

OD07 Legacy Corporation note on Site Allocation SA3.1

At the examination hearing session for Matter 12 the Inspector asked for clarification from the Legacy Corporation whether any changes are required to Site Allocation SA3.1 to take account of Stop MSG's (PRN.057) concerns and their view expressed in the hearings that the text should limit the scale of proposals to small town centre uses.

Stop MSGs concerns relate to the following 'Supporting Development Principle':

- Development parcel 2 should provide a large-scale town centre use with supporting elements, with a link bridge

The whole of the site allocation falls within the Metropolitan Centre boundary site and new uses within this location are key to delivering the growth which will enable Stratford to meet its potential for International Centre status. With particular reference to Development Parcel 2, it remains the Legacy Corporation's view that a large-scale town centre use is appropriate to this location, and it is key to meeting the wider aims of the allocation as a whole.

Parcel 2 is the largest of the remaining parcels within the allocation and as a town centre site it has the potential to provide a 'main town centre use', as defined within the NPPF. As highlighted in NPPF paragraph 122 planning policies and decisions should enable the most efficient use of land, therefore identification of a floorspace range for this size and scale of this 'large-scale' use would prejudice the ability of the site to meet these objectives through detailed design. Parcel 2 also acknowledges the potential for other uses which should be 'supporting' the main town centre use of the site. It is the Legacy Corporations' view that the actual size, scale and impact of any proposals for the site should be assessed through the planning application process and against the relevant specific policies within the development plan in order to determine the acceptability or otherwise of those proposals.

Therefore the Legacy Corporation does not consider that there is a need or justification for any amendments to SA3.1, in particular in relation to Development Parcel 2.