

LD35 Further proposed modifications

Further modification no.	Page number	Paragraph number	Modification	Reason
M11	20	Housing Delivery	SA3.6 – Rick Roberts Way <u>(part of site)</u>	To be clear that not all of the site allocation land is included within the Portfolio Approach. Only public land within the site is included.
M12	52	Paragraph 5.1	“... It is expected that by the end of 2019 about 9,000 11,000 homes will have been built within the Legacy Corporation area. With future planned development this figure is expected to reach 33,000 by 2036.”	To take account of the move to financial year monitoring and amendments to Appendix 2 of the Local Plan within LD33 (Annex 1).
M13	52	Objective 2	“This will mean: <ul style="list-style-type: none"> • Delivering more than 24,000 22,000 new homes between 2020 and 2036 within a range of sizes, types and tenures” 	To take account of the move to financial year monitoring and amendments to Appendix 2 of the Local Plan within LD33 (Annex 1).
M14	53	Paragraph 5.3	“This target will be achieved through a range of sources, including large identified sites, non-self-contained accommodation (including student accommodation and shared living), through delivery on small sites, through conversions and reuse of long-term vacant properties. Where appropriate, the Legacy Corporation will also support innovative means of site-assembly to support housing delivery, including for example, longer-term over-station development. Where appropriate, custom/self-build opportunities shall also contribute towards the housing supply where all Local Plan requirements are met and the site is optimised for housing delivery. Figure 9, the housing trajectory, shows the ability to deliver housing against the housing target over the Plan period. The trajectory includes a five per cent buffer of deliverable sites which shows that the target is expected to be met for the first five ten years, but it may not be	To take account of the move to financial year monitoring and amendments to Appendix 2 of the Local Plan within LD33 (Annex 1).

			M15 possible on a rolling five-year basis past 2028/2029. Nonetheless, it is expected that more than 22,000 24,000 homes will be delivered over the Plan period of 2020 to 2036 through optimised housing delivery on suitable, available and achievable sites over the period."	
M15	57	Paragraph 5.9	"...Should small sites delivery fall below the anticipated 80 units per annum from year 6 onwards (2025/26) the Legacy Corporation or responsible body should consider the use of more prescriptive design codes setting out what forms of small site delivery may be appropriate..."	To take account of the move to financial year monitoring and amendments to Appendix 2 of the Local Plan within LD33 (Annex 1).
M16	66	Paragraph 5.28	"...For the purposes of clarification, PBSA will be monitored on the basis of 3 2.5 bedspaces accounting for a single home.	To take account of London Plan amendment to paragraph 4.1.8A
M17	72	Paragraph 5.45	"In accordance with the draft New London Plan, shared living accommodation of any size will be monitored on a 1.8:1 3:1 basis. Where any change in residential configuration is proposed, the impact on housing numbers will also be assessed to ensure changes are appropriately monitored, with a presumption against loss of residential accommodation."	To take account of London Plan amendment to paragraph 4.1.8A
M18	74	Paragraph 5.53	"In accordance with the London Plan, generally any scheme which is non-self-contained and removes pressure of conventional supply will be monitored on a 1.8:1 3:1 basis; anything which frees up larger units will be monitored on a 1:1 basis ."	To take account of London Plan amendment to paragraph 4.1.8A
M19	230	SA3.6 Supporting Development Principles Bullet point 2	<ul style="list-style-type: none"> "Provide affordable housing across the portfolio sites (site allocations SA3.2, SA3.5, SA3.6 and SA 4.3) <u>in accordance with Policy H.2 based on an affordable housing threshold of 35-50 per cent, and in accordance with Policy H.2 applying an affordable housing threshold of 50 per cent on public land or industrial land where there is a net loss of industrial floorspace capacity.</u> 	This relates to a correction to the amendment formally proposed at MM59 to be consistent to changes to Policy H.2.
M20	230	SA3.6	<ul style="list-style-type: none"> <u>In determining the affordable housing threshold to be applied for each part of the site, the Legacy Corporation will consider for surplus utilities site land, evidence of extraordinary</u> 	This introduces clarity and consistency with the approach identified in Footnote 46E of the

