

Section 4 - Developing business growth, jobs, higher education and training

Change Reference Number	Paragraph, etc	Type of change	Proposed change
C18	Paragraph 4.1	Minor	Paragraph 4.1The transformation will be brought about through opportunities for employment, education and skills attainment and by drawing additional investment into the local economy through retail, leisure, <u>cultural</u> and visitor attraction expansion.
C19	Paragraph 4.2	Minor	Paragraph 4.2 The results of investment are already being seen. <u>Significant employers are being attracted to locate to the area in a way that rapidly raises the local employment density and new</u> manufacturing and service sectors are emerging from the strong employment foundations that currently exist, while interest from prominent education and cultural institutions keen to invest in the area boosts <u>Proposals for significant cultural and education investment are progressing which will boost the area profile</u> nationally and internationally. The success of the opening of Queen Elizabeth Olympic Park and <u>its role as a cultural quarter as well as the continued and expanding</u> role of the retail and leisure core has renewed an interest in and heightened the appeal of this part of east London. The Legacy Corporation's area has transformed into a hotspot for development and activity, and is rapidly becoming a highly desirable place to live, work and visit. These successes will be built upon to draw further investment into the area, which will benefit local businesses and communities as well as enhance local employment and educational opportunities through provision of new and varied forms of employment, higher education, research and development and enhancing local access to jobs and training opportunities. This will continue the renewal of one of the most dynamic and interesting parts of London.
C20	Objective 1	Minor	Objective 1: Increase the prosperity of east London through growth in business and quality jobs with an emphasis on cultural and creative sectors, promotion as a visitor and tourist destination and <u>high-quality lifelong learning higher education and training opportunities</u> . This will mean:

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			<ul style="list-style-type: none"> • An internationally focused office and business quarter established around the Metropolitan Centre at Stratford and a technology- and media-focused business hub at Here East • A centre of cultural and sporting excellence based around the retained Games venues and at <u>Stratford Waterfront (East Bank)</u> • Established centres for town centre and business uses at Stratford, Hackney Wick, Bromley-by-Bow, East Village and Pudding Mill • Diversity of employment provision within business clusters, focused around Fish Island and Sugar House Lane, and expansion in research and development activity focused at Pudding Mill • New established university campuses, including at Here East <u>and East Bank</u> • Excellent access for local people and businesses to a range of skills and training opportunities that meet their needs.
	Strategic Policy SP.1	No change	Strategic Policy SP.1
C21	Paragraph 4.3	Minor	<p>Paragraph 4.3</p> <p>.... Central to the transformation of the area is acceleration of this trend, leading to Stratford and Queen Elizabeth Olympic Park becoming key locations of business, <u>culture</u>, education, leisure and tourist and visitor expansion.</p>
C22	Paragraph 4.4	Minor	<p>Paragraph 4.4</p> <p>The employment clusters (Strategic Industrial Locations, Locally Significant Industrial Sites and Other Industrial Locations) currently foster a diverse range of employment opportunities, and are key to the character and vibrancy of the area. Opportunities for enhancing the employment offer and mix throughout the area will be utilised, including promoting the creative, productive and cultural industries and social enterprise <u>including through the potential Creative Enterprise Zone at Hackney Wick and Fish Island</u>. The area will become a seat for learning, drawing students from a great distance to east London but also facilitating the training and employment prospects of local people, which in turn generate local wealth. <u>Measures within this section will in combination support role of a Strategic Area for Regeneration, as</u></p>

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			identified within the London Plan. This policy will strengthen and build upon this base, enabling economic expansion and diversification. Queen Elizabeth Olympic Park will provide an interactive and smart experience, with more integrated approaches to building and technology enabling the digital economy to grow. This position is complemented by existing and new town centres generating local wealth and investment through agglomeration.
C23	Paragraph 4.5	Minor	Paragraph 4.5 Figure 4 demonstrates the overall economic strategy within the Local Plan. The employment clusters (see Policy B.1) will be the focus for B Use Classes, where office and workshop accommodation are appropriate in accordance with the description within Table 3 2. Generally, town centre uses of retail, leisure, office and visitor attractions and accommodation will be directed towards the Centres through Policy B.2, where other uses may be appropriate according to the location. <u>The Stratford Waterfront sites (East Bank) will become a new cultural focus to the area and relationships with other cultural offers of the area including at Three Mills and Hackney Wick will be built upon within the strategy.</u>
C24	Figure 4	Minor	Figure 4 To include the Stratford Waterfront as an edge of centre site and to show location of future expansion of the Metropolitan Centre boundary To show 'cultural connections' across the area
	Paragraph 4.6	Reference update	Paragraph 4.6 Table 4 2 demonstrates how planned development can influence employment outcomes directly in a variety of sectors, but employment growth within the area from smaller schemes will increase this significantly.
C25	Table 1	Minor	Becomes Table 2 - changes made below.
C26	B.1: Location and maintenance of employment uses	Minor/major	Policy B.1: Location and maintenance of employment uses B Use Classes shall be focussed according to type within the Employment Clusters shown in Table 2 3 and where identified within the Centres within Table 3 4. The employment function for each cluster and employment land outside the clusters shall be protected and developed through:

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			<p>1. <u>Applying the sequential assessment of sites to direct large-scale office uses towards the Metropolitan Centre to support the potential Central Activities Zone reserve and locating smaller scale office uses within the other centres.</u> and requiring impacts assessment where B1a office accommodation over 2,500 sqm is proposed outside Stratford Metropolitan Centre boundary</p> <p>2. Ensuring new provision is flexible, meeting the needs of a wide range of end users, <u>including through different-sized units,</u> contains adequate access and servicing and has no conflict with immediate uses</p> <p>3. Safeguarding land and buildings within Strategic Industrial Locations (SIL) for the balance of B Use Classes identified within Table 3 2 in density and floorspace. <u>The industrial floorspace capacity and job densities of the SIL will be protected and intensified, where appropriate. The intensification and consolidation of SIL for other uses will only be acceptable where identified within Table 3 2 and the relevant Site Allocations.</u></p> <p>4. Only allowing proposals providing equivalent use, in density and floorspace, which maintain the existing balance of uses identified within Table 2 and meeting needs of small- and medium-sized businesses within the Locally Significant Industrial Sites (LSIS) and Other Industrial Locations (OIL)</p> <p>4. <u>Protecting the industrial floorspace capacity and job densities of the Locally Significant Industrial Sites (LSIS) and Other Industrial Locations (OILs) for uses identified within Table 3 2. Proposals for intensification, consolidation or co-location with other uses will only be acceptable where identified within Table 3 2 and the relevant Site Allocations.</u></p> <p>5. <u>Proposals on non-designated industrial sites employment land outside the clusters and including where new uses are proposed within the OILs shall maintain or re-provide existing employment capacity by applying the following:</u></p>

