

PROVIDING HOUSING AND NEIGHBOURHOODS

5.1

The need for housing is driving the policy agenda at a national and London-wide level. Pressure for new homes and a buoyant housing market, coupled with overcrowding, means that demand for affordable housing is high. A significant part of the Legacy Corporation's role is to drive the delivery of new homes within its area, which will help to meet the identified need for housing within the Growth Boroughs and as well as helping meet London's strategic need for new homes. Through its own delivery programme and through exercising its planning powers, it intends to achieve delivery of new housing and exemplar neighbourhoods with a range of accommodation that allows a choice of housing tenures and types of accommodation, at prices residents can afford. Considerable progress has already been made to achieving these goals. It is expected that by the end of 2019 about 9,000 homes will have been built within the Legacy Corporation area. With future planned development this figure is expected to reach 33,000 by 2036. Alongside this new housing, new community infrastructure needs to be provided to ensure that successful neighbourhoods are created and the new communities have the facilities available to meet their needs.

Objective 2: Establish and maintain locally distinctive neighbourhoods which meet housing needs, while providing excellent and easily accessible social infrastructure

OBJECTIVE

This will mean:

- Delivering more than 24,000 new homes between 2020 and 2036 within a range of sizes, types and tenures
- Ensuring homes are accessible to and affordable for a broad spectrum of the community, and meet specialist accommodation requirements
- The delivery of at least two new primary schools
- The delivery and maintenance of sufficient new health and general community meeting places, including space suitable for faith use.



Strategic Policy SP.2: Maximising housing and infrastructure provision within new neighbourhoods

POLICY

The Legacy Corporation will work with its partners to maximise opportunities for delivering high-quality, sustainable and affordable homes, within a variety of types and tenures and provision of supporting infrastructure through:

1. Delivering in excess of the Draft New London Plan target of 2,154 housing units per annum through optimising housing delivery on suitable and available sites
2. Maximising affordable housing delivery through a minimum 35 per cent target across the area and applying the Mayor's threshold levels of 35 per cent and 50 per cent on a habitable room basis (see Draft New London Plan Policy H6)
3. Providing for a full range identified size, accommodation and tenure requirements, including family housing in all tenures, specialist housing and specific housing products which contribute towards the overall housing mix and meet identified requirements
4. Safeguarding existing residential units and land, and
5. Retaining existing community infrastructure and requiring the provision of new community infrastructure alongside new development.

Cross-reference to policies: H.1–H.8
London Plan policies: H1, H3, H5, H6, H8, GG4

