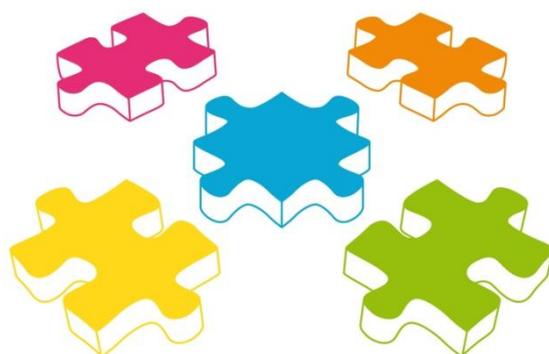


Interim Consultation Report December 2013



Foreword

In 2012, the Mayor of London established the London Legacy Development Corporation. The purpose of the Legacy Corporation is *“To promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high-quality sustainable development and investment, ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence”*.

As the Local Planning Authority for its area, the Legacy Corporation is required to prepare a Local Plan, setting out the Legacy Corporation’s strategy for the sustainable development of its area a whole and a number of supporting documents, such as the Infrastructure Delivery Plan. In accordance with Section 18 of the Planning and Compulsory Act 2004 (as amended), the Legacy Corporation is required to prepare the Statement of Community Involvement (SCI). The SCI was prepared, consulted upon and formally adopted on the 25th of March 2013. This document is an Interim Consultation Report informed by the SCI and sets out how the Legacy Corporation has involved the community in the early stages of the draft Local Plan development process. This document will eventually form part of a wider Consultation Report that will demonstrate how the Legacy Corporation complies with its SCI, involving the community and key stakeholders in the preparation of the final Local Plan, including the forthcoming non-statutory stage of consultation on the draft Local Plan.

Postal address:
Local Plan Consultation
Planning Policy & Decisions Team
London Legacy Development Corporation
Level 10, 1 Stratford Place,
Montfichet Road,
London. E20 1EJ

Email address: planningpolicy@londonlegacy.co.uk

Telephone: 0203 288 1800

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1.0 Introduction

1.1 Purpose of the Local Plan

The Local Plan is a spatial strategy that will set out the planning policies to guide development within the Legacy Corporation administrative boundary. The document will give clarity to developers, public sector bodies, the local community and other interested parties regarding policies and will enable the effective determination of planning applications.

The overall purpose of the Local Plan is to respond to the needs of existing and future communities and provide a basis for the regeneration of the Legacy Corporation area to achieve socio-economic convergence with the rest of London over the period to 2030.

1.2 Legacy Corporation Statement of Community Involvement

In accordance with Section 18 of the Planning and Compulsory Act 2004 (as amended), the Legacy Corporation as a Local Planning Authority is required to prepare the Statement of Community Involvement (SCI). The SCI was prepared, consulted upon and formally adopted on the 25th of March 2013. The SCI sets out how and when the Legacy Corporation will involve the community and key stakeholders in the preparation of local planning policy documents and in the processing and determination of planning applications.

1.3 Purpose of the Local Plan Consultation Report

This Interim Consultation Report sets out how the Legacy Corporation has complied with its adopted SCI, involving the community during the early stages of the draft Local Plan development process. It details the following:

- When/ The programme of consultation;
- Who/ The people consulted;
- How/ The methods of consultation;
- A summary of the issues raised during consultation; and
- How these issues have been addressed in the Local Plan.

The final Consultation Report will demonstrate to the Inspector at the Examination in Public that the Local Plan complies and exceeds the minimum requirements for community and stakeholder involvement set out in national and local borough legislation and guidance.

Documentation and evidence of the consultations outlined in this report will be made available upon request and/or will be included in the final Consultation Report appendix.

2.0 Consultation Process and Programme

2.1 The Consultation Strategy

The consultation strategy consists of our consultation programme. The consultation programme has been developed on a contingent basis. When new issues have risen through the Local Plan production process, new consultations have been arranged and carried out. This strategy ensures that the “who, how, and how much” of consultation is appropriate to the stage of Local Plan production and the scale of the issue. This strategy has been discussed and approved by stakeholders at various meetings and carried out in accordance with the requirements of the Regulations and the SCI.

2.2 The Process of Local Plan Production and Engagement Overview

The following is an outline of the different stages undertaken in the production of the Local Plan:

- Stage 1. Regulation 18: Preparation of the Local Plan
- Stage 2. Regulation 19: Publication of the draft Local Plan
- Stage 3. Regulation 22: Submission of Local Plan to the Secretary of State
- Stage 4. Regulation 24: Independent Examination
- Stage 5. Regulation 25: Publication of Inspector’s Report
- Stage 6. Regulation 26: Adoption of the Local Plan

At each stage in the production of the Local Plan, the SCI obligates the Legacy Corporation to carry out the following community and key stakeholder engagement:

	Preparation (R.18)	Publication (R.19)	Submission (R.22)	Examination (R.24)	Inspectors Report (R. 25)	Adoption (R.26)
Letter/ Email to all known consultees	✓	✓	✓	✓	✓	✓
Leaflet distribution to key locations in the area	✓	✓				
Legacy Corporation e-newsletter	✓	✓	✓	✓	✓	✓

	Preparation (R.18)	Publication (R. 19)	Submission (R.22)	Examination (R.24)	Inspectors Report (R. 25)	Adoption (R.26)
Local Plan newsletter	✓	✓	✓	✓	✓	✓
One to one meetings with key stakeholders	✓	✓				
Meetings with residents associations/ other interest groups	✓	✓				
Focus groups	✓	✓				
Public meetings	✓	✓				
Workshops	✓	✓				
Public displays/ exhibitions	✓	✓				
Hotline/ contact number/ dedicated email address	✓	✓	✓	✓	✓	✓

The below (2.3) sets out how the Legacy Corporation adheres to and exceeds these obligations in the development of the Local Plan; facilitating opportunities for the local community and key stakeholders to inform Local Plan policies.