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			<p>a) <u>Proposals involving a change from B2 or B8 Use Class floorspace (including working yardspace) shall re-provide industrial floorspace capacity within the same use class category or intensify capacity through increased job densities within other B Use Classes, according to location by applying the town centres first principle. Maintain or re-provide equivalent industrial floorspace within B2/B8 Use Classes;</u> or</p> <p>b) <u>Proposals involving a change from B1 Use Class floorspace shall intensify capacity through increased job density. Maintain or re-provide equivalent employment floorspace within B1 Use Classes or significantly increase job densities within B Use Classes</u></p> <p><u>6. Proposals considered under 4-5 above will only be acceptable where:</u></p> <ul style="list-style-type: none"> a) <u>the role and function of the designated and non-designated industrial sites are not compromised</u> b) <u>any new uses including residential development are phased behind the intensification or consolidation of the industrial functions</u> c) <u>the development is well-designed to allow the long-term co-location of uses including the mitigation of any negative impacts of noise, nuisances and air quality</u> <p><u>7. Proposals, including conversions, shall also be considered against:</u></p> <ul style="list-style-type: none"> a) e) Proximity of incompatible uses to the existing and proposed use; b) d) The effective potential reuse of <u>heritage assets buildings of value</u> for employment; c) e) Re-location strategies showing how existing businesses can be suitably accommodated; d) f) <u>Evidence of demand for this form of employment space, through viability appraisal showing demonstrating suitability of maintaining or re-providing</u>

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			<p>industrial or employment within the <u>building location</u>; (g) marketing strategies <u>with appropriate lease terms</u> for two immediately preceding years <u>showing attempts to market the property for employment uses</u>; and h) other overriding factors potentially inhibiting the continuation of employment use.</p>
C27	Paragraph 4.7	Minor	<p>Paragraph 4.7 The diversity of the economic offer and its ability to transform and grow is a key feature of and a major factor in the potential of the area. The range of employment sectors operating across the area is remarkable, providing the key conditions for cultural and creative uses, makers and other manufacturers to flourish while heavier industries, office, retail and leisure <u>and sporting industries and</u> uses provide for broader employment needs.</p>
C28	Paragraph 4.8	Minor	<p>Paragraph 4.8 Strengthening the foundations of creative and cultural industries <u>including through a potential Creative Enterprise Zone</u> together with new economic uses at Hackney Wick and Fish Island will provide a crucial environment for the stimulation of growth, while heavier industries and transportation uses largely towards the south of the area and within the employment clusters provide for more established employment requirements. The economic profile in and around Stratford will be diverse, where office development will form much of the B Use Class development, <u>alongside retail and leisure and the Queen Elizabeth Olympic Park's attractions and sporting venues will provide economic value..</u></p>
C29	Paragraph 4.9	Minor	<p>Paragraph 4.9 <u>The draft New London Plan requires that the Legacy Corporation area 'retains capacity' of industrial land. Local evidence within the Combined Economy Study (2018) Study of the economic profile of the area has identified a diverse range of employment opportunities available, with an incredible mix of office, industrial businesses, makers, manufacturers, artists and other creative businesses present within the area, but a slight shift in focus towards more established businesses since the 2014</u></p>

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			<p>study. Many of these businesses operate within the industrial use classes. B2 Use Class, and much of the area's available workshop space is currently occupied by this use class.⁵ Nevertheless, evidence⁶ has found a small surplus of industrial land (B2/B8), recommending the release of some sites from purely industrial designation for other uses; further release may be appropriate, provided that a suitable quantity of employment space is re-provided within mixed-use developments. In response, sites have been released from industrial designation using the Land for Industry and Transport Supplementary Planning Guidance (SPG) criteria, but principally due to their regeneration potential or lack of industrial capacity.⁷ As a result, industrial land supply over the Plan period is broadly equivalent to demand. The Combined Economy Study (2018) confirms that if employment space can continue to be included as part of mixed-use development and the general principle of no net loss is applied across the Employment Clusters then the demand for industrial land is likely to be met over the plan period.</p>
C30	Paragraph 4.10	Minor	<p>Paragraph 4.10 This also means that capacity could remain for further release of land from large-format industrial uses that are incompatible with mixed-use development and re-provision in a different employment format on those sites through specific development proposals. In these cases, regeneration programmes should aim to facilitate the circumstances which enable valuable existing businesses to remain within the area. <u>This may include intensification, consolidation and co-location where the benefits of shared materials and resources can also be achieved.</u> Further loss of B2/B8 <u>use class</u> industrial floorspace within the Legacy Corporation will not be supported except in the very particular circumstances set out below. This principle will be applied through protection of B Use Classes in accordance with Table 3.2 within designated clusters, and according to a criteria-based approach outside the clusters.</p>
C31	Paragraph 4.11	Minor	<p>Paragraph 4.11 The Legacy Corporation supports the provision of employment floorspace which can accommodate the types of businesses currently</p>

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			drawn to the area, in particular the creative, productive and cultural industries, <u>night time economy uses</u> as well as new innovative technology sectors. Many of these activities can be accommodated in workshops <u>as well as larger flexible spaces</u> , so proposals incorporating <u>these formats</u> this format of floorspace will be supported.
	Paragraph 4.12	No change	Remains as Paragraph 4.12
C32	New Paragraph	Minor	<p>Paragraph 4.13</p> <p>Clusters</p> <p><u>The Town Centre boundaries are shown on the Policies Map, which also shows the Metropolitan Centre boundary as being the location for the potential Central Activities Zone (CAZ) reserve. Larger-scale office uses are defined as floorspace over 2,500sqm should be directed towards the Metropolitan Centre. The sequential assessment directs office uses below this threshold to within the other centre boundaries, and only small-scale, complementary office uses will be permitted outside these boundaries. Proposals of this scale should also consider the provision of space suitable for SME including affordable workspace or low-cost business space, see Policy B.4. Table 4 3 sets out further detail of the role of each Centre in relation to main town centre uses.</u></p>
C33	Paragraph 4.13	Minor	<p>Becomes Paragraph 4.14</p> <p>Clusters</p> <p>The boundaries of each of the employment cluster designations are shown on the Policies Map. Table 3 2 makes clear what balance of uses and form of development will be suitable within each location <u>as well as setting out the potential for intensification, consolidation and co-location. For the purposes of clarity, due to the limited amount of storage and distribution uses within the LLDC area it is not considered that substitution will be appropriate.</u> The existing industrial floorspace capacity balance of floorspace and density will be maintained. Distinctions between the LSIS and OILs follow</p>