Reasoned justification

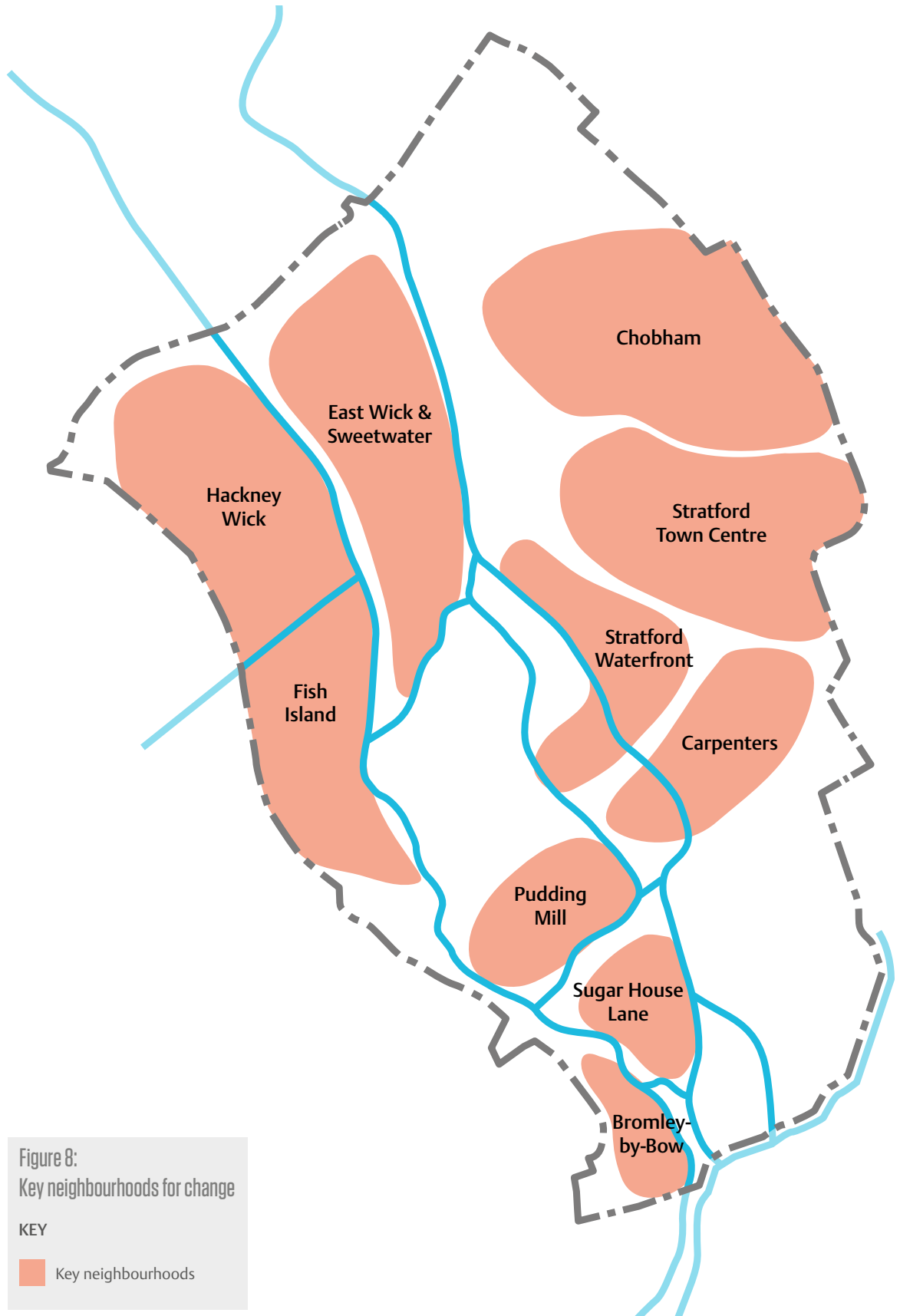
5.2

The Legacy Corporation has an annual housing delivery target, set out within the London Plan. This has been developed by the Greater London Authority (GLA), on the basis of its Strategic Housing Land Availability Assessment, 2017, and robust assessment of housing needs within its Strategic Housing Market Assessment, 2017. The Legacy Corporation fully supports this housing delivery target and will seek to achieve and exceed this through the application of this policy.

Policy application

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 shows that the target is expected to be met for the first ten years, but it may not be possible past 2028/2029. Nonetheless, it is expected that more than 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.



5.4

The Legacy Corporation will monitor and keep under review progress in seeking to achieve and where possible exceed the housing target, in particular against potential sources contained within each part of the Draft New London Plan target (i.e. small, large sites and non-self-contained). Where relevant it will introduce measures to enhance delivery on all applicable sites, including optimising delivery on sites within the Legacy Corporation's ownership through the portfolio-based approach, update evidence and design codes, investigating capacity requirements or amend targets where required. The Legacy Corporation will also work with the boroughs through the Duty to Cooperate to develop and devise a joined-up strategic approach to housing delivery and in particular to meet delivery targets towards the latter part of the plan period where, as shown within the housing trajectory within Figure 9 below, delivery becomes less certain. Where relevant these discussions should also cover the transition arrangements or the transfer of those powers to a future relevant body. The trajectory and the list of key sites in Appendix 2 will be kept under review within the Authority Monitoring Report (AMR), with delivery rates reflected within the rolling five year target.

5.5

The draft New London Plan (2017) sets out a strategic target of 50% affordable housing across London. The Legacy Corporation will apply the Mayor's affordable housing threshold of 35 per cent affordable homes, including 50 per cent on public sector land, and industrial land where there is a net loss in industrial floorspace capacity. It also sets out the requirement for an equivalent of 35 per cent affordable delivery on non-self-contained residential accommodation therefore monitoring will be based upon the proportion of affordable housing achieved over the monitoring year, rather than against an absolute figure. For the avoidance of doubt, in accordance with draft New London Plan policy H13 and the Affordable Housing and Viability SPG this applies to Build to Rent tenures as well as traditional, build for sale. Policies H.1 and H.2 provide further detail in relation to housing mix and affordable housing requirements. Delivery will be reported annually in the Authority Monitoring Report.