2.3 Who did we consult and how?

Letter/ Email to all known consultees:

A letter has been sent to all known consultees at key stages in the consultation process. The consultees included all local residents and every individual or organisation on the Consultation Database. The Consultation Database was set up

at the outset of Local Plan preparation, listing and recording the contact details of people interested and/or consulted in the Local Plan production process, such as Ward Members, General and Specific bodies set out in the Regulations. At each consultation event there has been the opportunity to sign up to the database and the database has been added to on a contingent basis, supporting the responsive and open consultation strategy. At key stages in the consultation process, notification has been sent to local residents and these contacts, informing them of the relevant consultations and inviting their representations and/ or attendance during consultations. This included (but is not limited to) notification of the Early Engagement Formal Consultation Questionnaire and Call for Sites.

Contact number/ dedicated email address:

A telephone number, address and email for correspondence relating the Local Plan has been made available at consultations, placed on consultation media and is available on the Legacy Corporation website. At consultation events people have been actively encouraged to contact the Legacy Corporation should they have any questions, issues or interests they would like to raise with regard to the Local Plan, especially in the early stages of Local Plan development so that issues can be addressed early on in the plan-making process.

Leaflet distribution to key locations in the area:

An Early Engagement Formal Consultation Questionnaire including a Call for Sites request was sent to registered addresses within the Legacy Cooperation area (including residential and business properties) and individuals and organisations on the Consultation Database. The questionnaire invited people to give their views on issues relating to the Local Plan. It contained a number of questions to encourage feedback and to focus responses on planning related matters. The questionnaire was colour printed in a practical (A4) size to encourage people to pick up, read and consider the questions. Once completed, responses could be delivered by hand, posted or emailed back to the Legacy Corporation. A prize draw to win tickets for a trip up the AcelorMittal Orbit was given as an added incentive to respond.

Meetings with residents associations/ other interest groups

Residents Meetings were held throughout the draft Local Plan production process. All residents in the local area were invited to attend these meetings and notifications promoting the meetings were placed in suitable and accessible locations, for example, local newspapers, borough magazines, newsletters and posters, placed in locations such as churches, community centres and schools in the area. The meetings were also promoted via local networks to facilitate publicity reaching typically harder to reach groups. Notification was given in other languages to ensure that people with English as their second language would know how to have their input. At each meeting it was highlighted that if people would like to have an additional consultation with the Legacy Corporation, for example at a specific time or location, or with a special community interest group, this would be welcomed and arranged.

Workshops and focus groups:

In combination with quarterly Residents Meetings and Biannual Olympic Park Engagement Network (OPEN) meetings, local residents and special interest groups have been invited to participate in structured workshops consisting of targeted consultation on Key Topic themes and Sub Areas in the draft Local Plan. Visual aids as well as drawing tools have been used to stimulate discussion and encourage input. For example, the Legacy Youth Panel focus group was set up to involve the youth in the Local Plan and gain insight into key aspirations and interests of young people in the area. The Panel is made up of 25 young people, between the ages of 13 and 21, from the five Olympic host boroughs. Workshops have been carried out with the Youth Panel in the early stages of the draft Local Plan production process to encourage and enable their contribution. As with Residents and OPEN Meetings, visual aids and drawing tools were used to stimulate discussion and encourage input.

Monthly Planning Policy Forum workshops were carried out with Local Borough Council officers and representatives from the GLA, TFL and the LVRPA. Throughout the workshop series Key Topic themes were discussed in detail and key issues were raised and considered by the group. This assemblage acted as a Steering Group, offering expert advice and giving reviews of work at key stages of the draft Local Plan production process.

Public displays/ exhibitions

Public displays and exhibitions have been utilised as part of workshops and focus groups. Due to the success of engagement through workshops and focus groups during the early stages of consultation on the draft Local Plan, the format of these events has been seen as effective and preferable to engagement primarily through public displays and exhibitions during the early stages of consultation. During consultation on the draft Local Plan there will be plans and illustrations to review. As a result, in this latter stage, public displays and exhibitions will be utilised to a greater extent.

One to one meetings with key stakeholders:

One to one meetings were carried out with key stakeholders during draft Local Plan preparation. The stakeholders included the necessary statutory and non statutory local and national advisory bodies, action groups and landowners. The meetings were held to discuss and identify general and site specific issues, as well as opportunities and aspirations of the stakeholder and the Legacy Corporation. For example, meetings were held with the Built Environment Access Panel (BEAP) to help embed accessibility and inclusive design within the draft Local Plan. This panel is made up of disabled people and experts on inclusive design, including local community representatives from the housing sector, minority ethnic and faith groups.

Local Plan Newsletter, including Legacy Corporation E-Newsletter

Notification of Residents Meetings were sent out and put up in suitable and accessible locations such as local newspapers, borough magazines, newsletters and posters in key locations such as churches, community centres and schools in the

area. Rather than having a newsletter solely dedicated to the Local Plan, to attract the attention a wider audience the newsletter addressed a number of items. Newsletters will also be produced for the next stage of consultation on the draft Local Plan.

2.4 Ongoing Consultation

A Consultation Plan is currently being drafted for the consultation stage for the publication of the draft Local Plan. During this stage, consultation will be set out to identify and address issues and/or opportunities raised by the publication of the draft Local Plan in order to inform the final submission of the document. Issues and/or opportunities raised post submission and adoption of the Local Plan will continue to be addressed, keeping the document up to date.

3.0 The Responses

Early Engagement

A total of 75 response forms and 118 representations were received in response to the Early Engagement Formal Consultation Questionnaire and a number of points were raised at the various early engagement meetings, workshops and focus groups. The points raised have been recorded, summarised and are outlined below. The points have then been considered and addressed in numerous meetings and responses to the points (i.e. how they have been taken into account in the Local Plan) are outlined in section 4. A total of 108 of the 118 representations were received solely in relation to the Carpenters Estate. As a result of the large quantity, these representations have been recorded, summarised and outlined separately in section 3.2. How the issues raised are being taken into account in the draft Local Plan is also outlined separately in section 4.