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			<p>the London Plan Land for Industry and Transport SPG terminology whereby the Other Industrial Locations are most susceptible to change. The Draft New London Plan identifies three categories of industrial land: Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS), and Non-Designated Industrial Sites. The industrial and associated specialisms of Here East (Hackney Wick) focus on technological and creative industries, therefore is also identified within Table 3 2 as a new local category of SIL (Strategic Technology Cluster). Within the category of Non-Designated Industrial Sites this Plan designates some sites as Other Industrial Locations (OILs) which are also included as employment clusters in Table 3 2. OILs are locally designated industrial sites considered most susceptible to change, likely to include the introduction of new uses, including residential integrated across the site through delivery of mixed use development. Where acceptable change identified within the OILs is proposed, Bullet points 5 (c) and (d) will be applied. The Legacy Corporation will support and promote measures to improve employment clusters through Section 106 Agreements. Where identified within Table 3 2, residential will be appropriate when the employment-generating potential and industrial floorspace capacity are maintained not compromised and amenity and servicing issues have been addressed.</p>
C34	Paragraph 4.14	Minor	<p>Becomes Paragraph 4.15</p> <p>Outside Clusters</p> <p>The intention of the policy is to maintain employment outside the clusters as it plays a pivotal role in the economic performance of the area. Use Classes and, in some cases, locational circumstances will determine whether 5 (a) or (b) applies. Bullet points (c) and (d) are Part 5 of the Policy requires that the <u>employment capacity of these sites is maintained or re-provided. Part 6 sets out the additional criteria which proposals considered under parts 4 and 5 will need to satisfy. Part 7 contains other considerations which shall be taken into account, including how the existing and the proposed use integrates or conflicts with</u></p>

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			<p>the surrounding area or the development proposed within this Local Plan, and where the reuse of buildings of value shall be considered positively. Bullet points (e) to (h) apply where a loss of employment, including through conversion, is proposed. <u>Industrial floorspace capacity is defined as the existing floorspace on site or the potential amount measured on a 65 per cent plot ratio, whichever the greater.</u> Where a job density approach is applied, densities should either be above average for the B Use Classes where existing job density is low, or significantly increase densities from existing levels, whichever is the greater. Where density is applicable, the additional jobs created should meet local requirements.</p>
C35	Paragraph 4.15	Minor	<p>Becomes Paragraph 4.16 Under Bullet 5 (a), where the premises are within, or most recent permanent use is within, B2/B8 industrial uses, <u>equivalent floorspace capacity shall be maintained or re-provided.</u> The only exceptions shall be where the current use is clearly and demonstrably in direct conflict with its immediate surroundings, or where the current use is clearly incompatible with mixed-use development proposed within this Local Plan for the specific site, including at Hackney Wick and <u>and</u> Fish Island. In these circumstances the equivalent employment floorspace to be re-provided should be in the form of workshops which are compatible with mixed-use development, including within B2 Use Classes, in the first instance; or proposals should significantly increase job density within B Use Classes, appropriate to location, with proven ability to let. This will ensure redevelopment proposals enable existing businesses which contribute to the economic variety of the area to remain. In the case of Hackney Wick Neighbourhood Centre, for example, reconfiguration of floorspace for employment uses (B1 and B2 Use Classes) compatible with the mixed-use development proposed will be acceptable. Sub Area 1 policies also provide additional guidance on where a <u>floorspace capacity or job density approach will be applied.</u></p>
C36	Paragraph 4.16	Minor	<p>Becomes Paragraph 4.17 Bullet point 5 (b) will apply for proposals relating to current B1 Use Class employment. As B1 Use</p>

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			Classes are generally compatible with mixed-use development, any re-development proposals of B1 <u>Use Class</u> floorspace should maintain equivalent B Use Class employment floorspace or significantly increase job density within the B Use Classes. A job density approach will also be applied for proposals at Leyton Road North and the site at Eastway, Osbourne Road, which have been released from designation.
C37	Paragraph 4.17	Minor	<p>Becomes Paragraph 4.18</p> <p>Only where a convincing case for a loss of employment floorspace or density, including through conversion, is made through Bullet points (e) to (h) <u>Part 7</u> of this policy shall an exception be made. This should include:</p> <ul style="list-style-type: none"> • Re-location strategies demonstrating no negative financial implications for existing businesses and potential for relocation to suitable premises <u>(by type, size, use and specification)</u> nearby at similar rates. <u>For Sub Area 1 additional guidance is provided in the Hackney Wick and Fish Island SPD.</u> • Marketing strategy evidence demonstrating a lack of demand for all appropriate forms of employment uses and site configurations through marketing at <u>appropriate terms and a reasonable rate</u> for the area, within appropriate forums, for at least two years prior to the submission of the proposal • Viability appraisals assessing the suitability of location, quality, condition, character and function, and ability of a business to thrive under such circumstances; suitability of the premises for conversion to any employment use; the potential costs and configurations for improvements; and the ability to attract market rates for the area • The existence of other overriding factors which could potentially inhibit the ability to provide equivalent employment on the site in the future, such as building configuration or conversely the presence of premature lease-termination issues.
C38	Paragraph 4.18	Minor	<p>Becomes Paragraph 4.19</p> <p>New employment floorspace should be designed flexibly to maximise potential uses and take-up, <u>through provision of variable sizes, flexible and adaptable space, which are capable of meeting the needs of SME occupiers including the way the units are accessed and managed.</u> <u>When co-</u></p>