		Supporting Development Principles New Bullet point 3	<u>decontamination, enabling and remediation costs, including viability evidence, to determine whether a 35 per cent affordable housing threshold can apply when bringing the site forward.</u>	Draft London Plan – consolidated changes version, July 2019
M21	230	SA3.6 Supporting Development Principles Current bullet point 7	<ul style="list-style-type: none"> Residential capacity could be increased alongside the introduction of business space and significant with associated open space <u>alongside the introduction of business space</u> should the primary school no longer be required. 	Provides clarification that the scenario would seek additional open space associated with the increased development capacity.
M22	230	SA3.6 Address and further Information box (end of site allocation)	<u>Existing use(s): Vacant land utilities infrastructure and interim uses</u>	To accurately reflect status of St. William land and recent introduction of interim uses for the wider site allocation.
M23	273	Appendix 5: Glossary	Agent of Change principle- The principle places the responsibility of mitigating the impact of nuisances (including noise) from existing noise nuisance generating businesses uses on proposed new development close by, thereby ensuring that residents and users of the new development are protected from noise <u>and other</u> nuisances, and existing businesses uses are protected from noise <u>and other</u> nuisance complaints. Similarly, any new noise nuisance-generating development, for example a music venue, will need to put in place measures to mitigate noise impacts on existing development close by.	Provides clarity that the Agent of Change principle can be applied to sources of nuisance other than noise.
M24	274	Appendix 5: Glossary	Community <u>and Social</u> Infrastructure and Community Facilities – Facilities such as health provision, early years provision, schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, public houses, policing and other criminal justice or community safety facilities, children and young people’s place and information recreation facilities. Such uses	Additional wording to help further clarify this glossary entry.

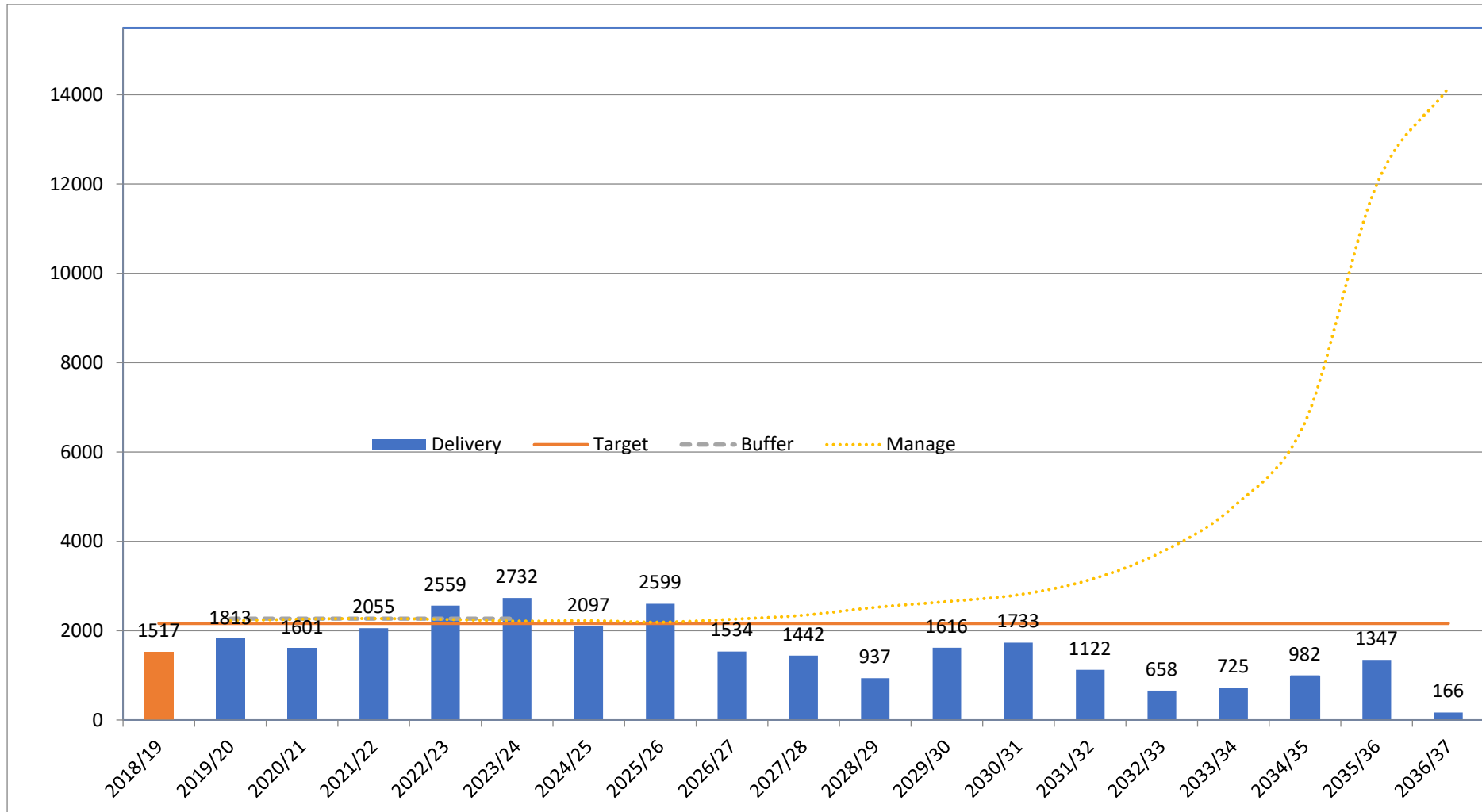
			generally fall within Use Class D1 of the use classes order. This list is not exhaustive and other uses can be included as <u>community or social infrastructure</u> .	
M25	19	Paragraph 3.7	The NPPF and Planning Practice Guidance (2018) are clear that Local Plans should ensure that non strategic policies are clearly distinguished from strategic policies. Within this Plan there are a limited number of non-strategic policies. There is a main strategic policy at the start of each of the main policy sections of the Plan (the number pre-fixed with 'SP'). However, the majority of the other policies in these main policy sections also contain significant strategic policy linked to each of these main strategic policies. Each of the policies in these main policy sections are necessary, in combination, to achieving the vision, objectives and strategic aims of the Plan. The site allocations within the sub area sections of the Plan are also considered to be strategic policies, with their delivery being necessary to meet the Local Plan housing targets and the delivery of the key economic and environmental objectives that have been identified in the main policy sections of the Plan. Table 1, contains a full list of strategic policies and also separately lists all non-strategic policies. Non-strategic policies are mainly those within the Sub Area sections of the Local Plan. <u>Any formally designated neighbourhood forum may also prepare a Neighbourhood Plan for its relevant neighbourhood planning area which will include further non-strategic policies for the relevant part of the Legacy Corporation area. A Neighbourhood Plan will become part of the Statutory Development Plan once relevant legal processes have been satisfied and the plan is officially 'made' by the Legacy Corporation.</u>	Change proposed at Matter 3 Examination hearing session (17/09/19)
M26	279	Glossary	<u>Neighbourhood Plan- A plan prepared by a designed neighbourhood forum for its neighbourhood plan area under neighbourhood planning processes. A neighbourhood plan attains the same legal status as a local plan, forming part of the statutory development plan, once all relevant legal processes have been satisfied and it is officially 'made' by the Legacy Corporation.</u>	Change proposed at Matter 3 Examination hearing session (17/09/19)