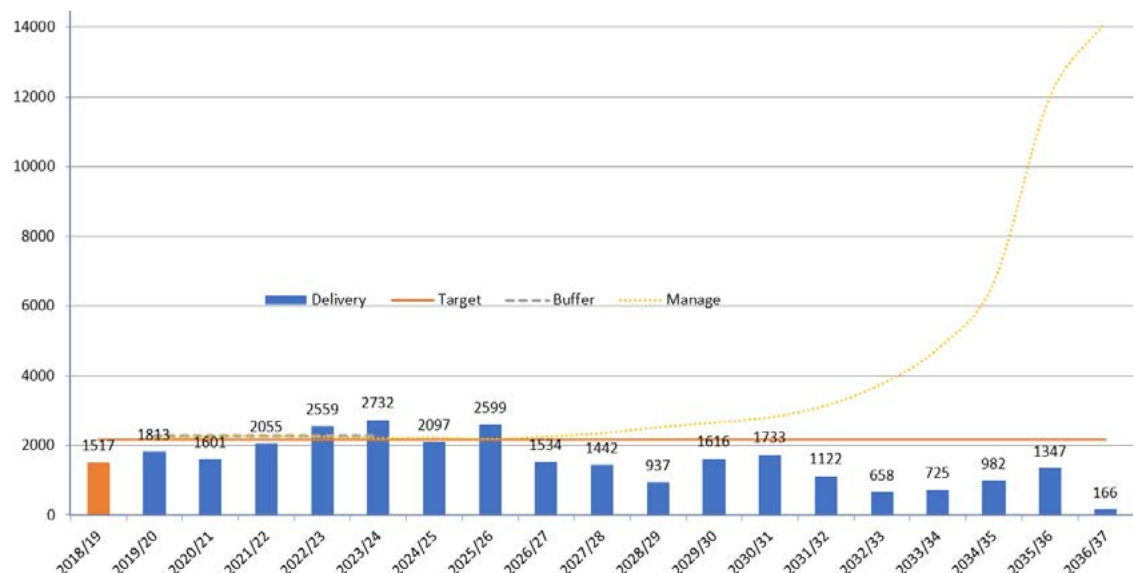
5.6

Protecting existing residential stock is also a key component of mixed and balanced communities. Loss of residential units, including affordable housing, floorspace or land essential to housing delivery will be resisted. Self-contained units or floorspace will be protected or re-provided unless unacceptable amenity issues are present. Residential land will only be released where an equivalent number of residential units or floorspace is re-provided across all applicable sites.

5.7

It is important that existing community infrastructure is maintained and new infrastructure provided alongside housing to help create successful neighbourhoods.

Figure 9: Housing trajectory to 2036



DEVELOPMENT MANAGEMENT POLICIES

H.1: Providing for and diversifying the housing mix

POLICY

The Legacy Corporation will seek to diversify the range of housing provision by securing an appropriate mix of housing and accommodation types to meet identified requirements. It will promote and diversify delivery on a range of different site types including through small sites and conversions by utilising tools such as the Characterisation Study, the Brownfield Register and PTAL mapping to identify potential locations for yielding additional housing capacity. This information will be kept up to date within the Authority Monitoring Report.

All residential proposals including schemes utilising Built to Rent models should:

1. Meet identified local and strategic requirements, containing a mix of one, two and three-bedroom units, with units of two bedrooms and more constituting more than half the total
2. Integrate a mix of unit and tenure types including flatted developments, maisonettes and family housing into the design
3. Promote the creation of mixed and inclusive communities, and
4. Meet London Plan and applicable Housing SPG design considerations, subject to Policy BN.4.

Schemes on small sites and conversions will be supported where:

5. The site is well-designed to optimise housing delivery
6. The proposal is in accordance with all relevant policies of the Local Plan, including loss of open space, social infrastructure and employment floorspace capacity, and
7. There is no unacceptable loss of amenity.

Where Built to Rent and other similar rental products are proposed, accommodation will be required to utilise unified ownership and management structures; include mechanisms to secure the accommodation as such for the long term, with appropriate clawback procedures, including options for long-term secured tenancies.

Cross-reference to policies: T.4; SP.3; BN.1; BN.4; BN.6;

London Plan policies: D1, D6, H2, H12, H1, Affordable Housing and Viability SPG

Reasoned justification

5.8

Providing for a range of different forms of residential accommodation by size, form, tenure and typology is essential to create sustainable new mixed and inclusive communities and meet identified housing requirements. Build to Rent accommodation is playing an increasing role providing additional assurances to that normally found within the private rented sector through flexible tenancies, greater certainty over rent rises and a managed approach to the whole development. In combination, this approach should help enable residents to remain in the area for the longer term, contributing to community cohesion.