3.1 Key issues Raised in Early Engagement Questionnaire and Events

Community

- Provide affordable facilities, shops and restaurants
- Maintain and prioritise existing community and prevent polarisation
- Create opportunities for community management and creative contribution
- Review and update of community needs

The Legacy Corporation area has a socially, culturally and ethically diverse population. Respondents united in their interest for the area and community was raised more than any other topic area in response forms. Community facilities, the shape of the community and community management were the common themes. It was noted that new and upgraded facilities should be accessible and affordable. These facilities should support the existing and future needs of specific demographic groups (including the young, the elderly, faith groups and the local creative community), whilst helping to cross divides between and within communities.

Neighbourhoods should be shaped with community buildings as the central focus, with a balance of old and new architecture and innovative ways to utilise empty space for temporary use. Existing community interests should be protected during the development of the area, and where there are new neighbourhoods, these should house residents who set their roots in the area. It was regularly noted that local residents are keen to be involved in the development and management of the area.

Housing

- Provide affordable, low rise family housing with gardens
- Ensure higher quality housing than current development of flats
- Protect the Carpenters Estate
- Support developments that enable people to live and work in one place

Affordable Housing is a key concern for residents and government officials throughout London. The majority of interest in response forms surrounded the Carpenters Estate in Newham. 118 representations were made supporting the protection of this Estate in the face of emerging development proposals for the area. An outline of these representations can be found in section 3.2. Housing typologies were also a concern of local residents. Despite a diversity of housing tenure and flexible heights and densities promoted by some, the majority of people preferred high quality, affordable, low rise family housing and gardens. It was agreed during workshops that there should be height variation, yet within certain parameters. There was common interest in Hackney Wick for live/ work units and residential units connected to studio and workshop space.

Open Space and Biodiversity

- Protect and enhance open space and biodiversity
- Adhere to 'Blue Ribbon' network policies
- Flood management and "sequential approach" testing
- Protect of yard spaces and canals for traditional ways of life

London has been identified as the greenest World City by the Greater London Authority. People expressed significant Interest in open space and biodiversity in response forms and this was the third most discussed topic. People recommended that certain areas should be protected for natural wildlife, while other areas should be modified for increased biodiversity and/or outside activities for local communities, such as allotments. The designation for Metropolitan Open Land needs to be reconsidered. The waterways were frequently noted. People viewed the waterways as a place for leisure and transport, with a few people suggesting that the waterways provide an opportunity for community friendly commercial use. Boating communities were also supported by people stating that canal boats add to local character and improve public safety along the towpaths. The existing boating communities are also keen their way of life is not disturbed by the new developments. It was regularly noted that all open space should be clean, safe and well integrated into surrounding neighbourhoods.

Transport and Connectivity

- Improved strategic and local connections
- Provision for sustainable transport modes
- Exemplar standards for cycle routes and storage
- Safe access

Respondents were keen for improved transport connections and sustainable transport. It was upheld that both local and strategic connections need to be better. For example, specific site connections across the Lea Navigation and through the viaduct at Hackney Wick station, as well as connections to key centres of regeneration including the Royal Docks and Canning Town. Further examples will be given in the appendix of the final version of this document. Sustainable transport was the top priority and improved walkways and cycle paths were requested. It was noted that the London Cycle Design Standards and the London Plan Cycle Parking Standards are currently being revised and development should meet the new standards. Temporary cycle provision and storage should be located at major venues on the Queen Elizabeth Olympic Park. People regularly asserted the need for transport routes to be safe, well lit and accessible for disabled people, especially to and from key development areas. Stimulating transport connections were raised in the context of public realm improvements. There were also regular requests for the reinstatement of Carpenters Road.

Climate Change and Energy

- Mitigate climate change and reduce CO2 emissions
- Reduce the need for travel
- Consider sustainable land use options and local energy sourcing
- Employ high environmental standards

In response to the question dedicated to people's perception of sustainable development in the early engagement questionnaire there was a lot of interest relating to Climate Change and Energy. People's main concern and interest was mitigating climate change and reducing CO2 emissions. People suggested ways to achieve this. The most frequently noted recommendation was reducing the need for travel. Other suggestions included local sourcing of materials, local energy generation and local facilities for recycling, strategies that enable people to live and work in close proximity, utilising the canal for freight and statements such as "only take what we need". As with transport, it was noted that high environmental standards will be expected, higher than those set by the ODA. It was also raised that it is important to prepare for the affects of climate change and flood risk mitigation techniques will be essential.

Policy Commitment

- Have regard for existing policies, however push for exemplar standards
- Adhere to the definition of sustainable development used in the NPPF
- Create flexibility in the Local Plan so that places can adapt over time
- Identify policies that will be superseded by the Local Plan

There was a general positive regard for existing policies, including the NPPF, London Plan, OLSPG, Hackney Wick AAP and FI AAP. For example, it was stated that allocations must reflect the Mayor's adopted London Plan policies on Waste Self Sufficiency and Waste Capacity. However, there was a noted inconsistency between the Fish Island AAP and Hackney Wick AAP Local Centre and Retail designations. It was suggested that this inconsistency needs to be resolved and supported by the necessary evidence base. There was concern for the flexibility of new policies. In contrast to many local residents preference for low rise buildings, developers requested flexibility with regard to building heights, densities and housing typologies. The implications and significance of Development Management policies were also noted. It was suggested that when the Local Plan is in place, applications in accord with Local Plan should be approved without delay, and when there no policies are relevant, permission should be based on adverse impacts versus benefits, assessed against the NPPF. It was raised that new policies will have an impact on existing policies, and it should be clear which policies will be superseded when the Local Plan comes into place.

Business Growth

- Opportunities for small and traditional business
- Protection and support for existing local enterprise
- Support businesses that attract middle and high earners to live and work
- Prevent monopolies

The majority of people were keen to support existing, traditional and local business and prevent the domination of monopolies. However, respondents also noted that it will be important to support the growth of businesses that attract middle and high income earners to live and work. Business growth and designations for commercial space were regularly noted in association with specific locations. Key growth areas with good access to the rest of London, such as the iCITY media centre and Stratford were noted to be in need of ancillary services for business. Land adjacent to the canal was noted as a potential location for community friendly commercial use. Affordable workspace was requested, and live/work units advocated in the Hackney Wick area.