			<u>Neighbourhood Planning- Neighbourhood planning is a right which gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of the neighbourhood area.</u>	
M27	27	Policy B.1 (cross-references)	Cross-reference to policies: B.2; B.4; B.5; <u>BN.1</u> ; <u>BN.4</u> ; 1.1; SA1.1	Change proposed at Matter 4 Examination hearing session (17/09/19)
M28	55	Figure 9	Insert new Housing Trajectory updated to include a small sites/windfall assumption as well as permissions, allocations, additional capacity as previously shown. As reproduced on page 8 of this document.	Change confirmed within Matter 5 Examination hearing session (18/09/19)
M29	61	Paragraph 5.21 For Build To Rent schemes to qualify for the FTR the tenure mix should consist entirely of Discounted Market Rent <u>affordable rented products with 60 per cent being offered at a discount equivalent to low cost rents (social or London Affordable Rent)</u> , 30 per cent as London Living Rent and the remainder offered at equivalent rates to other intermediate housing offers. All other tenure mixes will be subject to the VTR. In accordance with the Draft New London Plan Estate regeneration schemes should go through the VTR. Policy H.2 will apply to all residential schemes over 10 units or more or over 0.5 hectares, including future changes of use of residential floorspace.	Change proposed post Matter 5 Examination hearing session (18/09/19)
M30	62	Policy H.3	Net loss of older persons' accommodation will only be acceptable where it is unsuitable or below relevant standards and incapable of meeting standards at reasonable expense. The Legacy Corporation will support provision of new specialist older persons' accommodation <u>to meet the identified annual benchmark of 17 per annum within C2 or C3 use classes which will be acceptable where:</u>	Change proposed within Matter 5 Examination hearing session (18/09/19)
M31	62	Paragraph 5.23	The average age in the Legacy Corporation area is set to increase over the Plan period, but with a younger population than within other parts of London. ¹⁶ Nonetheless, evidence suggests that there is a strategic London-wide need for specialist accommodation within all use classes and tenures ¹⁷ as well as a small local need <u>of 275</u>	Change proposed within Matter 5 Examination hearing session (18/09/19)