Policy application

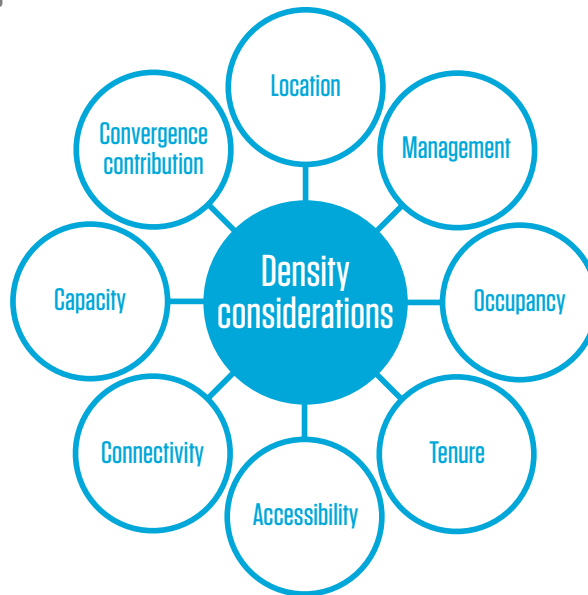
- 5.9** The Draft New London Plan emphasises the potential contribution of small sites towards overall housing delivery, however due to the constrained nature of the area the contribution from small sites and conversions is likely to be comparatively small. Nonetheless measures are being introduced to boost delivery from these sources. 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.
- 5.10** The Housing Requirements Study (2018) suggests that there is a particularly high local requirement for two bedroom market homes and, within the affordable sector, for two and three bedroom homes. The Greater London Authority SHMA (2017) identifies a greater strategic need for low cost rented properties, in particular for one-bedroom properties.
- 5.11** All proposals should reflect these identified size, form and tenure requirements, providing an appropriate balanced mix of one, two and three-bedroom units. Provision of low cost rented units should provide an equal mix of one, two and three-bedroom properties. All proposals should contain more two-bedroom-plus units than one-bedroom units, and should not avoid the provision of any single size or tenure. When considering the detailed mix of dwelling sizes, the Legacy Corporation will consider individual site circumstances, including location, viability and the promotion of mixed and inclusive communities. Proposals which cluster units of a particular size and tenure and do not reflect these requirements will not be permitted. In all cases, proposals should show how the provision of family housing has been maximised.
- 5.12** The Legacy Corporation will apply the Mayor's definition of Build to Rent (BTR) as set out within Policy H13 of the Draft New London Plan which includes schemes of more than 50 units, covenanted for at least 15 years and containing specific management measures. This generally includes proposals for a number of units which are purpose-built, or redeveloped for rent, normally by an institution or management company within the private sector to individuals, groups or families who do not share specialist-use requirements (i.e. excluding student and older persons' accommodation). The Legacy Corporation will utilise S106 agreements and conditions to secure Build to Rent provision. Alike traditional build for sale proposals, schemes containing BTR will be expected to provide a mix of dwelling types and sizes.
- 5.13** Where appropriate and viable, units intended for family housing should be within a mix of flatted development houses or maisonettes. Consideration should also be given to different living requirements and lifestyles such as how developments can be designed to suit the lifestyles of large family groups, including layouts with kitchens separate from other living space and, for example to support home working practices.¹⁰
- 5.14** Proposals shall be supported which address existing stock imbalances by introducing market and intermediate housing within existing predominantly social rented areas or those which introduce affordable rented accommodation where currently under-represented, provided that they meet an identified local housing need. A mixed and inclusive neighbourhood will generally be considered to reflect roughly the local demographic norms in relation to tenure, age structure and income and enable people to remain within the community for the long term¹¹. Where the Legacy Corporation considers that a proposal could impact negatively on mixed and inclusive neighbourhoods, or harm the residential amenity, character or function of the area,

¹⁰ For example, meet cultural requirements and lifestyle preferences for large family homes

¹¹ Current balance of the community: largest population groups within 25–34 age groups; 27 per cent social/affordable rented and 73 per cent owner-occupied and private rented

additional justification of the need for the development should be provided in the form of local studies, waiting lists, business cases for the development and potential economic repercussions, should the proposal not take place.

Figure 10:
Density considerations



5.15 The Legacy Corporation is directed by the London Plan on a range of housing policies which will be applied including: play space, residential amenity, daylight and sunlight, accessibility and safety design principles. Policy BN.4 sets out how the Nationally Described Space Standards – Technical Requirements will be applied. All proposals, including self/custom-build will be expected to optimise housing delivery on deliverable sites, when considering the appropriate density, the Legacy Corporation will consider individual site circumstances including: location, constraints, transport accessibility, connectivity and capacity; management, occupancy and tenure of the development; and contribution of the site to the Legacy Corporation’s convergence aims. Schemes referable to the Mayor will also be required to undergo design review through the Quality Review Panel and submit a Management Plan where the density thresholds as set out in Draft New London Plan Policy D6 are triggered.

5.16 The housing trajectory sets out the anticipated delivery rates, but does not include an allowance from small sites for the first five years as delivery rates from these sources are currently considerably below these levels. However it is anticipated that delivery from these small sites can be increased by applying the principles of this new policy approach. The Characterisation Study, 2018 identifies the character of each part of the sub area and highlights broad locations which can potentially yield residential capacity from small sites, defined as less than 0.25ha or through residential conversions. Other locations within PTAL levels 3 to 6 are also considered broad locations of search. Residential proposals will be supported where they are of a suitable scale and design, have no unacceptable impacts on amenity and meet all other Local Plan policies.

5.17 The Legacy Corporation will also seek to identify further opportunities to boost small site delivery through promoting brownfield sites and utilising the Brownfield Register. The previous 0.25 threshold has been amended to invite sites capable of delivery of more than 5 homes. The Call for Sites process of the Brownfield Register will remain open and the list will be reviewed regularly, at least on an annual basis.

5.18

Other potential sources of residential capacity will come from conversions of other uses to residential. Due to other Local Plan policies protecting employment floorspace capacity for example, and the amount of development taking place within the area it is not anticipated that this form of development will yield any significant new capacity. The Legacy Corporation will monitor within the Authority Monitoring Report and keep under review the amount of capacity coming forward from small sites and conversions, introducing measures to enhance delivery where necessary such as further detailed housing capacity work and design codes.

Case Study 4: Housing Mix 52-54 White Post Lane

CASE STUDY



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This scheme is located in Hackney Wick but just outside the boundary of the Hackney Wick Masterplan site. This is a mixed-use redevelopment containing around 2,400 sqm of employment floorspace plus 55 residential units. The proposed mix of the scheme is well balanced with 34.5 per cent 1 beds, 34.5 per cent 2 beds and 31 per cent 3 beds. This conforms to the Local Plan policy aspiration of a 'balanced mix'.