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			<p><u>locating with residential proposals should pay particular regard to noise insulation issues to maximise the range of potential occupants.</u> Mixed-use developments should be designed to maximise the forms and types of employment uses which can be incorporated into the development, including how B1 and some forms of B2 Use Classes can be compatible with mixed-use development through good design, including vertical and horizontal integration. Where existing businesses are capable of taking up the space proposed through mixed-use redevelopment, temporary re-location strategies shall be sought as described in paragraph 4.178 to enable these businesses to remain within the area for the long term. <u>When designing flexible space within mixed use schemes consideration of the relationship between home-based work and dedicated workspace or potential for integrated employment and leisure offers may also be a factor</u> <small>[footnote to Work Live Study 2014 and CCOA, 2018].</small> On a case-by-case basis proposals requiring planning permission involving a change of use to B1 will be protected from future change to residential through conditions.</p>
C39	Table 2	Major	Becomes Table 3 , changes made below
C40	Case Study 1	Minor	<p><u>Case Study 1- Hackney Wick and Fish Island Creative Enterprise Zone proposal</u></p> <p><u>In 2018 the London Legacy Corporation, London Borough of Hackney and London Borough of Tower Hamlets submitted a joint proposal for Creative Enterprise Zone status. At the time of writing the proposal has reached the final 10 it is yet not known whether it will be successful. However, an extensive amount of work has taken place to promote such a CEZ within the Hackney Wick and Fish Island area. Although not a planning initiative there are clear links between the two including a shared evidence base in the Combined Economy Study (2018).</u></p> <p><u>As a Creative Enterprise Zone, HWFI would benefit from an overarching economic strategy which is also supported by policies within the Local Plan, such as the emphasis on support for businesses within flourishing sectors on the economy (SP.2); protection of the current</u></p>

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			<p><u>supply of a range of traditional manufacturing and heavier industries whilst encouraging the forms of appropriately located and designed workspace appropriate to new and existing creative, productive and cultural industries, enabling them to thrive within the area (B.1); and support for the provision of new affordable workspace and low cost business space secured at sub-market rates in particular where existing space is present (B.4). Policies supporting the new Neighbourhood Centre at Hackney Wick also acknowledge the unique circumstances of the area and the close relationship with employment space and a model of dispersal of these uses across the centre (B.2).</u></p> <p><u>In addition, the area benefits from various socio-economic programmes and investment, including business development programmes, employment and skills programmes and community capacity building programmes. These initiatives and emerging projects fall within the categories of new creative clusters and networks; creative production space; business development; enterprise and skills; and community links and socially inclusive spaces. Together these will create a single form of governance, provide new spaces, supply chain support, showcasing a cultural strategy, partnerships with schools and other training organisations and engagement with outside community and community representatives.</u></p>
C41	Policy B.2: Thriving town, neighbourhood and local centres	Minor	<p>Policy B.2: Thriving town, neighbourhood and local centres</p> <p>Main town centre uses shall be focused according to the scale, format and position in the retail hierarchy identified in Table 4 3. <u>In addition to the comparison floorspace requirements, Centres should contribute towards the identified need for convenience floorspace phased by 2036.</u> The identified function for each Centre will be protected by:</p>

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			<ol style="list-style-type: none"> 1. Maintaining appropriate A1 retail presence and resisting potential harm from the concentration of other uses, in particular A2 <u>some sui generis</u> and A5 uses 2. Maintaining active retail frontages 3. The sequential assessment of sites for main town centre uses <u>and subject to paragraph (1) of this policy, providing support for existing and proposed cultural and night time economy uses</u> 4. Requiring a retail and leisure impacts assessment where a retail or leisure use is proposed of more than 2,500 sqm outside the Metropolitan Centre boundary and 200 sqm outside other Centres 5. Allowing edge-of-centre development supporting cultural, sporting and visitor growth associated at the Metropolitan Centre, subject to (3) above 6. Allowing <u>Promoting</u> complementary residential development in all Centres <u>to optimise housing delivery.</u>
	Paragraph 4.19	No change	Becomes Paragraph 4.20
C42	Paragraph 4.20	Minor	<p>Becomes Paragraph 4.21</p> <p>Stratford and East Village are existing centres. Bromley-by-Bow, Hackney Wick and Pudding Mill do not yet exist as coherent centres but are planned for delivery through comprehensive redevelopment and regeneration interventions. The Centres provide different functions as shown within Table 3 4. The Metropolitan Centre will provide for a range of London-wide retail and leisure requirements, <u>including a focus on the night time economy, whereas the</u> The District, Neighbourhood and Local Centres will provide a range of small-scale uses to <u>overall meet the varied local day-to-day requirements, with each Centre having a level of specialism and function set out within Table 4 3. Table 4 3 also sets out the role and function for each Centre as they develop, including the type and size of units to be directed to each Centre</u> The type and size of</p>

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			units will be directed to these Centres as shown within Table 3.
C43	Paragraph 4.21	Minor	Becomes Paragraph 4.22 Once redevelopment occurs and uses are established, a future review of this Local Plan or its successors may highlight primary and secondary retail frontages around the core and fringes of the retail offer. As Westfield Stratford City has a format that does not enable primary or secondary frontage definition, no such designations for primary or secondary retail frontages are included for Stratford Metropolitan Centre within this Local Plan. However, Westfield Stratford City, and parts of other centres capable of designation as primary or secondary frontages in the future, will be considered key primary shopping areas. The Centre hierarchy is identified within Table 3 and boundaries of the Centres are shown on the Policies Map, where established. The Policies Map also shows a location for future expansion of the Metropolitan Centre boundary to facilitate the potential for International Centre designation.
C44	New Para	Major	Paragraph 4.23 <u>As the East Village Centre has developed significantly in recent years all non-residential floorspace within the Town Centre boundary will be designated as Primary Frontage (also shown on Figure 33). The Hackney Wick Neighbourhood Centre boundary is shown on the Policies Map, however once the redevelopment is more progressed a future successor of this Local Plan will draw appropriate primary shopping areas and/or primary and secondary frontages. As the Centres at Bromley-by-Bow and Pudding Mill emerge more closely defined town centre boundaries, primary shopping areas and/or frontages will also be able to be drawn.</u>
C45	Paragraph 4.22	Minor	Becomes Paragraph 4.24 The ability of the Centres to perform their primary retail function <u>will be strengthened by provision of a wide range of retail provision, including provision of convenience floorspace. Retail floorspace should be flexible and adaptable and be designed to enable the</u>

