN's position in relation to the growth of Stratford town centre, where there is potentially land available and allocated for such use within Core Strategy Strategic Site S05. The provision of this additional retail floorspace will further strengthen the whole of the centre's offer, enabling reinforcement of the Metropolitan Centre as one cohesive, but compact centre but with a wide range of different town centre offers, providing for diverse requirements and ensuring long term vitality and viability. Both parties are content that this aligned approach will prevent physical and economic separation between the constituent parts of the Metropolitan Centre, having positive impacts for residents and local business communities through local job creation, economic growth and investment.