H.2: Delivering affordable housing

POLICY

Affordable housing will be sought on sites capable of providing ten units or more, or has an area of 0.5 hectares or more, based on the affordable housing thresholds set out within SP.2, broken down as 60 per cent low cost rented, and 40 per cent intermediate¹². The Legacy Corporation will apply the Mayor's Fast Track and Viability Tested Routes and thresholds to maximise affordable housing delivery, including utilising viability re-appraisal where relevant.

For self-contained residential schemes, affordable housing should be delivered on site in the first instance. Off-site provision will only be considered where it:

1. Provides equivalent number and type of affordable units across all sites related to the proposal
2. Does not prejudice the delivery of affordable housing
3. Is delivered at no financial advantage to the developer
4. Is linked to the completion of the market housing elements of the scheme
5. Is located where able to provide for local housing needs, and
6. Would be beneficial to achieve and maintain mixed and balanced communities.

Financial contributions will only be acceptable in exceptional circumstances when on-site provision and all potential off-site options have been fully explored and discounted, and linked to a particular site or proposal. Other specific policies of the Local Plan set out where contributions towards off-site provision of affordable housing are appropriate.

Cross-reference to policies: SP.2; H.1

London Plan policies: H5, H6, H7, H8, Affordable Housing and Viability SPG

Reasoned justification

5.19

Providing for housing needs including through different affordable tenures is crucial to achieving mixed and inclusive neighbourhoods. For this reason, a proportion of total housing delivery will be within affordable tenures. This has been set as a target of 35 per cent of affordable homes across the whole of the Legacy Corporation area and 50 per cent on public owned land and as set out within Policy H6 of the Draft New London Plan. Where residential is proposed within designated and non designated industrial sites and there will be a net loss of industrial floorspace capacity, 50 per cent affordable housing is expected or the VTR will be utilised. This target and tenure mix has been determined according to evidence¹³ and subject to rigorous viability testing¹⁴ to determine viability across the whole of the area. In relation to the affordable housing tenure split requirements, the Draft New London Plan sets out that 30 per cent shall be provided as low cost rented homes and 30 per cent intermediate products, with the remainder to be determined by the local planning authority through the Development Plan process.

¹² The NPPF 10 per cent low cost home ownership should be included within this category

¹³ Housing Needs Review, 2013; Four Borough SHMAs; Housing Requirements Study, 2018

¹⁴ Affordable Housing Viability Testing, 2013; Combined Policy Viability Study, 2014; 2018 Affordable Housing Viability Testing

As local and strategic evidence confirms a higher need for low cost rented accommodation, within the Legacy Corporation area the remaining 40 per cent shall normally be provided as 30/10 in favour of low cost rented. When determining the detailed affordable housing mix the intermediate offer should also meet the 10 per cent low cost home ownership requirement of the NPPF, where relevant¹⁵.

Policy application

5.20

The Mayor has set out appropriate income caps for his preferred intermediate tenures of London Living Rent and London Shared Ownership which will be applied. In relation to affordable housing allocations the Legacy Corporation will follow the approaches of the four boroughs. The Mayor's annual London Affordable Rent benchmarks shall be used when setting appropriate rental rates. To ensure that intermediate units remain genuinely affordable, the guidance within the Mayor of London's Affordable Housing Viability Supplementary Planning Guidance (August 2017), or any future equivalent guidance published by the Mayor should be used. The Mayor updates the income ranges eligible for intermediate products in his Annual Monitoring Report. Developers will be expected to demonstrate that they have engaged with a registered provider and secured a commitment for provision from the outset. Subject to the availability of appropriate funding, delivery of social rented accommodation within the area will be supported.

5.21

Policy H.2 will apply to all residential schemes of 10 units or more or on sites of over 0.5 hectares, including future changes of use of residential floorspace. Proposals which provide affordable housing at the relevant threshold as set out within SP.2 without public subsidy, meet the 60/40 tenure mix requirement as above and all other Local Plan policy requirements can qualify for the Fast Track Route (FTR). All other proposals shall be assessed under the Viability Tested Route (VTR). This will mean that the scheme's viability will be tested at the application stage, and further viability testing will be secured via Section 106 Agreements using the formula and the process set out within the Mayor's Affordable Housing and Viability SPG to secure early, mid and late stage reviews (as appropriate). Viability re-appraisal will also be secured within FTR schemes for circumstances where an agreed level of progress has not been met within two years. For Build To Rent schemes to qualify for the FTR the tenure mix should consist entirely of affordable rented products with 60 per cent being offered at low cost rents (social or London Affordable Rent), 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 of 10 units or more or over 0.5 hectares, including future changes of use of residential floorspace.

5.22

The principle of mixed and inclusive communities is essential to the design, location and layout of affordable housing across development schemes. Schemes should be designed to aid social cohesion and inclusiveness on a development and individual block scale. This will involve careful consideration of the management and location of affordable units, including how affordable units may be 'pepper-potted' or dispersed across the whole development and where feasible, shared entrances for different tenures. Where affordable housing is provided as dedicated blocks within a larger scheme the affordable housing units should be appropriately located across the site, avoiding parts of the site which may be more constrained or less accessible. Affordable accommodation should be indistinguishable externally from other tenures. Schemes should also ensure a consistency of landscape and public realm design and management across the development as a whole.