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			<p><u>occupation by various industries, including that within the night time economy, and consider noise issues through the Agent of Change principle</u> <small>[Footnotr- see Culture and Creative Opportunities Assessment, 2018 for typologies of space].</small> <u>It should also include the provision of smaller and larger units within Centres. The function of the Centres should not be compromised by over-concentration in number and position of non-A1 uses. Particular threats can be posed from A2 Use Classes and betting shops, which can also negatively impact upon the appeal of a centre, and uses contributing to the night time economy (A3–A5; D2).</u></p>
C46	New Para	Minor	<p>Paragraph 4.25 <u>As well as setting out the scale, format and position in the hierarchy of each Centre, Table 4.3 also sets out the role and function, identifying where there should be a focus on culture and the night time economy. The Cultural and Creative Opportunities Assessment has highlighted particular opportunities at Stratford and Hackney Wick. In accordance with the Town Centres First Principle, cultural and night-time economy uses should be directed towards the Centres. Further support for such industries will be provided by the provision of flexible, well-designed and adaptable space suitable for a variety of occupiers including those serving the night time economy; through requiring appropriate and sustainable management measures; through appropriate interim uses (see Policy B.3) and the application of the Agent of Change Principle to protect the interests of existing operators as well as new communities (see Policy BN.12). In addition, across the whole of the area public houses of cultural or heritage value will be protected and entertainment venues providing a clear community-based, specialised function will be maintained or re-provided through Policy CI.1. The Night-time Economy SPD will provide further guidance.</u></p>
C47	Paragraph 2.23	Major	<p>Becomes Paragraph 4.26 <u>Food and drink uses (A3, A4 and A5) support the day-time retail and leisure function of the Centres and contribute towards the night time economy by bringing can bring vitality for longer hours of the day; however, takeaway facilities</u></p>

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			(A5) should be managed to minimise health implications, noise and disturbance, <u>which will include siting such uses more than 400m walking distance from existing schools and schools proposed within this Local Plan; and through other appropriate management measures.</u> <u>The extended hours of A1 convenience stores can also serve the night time economy, providing an alternative to A5 provision, contributing towards the health objectives of this Local Plan.</u>
C48	Paragraph 2.23	Major	Becomes Paragraph 4.27 Where a change of use or a new non-A1 use is proposed within the Centres, the concentration of the proposed use will be considered against the <u>role and function of the Centre identified in Table 4 3, as well as the quantum, cumulative impacts</u> and positioning of the existing A1 retail provision and the potential for the new use to enhance, rather than undermine, the function. Residential development shall be appropriate within all Centres. <u>Residential densities should reflect the transport accessibility and central locations. The availability of community facilities and open space should be considered in relation to housing mix. Residential should be located away from any defined primary frontages and further guidance on integration of residential into the town centres are provided within the three area-based SPDs (Bromley-by-Bow; Hackney Wick and Fish Island; Pudding Mill).</u> except on the ground floor, unless the quantum proposed, individually or cumulatively, will prejudice the function of the Centre.
	Paragraph 4.24	No change	Becomes Paragraph 4.28
C49	Paragraph 4.25	Minor	Becomes Paragraph 4.29 Where not allocated, edge-of-centre proposals will be subject to sequential and impacts assessments. Appropriate proposals for the edge of the Metropolitan Centre may be large-scale cultural, leisure or visitor attractions and other D Use Class town centre uses which contribute towards the aims of the Legacy Corporation as a whole, including those which combine to generate a strong cultural, tourist and visitor experience. <u>It is envisaged that the introduction of cultural and education uses will</u>

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			<u>contribute towards Stratford becoming a centre of International significance, and this location is shown on the Policies Map as a future location for extension of the town centre boundary.</u> <u>Policy 3.1 also sets out the nature of appropriate edge-of Metropolitan Centre development.</u> Policy B.6 will be used to assess edge-of-centre development for higher education, research and development.
	Paragraph 4.26	No change	Becomes Paragraph 4.30
C50	Table 3	Major	Becomes Table 4 changes made below
C51	Figure 7	Minor	Becomes Figure 6 Amend to show the location of the future potential extension of the town centre boundary and to show the northern part of the Stratford High Street Policy Area – the amended figure is shown below.
C52	Policy B.3: Creating vitality through interim uses	Minor	Policy B.3: Creating vitality through interim uses Proposals for temporary interim uses will be supported where: 1. Land has been set aside for development in the longer term and the proposed interim uses will <u>contribute towards housing requirements, or reinforce the long-term, leisure, cultural, <u>night time economy</u> or event-based uses;</u>
C53	Paragraph 4.27	Minor	Becomes Paragraph 4.31 Within the Legacy Corporation area, there are many land parcels awaiting redevelopment within the longer term, as well as unoccupied small, retail or business units. Derelict sites and buildings can impact negatively on the perception of the safety and visual quality of the public realm. Interim uses can have potential to bring positive impacts through character and footfall, promoting economic prosperity. For these reasons, interim uses shall be supported <u>in particular</u> where they create vitality and viability to streets, <u>are developed in partnership with the community, create or improve public realm</u> and create active frontages, as well as 'green' proposals such as community allotments and gardens.
C54	Paragraph 4.28	Minor	Becomes Paragraph 4.32 The Legacy Corporation shall encourage new commercial units to be designed to be flexible to interim uses, including formats suitable for start-up businesses and the creative and cultural