Education

- Prepare for quality and timely delivery of education facilities
- Enable some flexibility on the use of sites to provide for future needs
- Provide education to deliver expansion and diversification of economy
- Support community libraries, heritage centres and information points

Responses indicate that it is vital that education is looked at with regard to existing and future needs of the population. This includes assessing needs for affordable childcare, nurseries, primary, secondary and further education, as well as training for unemployed residents, including support for mothers. It was noted that quality and timely delivery of education infrastructure, with some flexibility on the use of sites will be essential in order to deliver the educated facilities needed in the area. Some local borough councils outlined specific education needs. Hackney Council identified the need for eight - ten forms of entry by 2018 in the primary sector to meet demands for

places arising from residential development within the AAP area. In general it was noted that education and training will be necessary to deliver the expansion and diversification intended for economic growth. Universities were cited as hubs of innovation, research and technology that would attract investment and provide infrastructure to support business growth. There was also interest in education being integrated with leisure activities. For example, a community led waterways heritage and education centre located beside the Canal.

Urban Design and Design Quality

- Stipulate high design standards
- Ensure sensitive integration of new developments with existing environment
- Restrict building heights
- Improve streetscape, create clean, safe, accessible and appealing public space

High quality urban design was supported in response forms. People were opposed to gated developments and asserted that new developments should be sensitively integrated with the existing local environment. Concerns were sighted over the heights of new buildings. Some people were keen for flexibility with regard to building heights, whereas the majority were keen for building heights to be low and restricted. It was noted that the Hackney Wick AAP and Fish Island AAP stipulate a maximum of 4-6 storeys. It was noted that views to the Velodrome, Stadium and Orbit should be protected. Issues surrounding the streetscape were raised. It is important to people that streets become cleaner, safer and more accessible. Where necessary, shops should be refurbished to a higher standard. In terms of residential development, people advocated the BREEAM Code for Sustainable Homes.

Jobs

- Designate, consolidate and intensify sites for employment generation
- Protect existing industrial and employment capacity
- Create affordable employment space for local population
- Support higher value employment uses in emerging growth sectors

There is a high level of unemployment in the four boroughs surrounding the Legacy Cooperation area. The creation of employment opportunities in the area is important to people. People supported the protection and consolidation of existing employment land, as well as the development of employment land at the margins. Debate was raised over the boundaries of Strategic Industrial Land (SIL) and Local Industrial Land (LIL) land in Fish Island. As a result, these boundaries should be considered and justified. It was argued that the loss or reduction of industrial and employment capacity should be refused, unless the industry is no longer suitable. A range of employment opportunities were raised. It was argued that there should be provision for traditional, local businesses and affordable workspace for the existing population as well as support for higher value employment uses in emerging growth sectors.

Area Character & the Historic Environment

- Maintain existing character
- Protect creative and diverse communities and the spaces they inhabit
- Conserve and preserve heritage

- Prioritise creative re-use of buildings over demolition

Area Character was frequently discussed in relation to human activity and the historic environment. People argued that the existing local culture and sense of community help to form the local character, setting it apart from other areas in London. Creative and diverse communities that live and work in the area were advocated as contributing to the local character and it was argued that the spaces they inhabit need protection in the face of new development. Certain areas and building were also highlighted as in need of protection, including the Three Mills Area and the Percy Peanut Factory Buildings. People prioritised conservation and creative re-use over demolition of existing buildings. It was asserted that new development should not be at the cost of local character.

Health & Wellbeing

- Support developments that facilitate positive social interaction
- Provide quality infrastructure and facilities that improve physical health
- Improve walkways and cycle paths to incentive physical activity
- Create public safety improvements

One of the twelve land use planning principles in the NPPF is to support local strategies to improve health, social and cultural wellbeing. In the response forms health and wellbeing were associated with positive social interaction, physical health and security. It was argued that the type of interaction encouraged by new developments should be considered. New developments should aim to facilitate positive social interaction and community spirit. Provision of quality infrastructure and facilities that improve physical health were supported. Examples given by people include the GP at the Carpenters Estate, healthy food stores, gyms, appealing walkways and cycle paths. To improve security, people suggested that pathways should be well lit. It was noted that thought should be given towards lighting the greenway.

3.2 Key Issues Raised in Carpenters Representations

A total of 108 of the 118 representations received were in relation to the Carpenters Estate. A total of 98 of these were from a group of local residents who made matching representations and an additional 10 were made by individual stakeholders, all arguing for the retention of the Carpenters Estate. An outline of these representations and the key points raised by these people are below.

Carpenters Estate Representations

Key points raised

- Existing Housing Crisis in Newham
- “Betrayal” by Newham Council
- Quality community life in the Estate that should be protected
- Quality housing in the Estate that should be retained

- If demolition occurs, residents should be relocated together, to low-rise, affordable housing with gardens

Representations outlined the existing housing crisis in Newham. People stated that Newham is currently experiencing the worst overcrowding in England. Homelessness has increased every quarter since the beginning of 2012, Newham has approximately 32000 on its waiting list, 2319 homeless households are in temporary accommodation of which 1522 are families (Shelter Records). People argued that the existing housing stock on the Carpenters Estate should be retained to support these people and the existing residents and alternative plots of land should be sought for new development proposals.

People portrayed a sense of betrayal from Newham Council regarding the future of the Estate. People stated that activities of the Council have not supported the interests of the existing community. People noted that the primary focus of the UCL proposal will be academic and this does not reflect the interests of residents. The residents' preference for low rise housing is also being disregarded. One respondent noted that although the Mayor of Newham announced that residents of the Estate would have the 'Right to Return' on the BBC News in February 2012, in reality it appears that the Council supports the redevelopment of the site and the permanent removal of existing residents from the site.