¹⁵ Exclusions for solely for Build to Rent schemes, specialist accommodation for a group of people with specific needs, by people who wish to build or commission their own homes; or is exclusively for affordable housing.



Policy H.3: Meeting accommodation needs of older person households

POLICY

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 to meet the identified annual benchmark of 17 per annum within C2 or C3 use classes which will be acceptable where:

1. Suitably located in relation to transport modes, social infrastructure and Centres
2. Meeting identified strategic needs for the specialist type of accommodation;
3. Meeting a local need for the level of care provided within the accommodation;
4. It meets accessible and inclusive design and other relevant standards for the type of accommodation, and
5. Delivery of non-specialist housing is not compromised.

Self-contained C3 accommodation should also provide affordable housing in accordance with Policy H.2.

Cross-reference to policies: H.1; H.2; BN.1; BN.4; BN.6

London Plan policies: H14, H15

Reasoned justification

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 tenures¹⁷ as well as a local need of 275 specialist units to 2036, for older persons' accommodation mainly for C3 accommodation with varying types of specialism and support.¹⁸ Policies will ensure that needs for specialist older persons' accommodation can be met. Generally C3 accommodation will be considered self-contained sheltered or extra care accommodation whereas C2 accommodation will be residential sheltered care homes with a significant level of care such as healthcare, domestic help or emergency support. For the purposes of clarification, non-self-contained older person's accommodation will be monitored on the basis of 1 bedspace accounting for a single home.

¹⁶ LLDC Population Report (2018)

¹⁷ London Plan evidence (Older Londoners and the London Plan: Looking to 2050)

¹⁸ Housing Requirements Study (2018)



Policy application

5.24

All types of older persons accommodation should meet National Minimum Standards for Care Homes for Older People or be designed for the needs of future occupants, including specifically for dementia care, staff and visitors while maintaining flexibility of tenure, in accordance with the Design Principles for Extra Care Housing, 2008. Existing accommodation shall only be lost where these design standards are incapable of being met through re-configuration of the accommodation. This will be assessed by the cost of work to meet standards and specialist viability appraisal. Identified increased strategic and local needs for older persons' accommodation mean it is unlikely that a case for a lack of need for specialist older persons' accommodation can be proven. Proposals involving changes of use between different forms of older person's accommodation should demonstrate changing local requirements for the level of care and utilise viability appraisals to maximise affordable housing.

5.25

The Legacy Corporation does not have an indicative benchmark target within the London Plan; however, it will seek to provide accommodation to meet strategic and local requirements. To enable occupants of specialist accommodation to carry out day-to-day tasks, proposals should be located within easy access of public transport, social infrastructure and Centres, as defined within Table 4. Taking these matters into consideration all site allocations are considered suitable for specialist older persons accommodation.

5.26

Provision should align closely with requirements, so the Legacy Corporation will seek to ensure that specialist, and sometimes high-cost, accommodation does not compromise the overall delivery of housing requirements. Proposals should therefore demonstrate how the development meets the strategic need within east London for the tenure and type of specialist accommodation, including accommodation suitable for people with dementia. Proposals for accommodation with an element of care should demonstrate local requirements for the specific type and level of care provided.²⁰ Methods of demonstrating local need should include local demographic information, waiting lists, survey information and demand information from similar developments within a nearby equivalent area. Proposals for new C2 accommodation should also submit business models and management plans to demonstrate the ability to deliver and manage the development for the long-term. Specialist viability appraisal will be expected to take into account the distinct economics of specialist accommodation provision.

¹⁹ Housing Learning and Improvement Network, Factsheet no. 6

²⁰ The Role of the Planning System in Delivering Housing Choices for Older Londoners (GLA, December 2012) demonstrates that extra-care housing is more expensive; so, as the level of care provided increases, the accommodation becomes less affordable.

5.27

New C3 older persons accommodation should deliver a minimum of 35 per cent affordable housing in accordance with Policy H.2, or be assessed through the Viability Tested Route. Given that almost half of the total requirement is for Leasehold Schemes for the Elderly (LSE) the tenure split for affordable older person's accommodation should be balanced in favour of shared ownership products.

Case Study 5: Older persons' housing, William Guy Gardens

CASE STUDY

Older persons' accommodation within affordable tenures

This scheme completed in 2016 involved the redevelopment of a vacant older persons housing development to provide a total of 41 units for the over 50's including associated communal and private amenity space, hard and soft landscaping and disabled car parking. It provided 36 affordable dwellings and 5 market dwellings for the over 50's age group, involving a net increase of 28 older persons' units.