Change Reference Number	Paragraph, etc	Type of change	Proposed change
			sector. <u>Affordable housing and other innovative forms of housing will be encouraged as interim uses.</u> Where appropriate, it will utilise Section 106 Agreements to prevent units being left as 'shell and core' and mitigate potential impacts of the development.
C55	Case Study 1	Minor	<p>Case Study 1: Interim uses as skate park at Frontside Gardens, Hackney Wick</p> <p>This case study demonstrates how derelict land has been used for temporary community uses. Land owned by the Legacy Corporation left by a demolished warehouse has been used for a temporary skate park, which has now established itself as a popular destination for local skateboarders. It provides an example of how other unused spaces awaiting redevelopment can help meet the wider aims of community cohesion and convergence.</p> <p><u>Case Study 2: Clarnico Quay</u></p> <p><u>This case study relates to an approved scheme for a variety of interim uses on a future development plot at Sweetwater for seven years. This will include workshops, studios and maker space; shops, cafes and bars; event, community space and meeting rooms; and pop up shops and market stalls. The proposals also include a mobile garden, and associated landscape and cycle parking.</u></p>
C56	Policy B.4: Providing low-cost and managed workspace	Minor	<p><u>Policy B.4 Providing low-cost business space, affordable and managed workspace</u></p> <p>Existing managed affordable workspace or and low-cost business space workspace shall be retained, or re-provided where viable and where it complements wider plans for the area in accordance with Policy B.1.</p> <p>New managed <u>affordable workspace</u> and/or low-cost <u>business space workspace</u> will be encouraged where it:</p> <ol style="list-style-type: none"> 1. Is flexible and able to meet the needs of various end users within B Use Classes; 2. Includes an appropriate management scheme secured through Section 106 Agreements; and 3. <u>Re-provides existing low-cost business space or affordable workspace in accordance with</u>

Change Reference Number	Paragraph, etc	Type of change	Proposed change
			<p><u>Policy B.1 and it</u> does not result in a net loss of employment.</p> <p><u>Affordable or low-cost</u> provision will be supported and secured through Section 106 where:</p> <p>4. Rents are up to 75 per cent of historic market rent for the previous year for the equivalent floorspace in the same area for an equivalent B Class Use;</p> <p>5. It is secured at the current market rate for cultural or creative purposes;</p> <p>6. It is subsidised to reduce the cost to the user for charitable purposes; or</p> <p>7. It establishes robust management links with a registered workspace provider <u>within the relevant borough.</u></p>
	Paragraph 4.29	No change	Becomes Paragraph 4.33
C57	Paragraph 4.30	Minor	<p>Becomes Paragraph 4.34</p> <p>Managed workspace would normally comprise a number of business units or workspaces for independent individuals or small businesses, which together are communally managed and provided with a range of shared support services and facilities. Low-cost <u>Affordable</u> workspace can be managed workspace, studio or unsupported independent business space that is made available to tenants below the prevailing market rent for that type of space, the current rate for the cultural or creative use or subsidised at a lower user-cost. <u>Low cost business space refers to workspace which normally is of a lower specification which is reflected in the costs.</u> The Legacy Corporation will support the maintenance of such workspaces where possible, and in accordance with relevant Sub Area policies.</p>
C58	Paragraph 4.31	Minor	<p>Becomes Paragraph 4.35</p> <p>In locations where a clear demand exists <u>such as within a potential Creative Enterprise Zone and within larger B1 use class developments of more than 2,500sqm and where</u> a degree of flexibility of uses is secured, proposals for new managed, <u>affordable or low-cost business space</u> workspace will be considered favourably, particularly as part of mixed-use development. Provision should be clustered into small groups</p>

Change Reference Number	Paragraph, etc	Type of change	Proposed change
			<p>to ensure agglomeration benefits and potential for lettings are maximised. Scheme viability should be based upon delivery within the initial phases of larger schemes. Links with registered workspace providers <u>within the relevant borough</u> will also be supported. In order to ensure that new space is appropriately managed for the long term, proposals should be accompanied by a Management Scheme. Proposals <u>re-providing</u> replacing existing employment floorspace with managed, <u>affordable</u> or low-cost <u>business space workspace</u> should re-provide <u>suitable</u> equivalent floorspace or job density, subject to Policy B.1 and be secured for the future through Section 106.</p>
C59	Paragraph 4.32	Minor	<p>Becomes Paragraph 4.36 The quantum, mix of unit sizes and scheme of rent levels for <u>affordable workspace and low-cost business space workspace</u> will be assessed in the light of overall scheme viability. <u>As guidance, the Legacy Corporation will be able to provide monitoring information on appropriate rates achieved from other similar schemes as well as guidance on the, relevant local area and distance from the site, and the inclusion of other rates and charges.</u> Use of sliding scales will be supported where it can ensure a transition to market level as the business matures and overall scheme viability changes.</p>
C60	Case Study 2	Minor	<p>Case Study 2: Low-cost workspace and local labour agreements secured at Neptune Wharf, Fish Island</p> <p>This case study demonstrates how low cost workspace can be sought through development proposals. In this case approximately 500 sqm of B1 low-cost workspace was secured. The affordability of the units was determined at 75% of Historic Market Rent for the previous year throughout Fish Island and the units have been secured for at least ten years with no upward rent review for the first five years. Other detailed requirements of the permission include:</p> <ul style="list-style-type: none"> • Submission of annual reports for the ten-year period evidencing compliance with affordability regime, financial terms of the leases and how relevant rental levels were determined

Change Reference Number	Paragraph, etc	Type of change	Proposed change
			<ul style="list-style-type: none"> • ———— A Workspace Strategy showing how the space is to be designed flexibly to meet the needs of users • ———— Advertising job vacancies locally in Local Labour and Business Schemes and Job Centres • ———— Recruiting from within the Tower Hamlets area for 20% of construction jobs and between 25% and 85% of end-user employment • ———— Paying employees the living wage, promoting for end users and apprenticeships • ———— Demonstrating actions seeking local business occupation of units. <p><u>Case Study 3: Duncan House Affordable Workspace</u></p> <p><u>This case study demonstrates how affordable workspace can be sought through development proposals. In this case approximately 634 sqm of B1 use class artists workspace was secured as affordable workspace. The affordability of the units was determined at 60% of market rate at £6psf (exclusive of service charges). The units have been secured for at least five years.</u></p>
	Policy B.5: Increasing local access to jobs, skills and employment training	No change	Policy B.5: Increasing local access to jobs, skills and employment training No change to policy itself.
	Paras 4.33 and 4.34	No change	Become paras 4.37 and 4.38
C61	Paragraph 4.35	Minor	<p>Becomes Paragraph 4.39</p> <p>A key element will be working with the Growth Boroughs and other partners through employment training initiatives and apprenticeships to promote jobs, skills and employment training. Where appropriate, the planning system will be used to secure targets and commitments in relation to associated job and training opportunities, both for construction-related employment and training that increases access to long-term employment. <u>The Legacy Corporation will seek to work with the four boroughs and other partners to seek to ensure that apprenticeships and training can be completed; that they maximise potential take-up; and that they seek to increase representation in the construction industry of currently under-</u></p>