People cited that Clays Lane housing project was demolished so that space could be made available for the Olympics. This housing project met a particular need, specifically single people who had been homeless. It was argued that the loss of housing for this group had not been made up in Olympic housing developments so far, and people were concerned that a similar scenario could occur at the Carpenters Estate. People stated that the Legacy Corporation needs to ensure that the deficit caused by the demolishment at Clays Lane is made up and the Corporation prevents the demolishment of more affordable housing and the scattering of more communities. People requested that no regard should be given to housing proposals in the Newham Core Strategy. A separate housing needs assessment, which reflects the interests of the existing residents in the Legacy Corporation area, should be carried out.

People outlined their views of the Carpenters Estate, stressing the quality of the existing housing and community and why these assets should be protected. With regards to housing, people outlined a strong preference for affordable, low rise, terraced housing with gardens and stated that this typology facilitates social wellbeing and community cohesion. It was also put forward that within the last two years, a number of homes have been fitted with new kitchens and bathrooms, paid for by the Council. It was argued that these good quality buildings should be retained. However, if the existing houses are to be demolished, they should be replaced with new low-rise, affordable housing for the existing residents.

With regards to the community, people argued that the existing community is tolerant, cohesive and successful. Existing community facilities enable children to play safely and worship at anytime. It was stated that the Local Plan Vision must promote community cohesion and should not aim to dismantle the community. Personal memories and family histories were also described to support the retention

of the Estate. It was argued that whatever happens, it will be important to keep the existing community together.

3.3 Call for Sites

The Call for Sites was a formal consultation period undertaken between November 2012 and January 2013. The Call for Sites was carried out to enable people to suggest sites for development and/or a change of use within the Legacy Corporation area, to gather information about land that might be allocated for development in the Local Plan and to gather information for the Strategic Housing Land Availability Assessment (SHLAA) to determine site capacity and the probability of sites coming forward over the plan period.

A total of 38 sites have been put forward by respondents for consideration by the Legacy Corporation as part of the Call for Sites. A summary outlining site details received from respondents and the Legacy Corporation’s response at this stage can be found in section 4. Further information regarding the SHLAA and Site Allocations, including the processes informing these particular site details will be outlined in the forthcoming Site Report. Relevant Site Allocations, SHLAA sites and maps of the individual sites received from respondents will also be available in the appendix of the final version of this document. However, the inclusion of a particular site in this draft Interim Consultation Report is not in any way an indication that the site will come forward for development.

4.0 How the responses have been taken into account

The points raised in the Early Engagement Formal Consultation Questionnaire, various early engagement meetings, workshops and focus groups have been considered and addressed in discussions and meetings throughout draft Local Plan preparation. The draft Local Plan has been formulated to take the points and issues raised into account and the points and issues have informed a number of key elements within the Local Plan, including the Vision and Objectives, Policies, Site Allocations and a number of plans.

4.1 Early Engagement Questionnaire and Events

The below table identifies where each point and issue has been taken into account in the draft Local Plan through a relevant Vision, Objective, Policy, Site Allocation and/or additional plan. For suitability within the table, policies have been given in their number format.

Topic Area	Key Points Raised	Relevant Objectives, Policies & Plans
	Provide affordable facilities, shops and	Objectives 7: Creating inclusive spaces, 8:

Community	restaurants	Creating neighbourhoods. SP1, BEE.7, BEE.8
	Maintain and prioritise existing community and prevent polarisation	Objective 14: Convergence. SP.5
	Create opportunities for community management and creative contribution	Objective 6: Urban design and design quality. NE.10. Workshops and focus groups in the consultation process, for example with the Legacy Youth Panel.
	Review and update of community needs	SP.5, Infrastructure Delivery Plan (IDP) 2.4
Housing	Provide affordable, low rise family housing with gardens	Objective 3: Housing, H.1, H.3, SA1.1, Sub area 2: Site Allocation for Chobham Manor, Sub area 3: Greater Carpenters District
	Ensure higher quality housing than current development of flats	Objective 6: Urban design and design quality, H.2, H.1, H.6, Sub area 2: Site Allocation for Chobham Manor
	Protect the Carpenters Estate	Policy SA3.5, amenities protected.
	Support developments that enable people to live and work in one place	Objective 2: Jobs Objective 8: Creating neighbourhoods, BEE.5
Open Space and Biodiversity	Protect and enhance open space and biodiversity	Objective 12: Open space and biodiversity, SP.6, NE.5, NE.8, NE.9, NE.10, IDP 3.7
	Adhere to 'Blue Ribbon' network policies	Objective 12: Open space and biodiversity, SP.6, NE.3,
	Flood management and "sequential approach" testing	NE.4, SA1.8, IDP 5.6
	Protection of yard spaces and canals for traditional ways of life	Objective 9: Area characters and the historic environment. SP4, HBE.4, HBE.6, SA1.4
Transport and Connectivity	Improved strategic and local connections	Objective 13: Transport and connectivity, SP.5, SP.7, T.1, T.2, IDP.4
	Provision for sustainable transport modes	SP.7, T.4, accordance with London Plan, IDP.4
	Exemplar standards for	Objective 13: Transport

	cycle routes and storage	and Connectivity. T.3, T.4
	Safe access	Objective 6: Urban design and design quality, T.4, NE.2
Climate Change and Energy	Mitigate climate change and reduce CO2 emissions	Objective 11: Climate change and energy, HBE.7, HBE.8, H.1
	Reduce the need for travel	Objective 11: Climate change and energy, Objective 13: Transport and Connectivity, T.1
	Consider sustainable land use options and local energy sourcing	Objective 10: Sustainability, Objective 11: Climate change and energy HBE.7, HBE.8
	Employ high environmental standards	Objective 11: Climate change and energy, HBE.8, HBE.7
Policy Commitment	Have regard for existing policies, however push for exemplar standards	Objective 6: Urban design and design quality. HBE.1, HBE.7, HBE.8. Sub area 2: Site allocation for Chobham Manor.
	Adhere to the definition of sustainable development used in the NPPF	Visions and objectives
	Create flexibility in the Local Plan so that places can adapt over time	Vision and objectives. Wording to allow for flexibility in the future. For example, Sub area 3: Greater Carpenters District
	Identify policies that will be superseded by the Local Plan	To be completed in final plan
Business Growth	Opportunities for small and traditional business	Objective 1: Business growth, BEE.3, BEE.6
	Protection and support for existing local enterprise	BEE.3, BEE.6
	Support businesses that attract middle and high earners to live and work	Objective 2: Jobs, BEE.10
	Prevent monopolies	BEE.5, BEE.8
Education	Prepare for quality and timely delivery of education facilities	Objective 4: Education, IDP 3.2-3.4
	Enable some flexibility on the use of sites to provide for future needs	BEE.11, Sub area 3: Site Allocations