Policy H.4: Providing student accommodation

POLICY

Net loss of student accommodation will be acceptable where the proposal meets identified requirements within the housing supply. Proposals for new purpose-built student accommodation (PBSA) should:

1. Secure the accommodation through planning agreement or condition for long-term student use and be secured by nomination agreement for occupation by students of one or more identified Higher Education provider
2. Meet identified strategic needs for student accommodation and be directed to appropriate locations within or on the edge of the Metropolitan Centre. Proposals outside these locations will be acceptable where they are suitably located for easy access by walking, cycling or public transport to the higher education provider/s to which the proposal is linked
3. Facilitates a positive balance of tenure and income in the locality and have no unacceptable adverse amenity impacts, and
4. Provide the maximum level of on-site affordable student provision, or assessed through the Viability Tested Route (VTR) (utilising the thresholds set out within paragraph 5.19) and be secured through a legal agreement.

In locations where the proposal has the potential to impact negatively upon the aims of (3) justification of the requirement for the development should be provided by additional local market need information.

Cross-reference to policies: H.1; BN.1; BN.4; BN.6
London Plan policies: H17

Reasoned justification

5.28

The Draft New London Plan specifies that there is a strategic need across London for new student bedspaces and provision of new purpose-built student accommodation (PBSA) can contribute towards the overall supply of housing but should be more dispersed. For this reason, the Legacy Corporation will ensure that student accommodation permitted within the area meets genuine student needs and is appropriate in location and that uses are integrated well into the wider environment through application of this policy. For the purposes of clarification, PBSA will be monitored on the basis of 2.5 bedspaces accounting for a single home.

Policy application

- 5.29** To ensure that the accommodation is provided at a rate affordable to current students, proposals should be linked to one or more established higher education providers and secured for long-term student use through Section 106 Agreement or conditions. Proposals shall only be determined under this policy where they will be robustly secured for students through higher education provider links, conditions or a Section 106 Agreement, or where all the bedspaces qualify as affordable student accommodation. In all other cases, it shall be subject to the requirements of Policy H.2: Affordable housing, and any other relevant policies within this Local Plan.
- 5.30** The Metropolitan Centre and edge of centre sites within the northern zone of the Stratford Policy Area (see Policy 3.2) are considered most appropriate for PBSA due to the enhanced walking, cycling and public transport accessibility, the location of existing and future HEIs and the ability of the proposals to add to the diversity and vitality of the centre. However by its nature, the student population is transient, so proposals in all locations should consider carefully their impact on the management of the night time economy, including crime and safety and the impact on mixed inclusive neighbourhoods, and where necessary justified through additional local market need information. This may include consideration of higher education provider waiting lists, survey information and demand information from similar developments within the area. All proposals should demonstrate how potential for noise, disturbance and amenity impacts will be minimised through a management schemes.
- 5.31** The Draft New London Plan expects non-self-contained schemes such as student accommodation to contribute to the supply of affordable housing. Any new proposals should therefore provide a minimum of 35 per cent on-site affordable student bedspaces available at a rate affordable to students on maximum state-funded financial support (defined by the Mayor's Annual Monitoring Report and appropriately indexed in later years) or be rigorously assessed through the VTR. Proposals located on public land, or on industrial sites where there is a net loss of industrial capacity should provide at least 50 per cent affordable student rooms to follow the FTR. Affordable student provision should be equivalent to all other bedspace provision by nature of the design, size and services provided, with nominations managed by the relevant higher education provider. Any future proposed change of use will trigger a full Viability Review to maximise affordable housing.
- 5.32** The Legacy Corporation will expect the submission of information demonstrating how the population density of the proposal compares to that of similar housing schemes meeting the Local Plan housing mix requirements as set out in Policy H.1. Where the population density is above that of equivalent schemes and there are considered to be sufficient additional impacts on transport or infrastructure demand compared to other conventional housing schemes, for example for healthcare facilities, or a substantial increase in footfall, further S106 contributions may also be sought for mitigation of impacts. The use of student accommodation for other ancillary uses within the vacation period will only be acceptable where the accommodation is offered to conference delegates, university interns, and short course students at an equivalent daily rate to that charged the student occupants of the accommodation. Where acceptable occupancy conditions will be secured through conditions or S106 agreements.

Policy H.5: Location of gypsy and traveller accommodation

POLICY

The Legacy Corporation will seek to provide for the needs of gypsies and travellers generated within its area through working strategically with neighbouring boroughs and co-operating and engaging with gypsy and traveller communities to allocate and deliver suitable sites.

Existing sites will be safeguarded and new sites for the needs of gypsies and travellers will be acceptable where:

1. Location is suitable for residential development
2. Access can be gained to amenities, social and community facilities, the road network and other transport modes
3. Residential amenity for both existing and potential residents is not adversely affected, including potential for noise, light, smells and over-looking, and
4. There are no other planning policy constraints identified within this Local Plan with reference to local amenity and environment.

Cross-reference to policy: H.1, SA1.7

Sub Area Policy: SA1.7

London Plan policies: H16

Reasoned justification

5.33

Specialist accommodation is required to meet the lifestyles and living patterns of gypsy and traveller communities. The Legacy Corporation will ensure that existing sites are safeguarded, and new sites permitted within the area are able to contribute to specialist accommodation requirements.