			specialist units to 2036, for older persons' accommodation mainly for C3 accommodation with varying types of specialism and support. ¹⁸					
M32	260	Table 15	<table border="1"> <tr> <td>5</td> <td>Supply of housing</td> <td> <ul style="list-style-type: none"> Number of specialist older persons unit/bedspaces permitted and completed per annum </td> <td>2</td> </tr> </table>	5	Supply of housing	<ul style="list-style-type: none"> Number of specialist older persons unit/bedspaces permitted and completed per annum 	2	Change proposed within Matter 5 Examination hearing session (18/09/19)
5	Supply of housing	<ul style="list-style-type: none"> Number of specialist older persons unit/bedspaces permitted and completed per annum 	2					
M33	268	Appendix 2	<p>Appendix 2: Key Housing Locations <u>Housing Delivery</u></p> <p><i>Note- This will include Table x from Annex 1 (LD33), as reproduced on page x of this document, showing anticipated capacity from permissions, allocations, additional capacity and now includes information on anticipated small sites/windfall rates.</i></p>	Change confirmed within Matter 5 Examination hearing session (18/09/19)				
M34	76	Paragraph 5.58	<p>Evidence to demonstrate that no alternative community uses could reasonably be accommodated on the site of a community use proposed for change to another use should include attempts to market the facility for alternative users, and any correspondence from alternative users that in need of community space in the area.</p> <p><u>Where as part of the process of development in an area existing community infrastructure is to be re-provided but may not be accessible during the period of development, community infrastructure should be maintained in the interim through the use of conditions.</u></p>	Change confirmed within Matter 5 Examination hearing session (18/09/19)				
M35	254	Table 14	Change to the first line under 'Type' – Social <u>and Community</u> Infrastructure	Change confirmed within Matter 14 Examination hearing session (19/09/19)				

M36	227	SA3.4	<ul style="list-style-type: none"> Proposals should seek to facilitate a net increase in residential accommodation, optimising delivery in accordance with Policy SP.2 and H.1 of this Local Plan. <u>Consideration should be given to a range of options including refurbishment, opportunities for infill development, comprehensive redevelopment and combinations of these options for the site allocation area.</u> The site allocation is expected to yield a minimum of 2,300 new homes (gross) with an affordable housing threshold of 35 per cent or 50 per cent on public sector land, in accordance with Policy H.2. 	Change proposed within Matter 12 Examination hearing session (19/09/19)
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MM28 Updated housing trajectory



MM29 Update Appendix 2- Key Housing Locations, from LD33

Allocation/Application number	Pre-adoption phase	Adoption phase (financial year)				Total
	2018/19 and 2019/20	2020/21-2024/25	2025/26-2029/30	2030/31-2034/35	2035/36	
SA1.2	0	0	0	108	0	108
SA1.3	0	475	0	0	0	475
SA1.7	0	0	0	0	0	0
SA2.4	0	0	200	0	0	200
SA3.4		0	1515	924	29	2468
SA3.5	0	0	0	0	252	252
SA3.6	0	0	0	0	503	503
SA4.1	0	840	287	520	106	1753
SA4.3	0	296	408	544	0	1248
SA4.4	0	0	31	73	0	104
	0	1611	2441	2061	890	7003
Permissions	2018/19 and 2019/20	2020/21-2024/25	2025/26-2029/30	2030/31-2034/35	2035/36	Total
LCS Sites ¹ (as amended by 17/00235/OUT and 18/00470/OUT)	207	1606	1835	304	0	3952
17/00235/OUT UCL East (1800 student bedrooms – counted on 1:2.5 basis ²)	0	171	0	549	0	720
18/00470/OUT Stratford Waterfront	0	0	300	300	0	600
Stratford City	481	1847	565	282	0	3175
Strand East	0	753	387	60	0	1200
Chobham Farm	471	344	202	0	0	1017
Neptune Wharf	207	317	0	0	0	524
16/00166/OUT Hackney Wick Masterplan (including 15/00338/FUL,	30	705	139	0	0	874

¹ Reflects permitted delivery within SA1.5, SA1.6 and SA2.3. Additional capacity for remaining LCS PDZs included within the relevant site allocation (ie SA3.5, SA3.6 and SA4.3).