	Provide education to deliver expansion and diversification of economy	BEE.10
	Support community libraries, heritage centres and information points	Objective 8: Creating neighbourhoods, SP.4, HBE.2, IDP 3.9
Urban design and Design Quality	Stipulate high design standards	Objective 6: Urban design and design quality, SP.3, HBE.2, HBE.7, HBE.8
	Ensure sensitive integration of new developments with existing environment	Objective 9: Area characters and the historic environment. SP.4, HBE.1, HBE.3
	Restrict building heights	HBE.1, e.g. sub-area 3, Policy SA3.2
	Improve streetscape, create clean, safe, accessible and appealing public space	Objective 6: Urban design and design quality. Objective 7: Creating inclusive places, SP3, SP.6, NE.1, NE.2, NE.10,
Jobs	Designate, consolidate and intensify sites for employment generation	Objective 1: Business growth, BEE.1.Sub-area 1 (policy SA1.3) and International Quarter.
	Protect existing industrial and employment capacity	BEE.2, BEE.3, sub-area 1.
	Create affordable employment space for local population	BEE.6
	Support higher value employment uses in emerging growth sectors	Objective 2: Jobs. SP1, BEE.10, Sub area 1: i-City
Area Character & The Historic Environment	Maintain existing character	Objective 9: Area characters and the historic environment, HBE.6, H2
	Protect creative and diverse communities and the spaces they inhabit	BEE.2, HBE6, SA1.1, SA1.4, SA1.5,
	Conserve and preserve heritage	Objective 9: Area characters and the historic environment, SP.4, SA1.4, HBE.3
	Prioritise creative re-use of buildings over demolition	SP.3, SA1.4
Health and Wellbeing	Support developments that facilitate positive social interaction	Objective 8: Creating neighbourhoods, HBE.2, NE.10, NE.11, NE.12
	Provide quality infrastructure and facilities	Objective 5: Health, culture and wellbeing.

	that improve physical health	SP.6, NE.2, NE.11, NE.12, IDP 3.6
	Improve walkways and cycle paths to incentive physical activity	SP.7, T.4, IDP 4
	Create public safety improvements	H2, T.4

4.2 Carpenters Estate Representations

As outlined in 3.0, the Legacy Corporation received a large number of representations associated with the Carpenters Estate. A number of the objectives, policies and other elements of the draft Local Plan that are outlined above are relevant to the issues raised in the representations. As potential proposals for the Carpenters Estate linked to UCL have fallen away, there are no know current plans or alternative proposals that this authority is aware of for the estate, although some residents in combination with the London Tenants Federation have proposed a Community Plan for the estate. Any representations from residents based on the proposed community plan or expressing other views will be taken into account during the draft Local Plan consultation stage will be taken into account when producing the formal Publication version of the plan. At this stage, the draft Local Plan expresses an approach that allows a range of options to be developed for the future of the estate. (See policies (SA3.1-5). Meetings with the residents groups from the Carpets Estate have also been carried out to help understand the issues being raised and it will be important to take these issues into account as any specific options are developed for this area.

4.3 Call for Sites

A total of 38 sites have been put forward by respondents. A number of sites were submitted but not as Call for Sites and these will be detailed in the appendix of the final version of this document and dealt with through the Local Plan. A summary outlining site details received from respondents included in the Legacy Corporation's response at this stage can be found below. Relevant maps of the individual sites received from respondents will also be available in the appendix of the final version of this document. It is worth noting again that the inclusion of a particular site in this draft Interim Consultation Report is not in any way an indication that the site will come forward for development.

Call for Sites Response Sheet						
Reference Number	Type of respondent	Respondent	Address	Current Use	Proposed Use	LLDC Response
LPCFS35	Local Business	Foreman	Stour Rd, Fish Island, London, E3 2NT	The respondent has stated that the site is vacant and the last use was temporary hospitality for the Olympics.	The respondent has proposed residential led development with retained employment, restaurant and gallery use.	The site is within an area identified for regeneration as a mixed use area as identified in Sub area One: Hackney Wick and Fish Island, of the Local Plan Consultation Document (October 2013) and the adopted Fish Island AAP (2012).
LPCFS34	Public Body	UCL/DJDeloitte	Carpenters Estate	This site has been withdrawn by the respondent.	This site has been withdrawn by the respondent.	This site representation has been withdrawn by the respondent.
LPCFS33a	Planning Consultant	GVA	Hamlet Industrial Estate , White Post Lane	The respondent has stated that the site is currently Industrial use.	The respondent has proposed residential use.	The site is within an area identified for regeneration as a mixed use area as identified in Sub area One: Hackney Wick and Fish Island, of the Local Plan Consultation Document (October 2013) and the adopted Fish Island AAP (2012) and forms part of an area anticipated for comprehensive heritage led development. In addition to residential use, the Fish Island Area Action Plan (FIAAP) indicates that a mix of uses would be appropriate for Fish Island North, the area in which this site is located. This is reflected within the proposed strategy for the location within the Local Plan Consultation Document.
LPCFS33b	Planning Consultant	GVA	20/22 Rothbury Road	The respondent has stated that the site is currently Industrial use.	The respondent has proposed residential use.	The site is within an area identified for regeneration as a mixed use area as identified in Sub area One: Hackney Wick and Fish Island, of the Local Plan Consultation Document (October 2013) and the adopted Fish Island AAP (2012) and forms part of an area anticipated for comprehensive heritage led development. The Fish Island Area Action Plan (FIAAP) indicates that a mix of uses would be appropriate for Fish Island North, the area in which this site is located.