Change Reference Number	Paragraph, etc	Type of change	Proposed change
			<u>represented groups</u> . Rather than setting specific targets in policy, targets or commitments will be maximised on a case-by-case basis, taking into account the size and nature of the scheme proposed and, where relevant, scheme viability.
	Policy B.6: Higher education, research and development	No change	Policy B.6: Higher education, research and development
	Paras 4.36, 4.37 and 4.38	No change	Become Paras 4.40, 4.41 and 4.42

Change Reference Number C25: **Table 2** 4 - Direct jobs from proposals

DEVELOPMENT	GROSS DIRECT JOBS (TOTAL), 2031	SECTORS
Here East	7,500 including 5,300 on site	IT, <u>technology, creative and cultural industries</u> , info and communications, finance, real estate, professional, admin and support, education, health, arts/entertainment, wholesale and retail, transport, accommodation , other services
Queen Elizabeth Olympic Park – Legacy Communities Scheme	Approximately 3,000	Business, office, wholesale and retail, transport, accommodation and food, broadcasting and communications, admin and support, arts/entertainment, other services
The International Quarter	26,200	Office, business, professional services, admin and support, wholesale and retail, arts/entertainment
Strand East (Sugar House Lane)	2,450	Business, office, retail, financial and professional services, food, leisure
Westfield Stratford City	10,000	Retail, food, hotel, leisure and entertainment, office and professional services, admin and support
Chobham Farm	403	Retail and business

<u>Stratford Waterfront (UCL East and East Bank)</u>	<u>Approximately 5,000</u>	<u>Academic institution and commercial research space, student accommodation and retail, cultural and education institutions</u>
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(Change Reference Number C39) **Table 3 2, Employment clusters**

REFERENCE	EMPLOYMENT CLUSTERS	CLUSTER FUNCTION
B.1a1	Here East (Hackney Wick) Strategic Industrial Location- (Industrial Business Park) <u>Strategic Technology Cluster</u>	A range of complementary employment uses within B1 and B8 Use Classes, <u>D1 and further education uses of regional significance, including creative and technology-based industries, light industrial industry, offices, research and development, media, broadcasting and production uses, culture/arts and smaller workshops. Also including supporting uses of further and higher education and conference facilities within D2 Use Classes, and small-scale subsidiary retail and leisure.</u> <u>Only Development will be supported which complements support the media, education, technological and creative functions including light industrial; storage and distribution; flexible B1c/B2/B8 use class floorspace and/or small-scale subsidiary retail, leisure or other 'walk to' services will be supported. Opportunities for intensification and redevelopment of under-utilised areas for activities falling within the supported identified use classes will be supported.</u>
B.1a2	Fish Island South including Bow Midland West Rail Site Strategic Industrial Location (Preferred Industrial Location)	A range of significant B2 and B8 Use Classes of industrial, warehousing, transport, waste management and distribution. A safeguarded rail head and associated bulk freight distribution use. Uses should make effective use of the railhead, including potential for aggregate distribution and for concrete batching, the manufacture of coated materials, other concrete products and handling, processing and distribution of or aggregate material. Only small-scale supporting ancillary uses will be supported. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities, development of multi-storey schemes and more efficient use of land through increased plot ratios. Only where new industrial uses providing consolidated and intensive, high quality and sustainable facilities minimising the environmental, visual and amenity impacts of the</u>

		<u>site are provided will other new uses be supported (see Site Allocation 4.5).</u>
B.1a3	Bow Goods Yard East Strategic Industrial Location (Preferred Industrial Location)	A safeguarded rail head and associated bulk freight distribution use. B2, B8 and waste management uses are appropriate. Only development supporting the rail-related and small-scale ancillary uses will be supported. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities, development of multi-storey schemes and more efficient use of land through increased plot ratios. Only where new industrial uses providing consolidated and intensive, high quality and sustainable facilities minimising the environmental, visual and amenity impacts of the site are provided will the introduction of other new uses be supported (see Site Allocation 4.5).</u>
B.1b1	Site at junction of Lee Conservancy Road and Eastway Locally Significant Industrial Site	B Use Class industrial use and suitable for a future industrial, storage and distribution or transport-related use. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities and more efficient use of land through increased plot ratios.</u>
B.1b2	Trafalgar Mews, Eastway Locally Significant Industrial Site	Mixed industrial and business use and transport associated use. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities and more efficient use of land through increased plot ratios.</u>
B.1b3	Site at Chapman Road Locally Significant Industrial Site	A mix of small-scale industrial, storage and distribution uses <u>with supporting retail. Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities and more efficient use of land through increased plot ratios.</u>
B.1b4	Bartrip Street North Locally Significant Industrial Site	A mix of small-scale industrial, storage and distribution uses. <u>Potential for intensification of the floorspace capacity of existing industrial uses through modernisation of facilities and more efficient use of land through increased plot ratios. Proposals involving intensification and co-location or release will be appropriate where it helps facilitate the delivery of the Bartrip Street South (SA1.7) allocation.</u>
B.1b5	Wick Lane and Crown Close, Fish Island Other Industrial Location	An employment-led mix of uses, including warehouse, storage, distribution, with some potential for residential development and live work in appropriate locations, subject to Bullet point <u>6 and 7</u> 5. <u>Potential for redevelopment to re-provide existing</u>

		<u>industrial floorspace and intensify the floorspace capacity through more efficient use of land and increased plot ratios, facilitating the co-location with residential across the whole of the designation.</u> An appropriate and gradual transition between nearby uses of residential and industrial.
B.1b6	Cooks Road Other Industrial Location	Land within B1c/B2/B8 Use Classes. Land between Cooks Road and River Lea, redevelopment opportunity with a significant proportion of employment use providing floorspace within a range of use B1–B8 Uses Classes alongside other uses, with an element of residential, providing a transition to the lower employment mix of uses within the remainder of Pudding Mill. <u>Potential for redevelopment to make more efficient use of land including re-provision of intensive industrial floorspace at northern part of the designation, and to intensify the floorspace capacity through increased plot ratios facilitating the co-location with residential within the remainder of the designation.</u>
B.1b7	Sugar House Lane/ Stratford High Street Locally Significant Industrial Site	Land within B2/B8 Use Classes. Area at the northern end of the Strand East site, partly fronting Stratford High Street, with an existing planning permission for a cluster of development for a mix of predominantly office, workshop, retail, hotel and associated business and employment-generating uses. <u>The introduction of new industrial uses will provide intensive, modern and flexible accommodation.</u>
B.1b8	Rick Roberts Way North Locally Significant Industrial Site	A cluster of existing high-quality industrial design and manufacturing uses of B2 and B8 Use Classes in modern buildings. <u>Potential for intensification of the floorspace capacity of existing industrial uses through development of multi-storey schemes and more efficient use of land through increased plot ratios.</u>
B.1b9	Temple Mills Lane Locally Significant Industrial Site	Transport uses appropriate to or subsidiary to current use as bus depot.