² Student delivery now counted on a 1:2.5 ratio to reflect new proposed amendments to DLP policy H1.

14/00387/FUL, 15/00446/FUL)						
14/00374/FUL Monier Road West (Foundry)	120	0	0	0	0	120
33-35 Monier Road 15/00212/FUL	45	0	0	0	0	45
16/00560/FUL 1, Beachy Road	0	9	0	0	0	9
16/00441/FUL 25-37 Rothbury Road	0	23	0	0	0	23
15/00540/FUL 24-26 White Post Lane	0	103	0	0	0	103
17/00225/FUL 25	0	52	0	0	0	52
11/90619/FUMODA 68-70 High Street	0	173	0	0	0	173
17/00007/FUL Land adjacent (south) to 1-7 Dace Road	0	34	0	0	0	34
18/00095/FUL Iceland Wharf	0	120	0	0	0	120
15/00598/FUL Duncan House	44	0	0	0	0	44
16/00685/FUL 415 Wick Lane	0	175	0	0	0	175
15/00278/FUL Bream Street	0	202	0	0	0	202
14/00422/FUL, 17/00669/VAR, 18/00493/FUL Marshgate Lane	0	349	0	0	0	349
10/90285/FUMODA Manhattan Loft Gardens	248	0	0	0	0	248
15/00416/FUL 52-54 White Post Lane	55	0	0	0	0	55
16/00462/FUL 1-7 Dace Road	0	110	0	0	0	110
PA/11/02423/LBTH Bromley by Bow North Phase 2	112	0	0	0	0	112
16/00513/FUL 6 Brinkworth Rd	1	0	0	0	0	1
17/00058/FUL, 18/00057/NMA Units 123, 123a and 124 Omega Works	3	0	0	0	0	3
16/00470/FUL Unit 125, 125a And 126 Omega Works	5	0	0	0	0	5
15/00387/PNCOU Wingate House	0	23	0	0	0	23
13/00404/FUM (*REM amended) Alumno, 206-214 High Street	445	0	0	0	0	445
15/00598/FUL Duncan House student accommodation	511	0	0	0	0	511
14/00260/FUL 4 Roach Road, Fish Island, London, E3 2PA	44	0	0	0	0	44
13/00204/FUM Monier Road East	71	0	0	0	0	71

13/00322/FUL Land on the northern side of great Eastern Road	181	0	0	0	0	181
17/00230/FUL 180, High Street	7	0	0	0	0	7
17/00344/FUL BBB Lindhill	0	407	0	0	0	407
17/00364/FUL Danescroft	0	500	0	0	0	500
18/00084/FUL Flat 501 Omega Works	1	0	0	0	0	1
18/00101/DEM Rear of 59 Wallis Road	4	0	0	0	0	4
17/00430/FUL Lock Building	9	0	0	0	0	9
19/00009/PNCOU Site at Ground Floor, Central House	0	17	0	0	0	17
19/00040/PNCOU Unit 121 - 122, Omega Works, 4	0	4	0	0	0	4
17/00080/PNCOU Unit C2, 417, Wick Lane	3	0	0	0	0	3
18/00495/FUL Omega Works	1	0	0	0	0	1
18/00310/PNCOU	1	0	0	0	0	1
13/00232/FUL Wise Road	3	0	0	0	0	3
18/00385/FUL	3					3
16/00377/PNCOU Central House	17	0	0	0	0	17
	3330	8044	3428	1495	0	16297
Additional capacity	2018/19 and 2019/20	2020/21-2024/25	2025/26-2029/30	2030/31-2034/35	2035/36	TOTAL
Sub Area 1	0	399	868	381	197	1845
Sub Area 2	0	0	0	134	90	224
Sub Area 3	0	880	941	604	85	2510
Sub Area 4	0	0	50	145	5	200
TOTAL	0	1279	1859	1264	377	4779
ALL identified capacity	3330	10934	7728	4820	1267	28079
	2018/19 and 2019/20	2020/21-2024/25	2025/26-2029/30	2030/31-2034/35	2035/36	TOTAL
Anticipated small sites/windfalls	0	110	400	400	80	880
TOTAL ALL	3330	11044	8128	5220	1347	28994