Call for Sites Response Sheet

LPCFS32	Community Group	Eton Mission Rowing Club	Gilbert Johnson Boathouse	Rowing Club	The respondent has proposed sports and leisure use.	The main building within this site is recognised in the Hackney Wick AAP (HWAAP) as having townscape merit and the site is also within the HWAAP Hub. Any new use will need to consider existing policies and plans relating this site. It is anticipated that a mix of uses will be appropriate in the wider area. The Local Plan consultation document (October 2013) includes the site within the proposed Hackney Wick Neighbourhood Centre where sport and leisure use would generally be appropriate.
LPCFS31	Public Body	LCR	Chobham Farm	The respondent has stated that the site is comprised of vacant areas (post Olympics), Industrial and Business use. Part of the proposed development site is public highway.	The respondent has proposed ancillary retail, community and business use.	The site has been identified as a site allocation within the Local Plan consultation document (October 2013). There is an existing permission on this site outlining an acceptance of the proposed uses, subject to a number of further considerations and actions.
LPCFS30	Public Body	LCR	Chobham Farm South	The respondent has stated that the majority of the site is vacant and the temporary offices for the Olympics are shortly to be removed.	High density mixed use development, including residential, student accommodation, hotel, car parking with the potential for edge of town centre and educational uses.	The site is identified as a Site Allocation within the Local Plan Consultation Document (October 2013). It is anticipated that this site will contain a single or mix of uses encompassing leisure, office, education or residential. Proposed uses that are in accordance with existing policies and plan would be appropriate.
LPCFS29	Public Body	LCR	Stratford International Station	The respondent has stated that the site is currently as bus layover/ taxi rank.	The respondent has proposed high density residential, hotel or commercial use above the bus layover.	The site is too small to be considered for a specific site allocation within the Local Plan. However, the site is anticipated to fall within the Site Allocation for the Stratford Town Centre Extension in the Local Plan Consultation Document (October 2013), which will encourage a range of town centre uses. The site is also located within opportunity areas set out in planning policy documents. Subject to further planning considerations, including analysis of site opportunities and constraints, additional uses.

Call for Sites Response Sheet						
LPCFS28	Developer	Charlbury Consultants	339 High Street	The respondent has stated that the site is being used for offices and storage and is approximately 50% vacant.	The respondent has proposed residential development / student accommodation.	The site is too small to be considered a specific site allocation within the Local Plan. Any specific proposals for development at this site would be considered in the light of the adopted planning policies that are in place at that time.
LPCFS27	Developer	Charlbury Consultants	206-214 High Street	The respondent has stated that the site is currently vacant and the site has previously been used as a petrol filling station.	The respondent has proposed commercial use and student accommodation, in replacement of the previously permitted residential use.	The site is too small to be considered a specific site allocation within the Local Plan. Any specific proposals for development at this site would be considered in the light of the adopted planning policies that are in place at that time.
LPCFS26	Community Group	London Gypsies and Travellers Unit	90 White Post Lane	The site is currently vacant.	The respondent has proposed a Gypsy and Traveller Site.	The site forms part of an area anticipated for comprehensive heritage led development. The site falls below the 0.25 ha threshold for site that have been considered for inclusion as a site allocation within the Local Plan.
LPCFS25	Community Group	London Gypsies and Travellers Unit	31-41 White Post Lane	The site is predominately being used for storage.	The respondent has proposed a Gypsy and Traveller Site.	The site is within the area identified within the Local Plan consultation document as part of the proposed Neighbourhood Centre around Hackney Wick Station. The site is also benefits from an extant planning permission for mixed use development. It is also a site necessary to delivering the new route through under the station and the wider plans for station improvements, as identified in the Legacy Corporation Infrastructure Delivery Plan.
LPCFS24	Community Group	London Gypsies and Travellers Unit	Bridgewater Road	The site is being used as a depot to support the development of Crossrail.	The respondent has proposed a Gypsy and Traveller Site.	The site has been identified as a site specific allocation within the Local Plan Consultation Document (October 2013) for allotments and residential development, in accordance with current extant planning permissions.
LPCFS23	Planning Consultant	Planning and Development Associates LTD on behalf of Gowlain Building contractors	1 Dorset Place	The respondent has stated that the site is currently being used as B1 commercial space.	The respondent has proposed further B1 Commercial use.	The site has been identified as part of a wider site allocation within the Local Plan Consultation Document for a comprehensive residential led, mixed use development. A current, extant, planning permission is in place for this location which reflects the site allocation use mix.

Call for Sites Response Sheet						
LPCFS22	Planning Consultant	NLP on behalf of McGrath Bros	Land at Hepscoth Road	The respondent has stated that the site is currently being used as waste processing and storage.	The respondent has proposed residential led mixed use development.	The site is within an area that is considered appropriate for comprehensive heritage led mixed use development within the Local Plan Consultation Document (October 2013).. In addition, the site is identified as suitable for a mix of uses in the FIAAP and Olympic Legacy Supplementary Planning Guidance (OLSPG).
LPCFS21	Public Body	LB Waltham Forest	Eton Manor	The respondent has stated that the most recent use of the site has been for Olympic venues.	The respondent has proposed affordable, inclusive sporting and recreational facilities with potential for employment and training opportunities.	The site currently has planning permission for indoor and outdoor sports facilities and 1.2 hectares of allotments. This mix of new uses is being actively delivered as part of the post 2013 Games transformation works. Any change to the works being implemented would need to be pursued through the submission of a new application for planning permission.
LPCFS19	Developer	Bellway/Savills	Cooks Road	The respondent has stated that the site is currently industrial and commercial use.	The respondent has proposed residential led mixed use development.	The site is within a wider proposed site allocation within the Local Plan Consultation Document (October 2013). This anticipates that residential development with a significant proportion of employment space for diverse, small and medium sized businesses would be appropriate in this area as part of a wider use mix, with a particular concentration of employment uses adjacent to the River Lea. .
LPCFS18	Planning Consultant	CMA Planning	Vittoria Wharf	The respondent has stated that the site is currently occupied by a variety of uses. These include creative studios, office space and commercial units.	The respondent has proposed a mix of residential and commercial use.	The site is within the 'Fish Island Mid' area as defined by the Fish Island Area Action Plan (2012). The site also adjoins the Fish Island Conservation Area. This is identified as an area of heritage led mixed use with residential regeneration on the waterfront. This approach is reflected within the Local Plan Consultation document.
LPCFS17	Planning Consultant	CMA Planning	57 Berkshire Road	The site is currently industrial use.	The respondent has proposed a mix of residential and commercial use.	The site is within the area proposed for the Hackney Wick Neighbourhood Centre within the Local Plan Consultation document Mixed use development is supported in the OLSPG and HWAAP. The site is designated as an Other industrial Area and an Opportunity Site in the HWAAP and the site is located