(Reference Change Number C25) Table 4 3: Retail centre hierarchy

NAME AND TYPE	DESCRIPTION AND FUNCTION	RETAIL QUANTUM
<p>Stratford Metropolitan (including existing town centre) See Allocation SA3.1</p>	<ul style="list-style-type: none"> • <u>Serving London- and regional wide catchment</u> • <u>Large- and small-scale retail (A1-A5) and D1 commercial leisure Significant retail floorspace within varied sizes, providing for comparison, convenience and service functions (A1-A2)</u> • <u>Significant Grade A B1 use class office space to support the potential Central Activities Zone (CAZ) reserve</u> • <u>Food and drink and leisure uses providing a night-time economy A focus on the day to night time economy, providing a wide range of food and drink (A3-A5); leisure; cultural and visitor attractions (D1, D2)</u> • <u>Subsidiary Residential development to be optimised and well-integrated into the Centre, focused around the transport hubs and other attractors</u> • <u>Maximised reuse of buildings of heritage value and protection of public houses of cultural or heritage value</u> • <u>Entertainment venues providing clear community-based function or speciality will be maintained or re-provided</u> • <u>Development to facilitate the potential future expansion of the Metropolitan Centre boundary to include Stratford Waterfront</u> 	<p>Provision of approximately 64,000 <u>55,000</u> sqm (net sales area) of additional comparison floorspace across the whole of the Metropolitan Centre to <u>2036</u> 2030, focused to the centre-east. <u>Contribution towards the area-wide convenience floorspace requirement by 2036.</u></p>
<p>Bromley-by-Bow Potential District See Policy 4.1 and Allocation SA4.1</p>	<ul style="list-style-type: none"> • <u>Enhancement/reconfiguration of the existing superstore Re-provision of large-scale convenience floorspace</u> • <u>Small-scale A1-A5 retail floorspace providing for comparison, convenience and service functions (A1-A2)</u> • <u>Small-scale, food and drink (A3-A5) leisure and community uses which also contribute towards the emergence of the night-time economy within the area</u> • <u>B Use Class employment and business space in a range of sizes</u> • <u>Residential development is to be delivered at densities appropriate to the location across the whole of the Bromley-by-Bow site allocation</u> 	<p>Total retail, leisure and service floorspace, including existing of between 10,000 and 50,000 sqm. Approximately 8,000 <u>6,200</u>-sqm (net sales area) comparison retail floorspace to <u>2036, and re-provision of existing convenience floorspace.</u></p>

	<ul style="list-style-type: none"> • Serving a local catchment, accessed via public transport, walking and cycling 	Remodelling/ enhancement of superstore
Hackney Wick Neighbourhood See Allocation SA1.1	<ul style="list-style-type: none"> • A mix of small-scale retail (A1-A2), leisure and community uses, <u>flexible and adaptable for a range of different uses and compatible with a range of different uses</u> • <u>A significant contribution to the day to night time economy of the area through a varied mix of food and drink (A3-A5), cultural, community and creative offers, providing vitality over longer periods of the day</u> • Employment uses in a range of sizes, <u>flexible and adaptable and compatible with mixed-use development including offices and workshops and, in some cases, industrial uses</u> • Non-residential uses dispersed throughout the centre alongside residential development <u>which should be optimised</u> • Active ground-floor uses and frontages, considering flooding issues • Maximised reuse of buildings of heritage value <u>and protection of public houses of cultural or heritage value</u> • <u>Entertainment venues providing clear community-based function or speciality will be maintained or re-provided</u> • Serving a localised catchment 	Total retail, <u>leisure and service</u> floorspace, including existing up to 10,000 sqm <u>including the provision of convenience floorspace</u>
Pudding Mill Local See Allocation SA4.3	<ul style="list-style-type: none"> • Small-scale retail (A1-A5) and office/<u>workshop/research and development</u> uses • Serving a localised catchment • Residential development <u>to be delivered at densities appropriate to the accessibility levels</u> across the site 	Total retail, <u>leisure and service</u> floorspace should not exceed 10,000 sqm. About 2,500 sqm retail permitted <u>including the provision of convenience floorspace</u>
East Village Local See Policy 2.4 <u>2.3</u>	<ul style="list-style-type: none"> • Small-scale retail (A1-A5) and office/workshop uses • Serving a localised catchment • Residential development on upper storeys across the site 	Total retail, <u>leisure and service</u> floorspace, including existing, should not exceed 10,000 sqm, <u>including</u>

		<u>the provision of convenience floorspace</u>
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Footnote- Focused to the eastern part of Stratford Metropolitan Centre (as extended) within the London Borough of Newham’s administrative area for planning purposes. There is limited capacity for new comparison goods floorspace between 2018 and 2021 after allowing for all known commitments, and capacity emerges by 2026. At Stratford Metropolitan Centre this amounts to c16,000 sqm net at 2026; 40,000 sqm net by 2031 and 64,000 sqm net by 2036. The requirement at Bromley-by-Bow amounts to c2,000 sqm net at 2026; 5,000 sqm net by 2031 and 8,000 sqm net by 2036. The remainder of the phased requirement of 8,000 sqm net to 2036 is expected to be provided primarily at Hackney Wick and Pudding Mill. The floorspace figure over whole plan period is indicative, and is not considered to be a cap, due to the short-term validity of the information, a future review of retail requirements will be required from 2023 onwards with a confirmed requirement of 14,000 sqm to 2021 and with the requirement from 2021 to 2030 subject to review before 2021. Proposals for significant new retail floorspace capacity to be provided in advance of the identified requirements will be required to submit detailed Retail Impacts Assessments.

(Change Reference Number C51) Figure-7 **6**: Extensions of town centre boundary