Call for Sites Response Sheet						
						adjacent to the proposed hub at Hackney Wick.
LPCFS16	Planning Consultant	GL Hearn	Sugar House Lane	The site is currently partly in industrial use, partly vacant and partly under construction and development for permitted office, restaurant and exhibition space.	The respondent has noted that a variety of uses are suitable for this site, including A, B, C and D class uses.	The site benefits from a planning permission for 1200 new homes, offices, workshops and other non-residential floorspace. This is reflected within the site allocation included within the Local Plan Consultation Document, which identifies the site for a medium density mixed use area, including cluster of local retail and business space in the north of the site.
LPCFS15,14,13,12,11,10	Planning Consultant	Metropolis PD on behalf of Groveworld ltd and land owners	Wallis Road	The site is currently predominantly industrial use.	The respondent has proposed a mixed use development.	The site is within the area proposed for the Hackney Wick Neighbourhood Centre within the Local Plan Consultation document Mixed use development is supported in the OLSPG and HWAAP. The site is designated as an Other industrial Area and an Opportunity Site in the HWAAP and the site is located adjacent to the proposed hub at Hackney Wick.
LPCFS9	Planning Consultant	First plan on behalf of Aggregate Industries Uk and London Concrete	Bow Midlands Goods Yard	The respondent has stated that the site is currently industrial use.	The respondent proposed the retention of the existing use and the safeguard of rail related uses.	The site is located within the Strategic Industrial Location at Fish Island South in the Fish Island Area Action Plan. The Local Plan Consultation Document proposes to retain this SIL designation and recognise the safeguarded rail related uses.
LPCFS8	Public Body	National Grid	Rick Roberts Way	The respondent has stated that the site is currently a decommissioned gasworks site.	The respondent has proposed residential development.	The site is included within the Rick Roberts Way proposed site allocation within the Local Plan Consultation Document, which overall reflects the existing planning permission for a secondary school and residential development on the adjacent site. Overall, the site allocation would allow a mix of uses that includes residential.
LPCFS6	Developer	Urban Student Life on behalf of Duncan House property LTD	Duncan House	The respondent has stated that the site is currently educational use.	The respondent has proposed a mix of uses, including residential, education, commercial, sports, leisure and tourism.	The site is within the Greater Carpenters District site allocation within the Local Plan Consultation Document. This proposes an approach to the regeneration of this area that includes a use mix which reflects the overall existing balance of uses in its final form.

Call for Sites Response Sheet						
LPCFS5a	Planning Consultant	Quadrant Planning on behalf of Newham College	Olympic park, South of Orbit	The respondent has proposed a site adjacent to the stadium, recently used to support development during the Olympics.	The respondent has proposed educational use.	The Majority of the area identified is within the Stratford Waterfront West site allocation within the Local Plan Consultation Document. In addition to housing, the allocation identifies the potential for institutional or education uses. The OLSPG and Newham Core strategy support residential and an element of educational use within the wider area. The smaller area within the Stadium Island is adjacent to the Warm Up Track and associated facilities. It is also proposed within the Local Plan to designate this location as Metropolitan Open Land and Local Open Space. The document does, however recognise the opportunity for inclusion of compatible ancillary uses within the Stadium Island as a whole.
LPCFS5b	Planning Consultant	Quadrant Planning on behalf of Newham College	Chobham Farm South	The site is currently vacant.	The respondent has proposed educational use.	The site forms part of an area anticipated for further development and is located with a Site Allocation for Chobham Farm South in the Local Plan Consultation Document. The OLSPG identifies this location within an area of change with potential for a predominately mixed land use. The Site Allocation for Chobham Farm South identifies the area for a single use or a mix of uses, potentially encompassing an element of educational use.
LPCFS4	Local Business	Mr Michael Spinks, Essex Flour and Grain	28 Lee Conservancy Road	The respondent has stated that the site is currently commercial, warehouse and yard space for employment.	The respondent has suggested residential use.	The site is located within Employment Hub 6, Site at Junction of Lee Conservancy Road and the Eastway in the Local Plan Consultation Document. The retention of this site for employment use is supported in relevant policy documents, including the HWAAP and Hackney Core Strategy.. It is anticipated that the site designation will remain protected for employment use.
LPCFS2	Local Business	TRAD Properties	Dace Road	The respondent has stated that the site is currently being used for office space, including use of the external yard.	The respondent proposed predominately residential use, with commercial, office and leisure space.	The site is located within a wider area of Fish Island that is anticipated for comprehensive heritage led regeneration within the Local Plan Consultation Document. It is also included within the Wick Lane and Crown Close Other Industrial

Call for Sites Response Sheet

						Location within this. The Fish Island Area Action Plan identifies the location as both within an area of Heritage led mixed use regeneration and within a Local Industrial Location.
LPCFS1	Local Business	TRAD Properties	TRAD Scaffolding, Imperial Street, Bromley by Bow	The respondent has stated that the site is currently being used for office space, including use of the external yard.	The respondent has proposed predominately residential use, with commercial, office and leisure space.	The site is located within the Bromley-by-Bow proposed site allocation within the Local Plan Consultation Document. This reinforces the position outlined in the LB Tower Hamlets Core Strategy and the Bromley by Bow Masterplan, seeking a comprehensive mixed use redevelopment of the area which includes a potential new District Centre and associated infrastructure, including a new primary school, library/community facility and open space.