5.34

The Housing Requirements Study (2018) identifies a net requirement for nine gypsy and traveller pitches within the Legacy Corporation area over the Plan period to 2036 plus a need for an additional 15 pitches arising from households falling within the Draft New London Plan definition, but do not meet the planning definition defined within the Planning Policy for Traveller Sites (2015). The existing site at Chapman Road is safeguarded for gypsy and traveller accommodation uses to continue to contribute a supply of five pitches over the Plan period. The allocated site at Bartrip Street South is expected to be able to provide around nine new pitches therefore it has the potential to meet the needs of households who meet the planning definition over the plan period to 2036. It is not yet known how the identified needs for 15 pitches for households who fall outside the planning definition over the whole of the Plan period will be met. In order to do so the Legacy Corporation will continue to cooperate with neighbouring authorities to explore potential to meet need associated with its area at a strategic level. The Legacy Corporation will therefore identify and update on an annual basis the availability of sites to meet the first five years' supply of sites against the pitch target; identify specific sites or broad locations of sites to meet supply for years 6 to 10, and thereafter; and monitor performance against these targets and review Local Plan Policy H.5 if these aims are not being met.

Policy application

5.35

Where any additional sites can be identified for potential gypsy and traveller use within the area, suitability will be assessed on the same grounds as housing in general, including deliverability and developability tests. Where small gypsy and traveller sites are proposed, proximity to existing sites to ensure the cohesion of the gypsy and traveller community will be considered positively. The policy criteria shall be used to assess proposals for potential sites within the plan-making and development management processes where potential arises. The Legacy Corporation will monitor any unmet need through the monitoring and review process which will include updating evidence, investigating capacity requirements or amending targets where required and will cooperate with each of the four boroughs to address wider strategic issues of accommodating need for gypsy and traveller accommodation once they have reached an appropriate point of review for their local plans. On an annual basis the Legacy Corporation will also work with the four boroughs and other partners to audit existing pitches for overcrowding, capacity and refurbishment requirements and will utilise the relevant borough's nominations process where new sites are provided.



Policy H.6: Houses in Multiple Occupation (HMOs)

POLICY

Net loss of HMOs will only be permitted where an HMO is no longer required, is unsuitable or below standards, or is being replaced with housing meeting localised needs.

Schemes equivalent to 10 residential units or 30 bedspaces more will deliver a cash in lieu contribution towards the delivery of a minimum of 35 per cent C3 affordable housing, or be subject to the Viability Tested Route. Proposals for purpose-built HMOs and conversions requiring planning permission will be acceptable where:

1. Meeting an identified local need
2. Meeting relevant HMO standards, and internal and residential amenity standards
3. There are no unacceptable adverse impacts on residential amenity
4. It facilitates a positive balance of tenure and income in the locality
5. Easily accessible by public transport, cycling and walking, and
6. It does not compromise the delivery of housing.

Cross-reference to policies: SP.2; H.1; BN.1; BN.4; BN.6
London Plan policy: H11

Reasoned justification

5.36

It is considered that HMOs provide an important role in the housing supply, particularly to meet the needs of younger households. To maintain this important supply of low-cost housing, the Legacy Corporation will seek to protect HMOs which meet relevant standards and provide a high standard of new HMO accommodation.

5.37

HMOs are defined within this policy as having at least 3 tenants living together to form one household, sharing washing and cooking facilities but let on a room by room basis, rather than as a single property. Large HMOs are over three storeys high with 5 tenants or more. HMOs do not normally provide any additional shared amenity or facilities, whether on-site or through off-site linked, or shared facilities. In accordance with the London Plan, HMOs, being non-self-contained should normally be monitored on a 1:8 basis. The affordable housing requirement will be triggered at 30 bedspaces, on this basis of this being equivalent to 10 residential units, and thus meeting the threshold as set out within Policy H.2. Any future proposed change of use will trigger a full Viability Review to maximise affordable housing.

5.38

New provision should meet relevant housing space standards as well as normal internal and residential amenity standards. Premises should be licensed, ensure mixed and balanced communities (see Policy H.1) and should not compromise the overall delivery of housing requirements. The Legacy Corporation shall monitor and enforce against any 'beds in sheds' and the impact of HMO provision through permitted development rights.²¹

²¹ From C3 dwellinghouse to C4 smaller HMO



Policy H.7: Shared living accommodation

POLICY

Proposals for large scale shared living accommodation should be directed towards the Metropolitan Centre or identified appropriate edge of Metropolitan Centre locations. Large scale and other smaller shared living proposals outside these locations should demonstrate the role of this form of accommodation in meeting identified housing requirements. Proposals will be acceptable where they:

1. Relate positively to the aim of mixed and inclusive neighbourhoods
2. Include suitable and secured management processes; and provide sufficient on-site facilities, services and amenity space in accordance with Draft New London Plan Policy H18, which should be appropriate to the scale, density and population of the proposed development
3. Meet high residential design standards, and
4. Contribute financially towards the provision of off-site C3 affordable housing (for schemes of 30 bedspaces and above), equivalent to 35 per cent of residential units within the proposal.

Cross-reference to policies: H.8
London Plan policies: H18

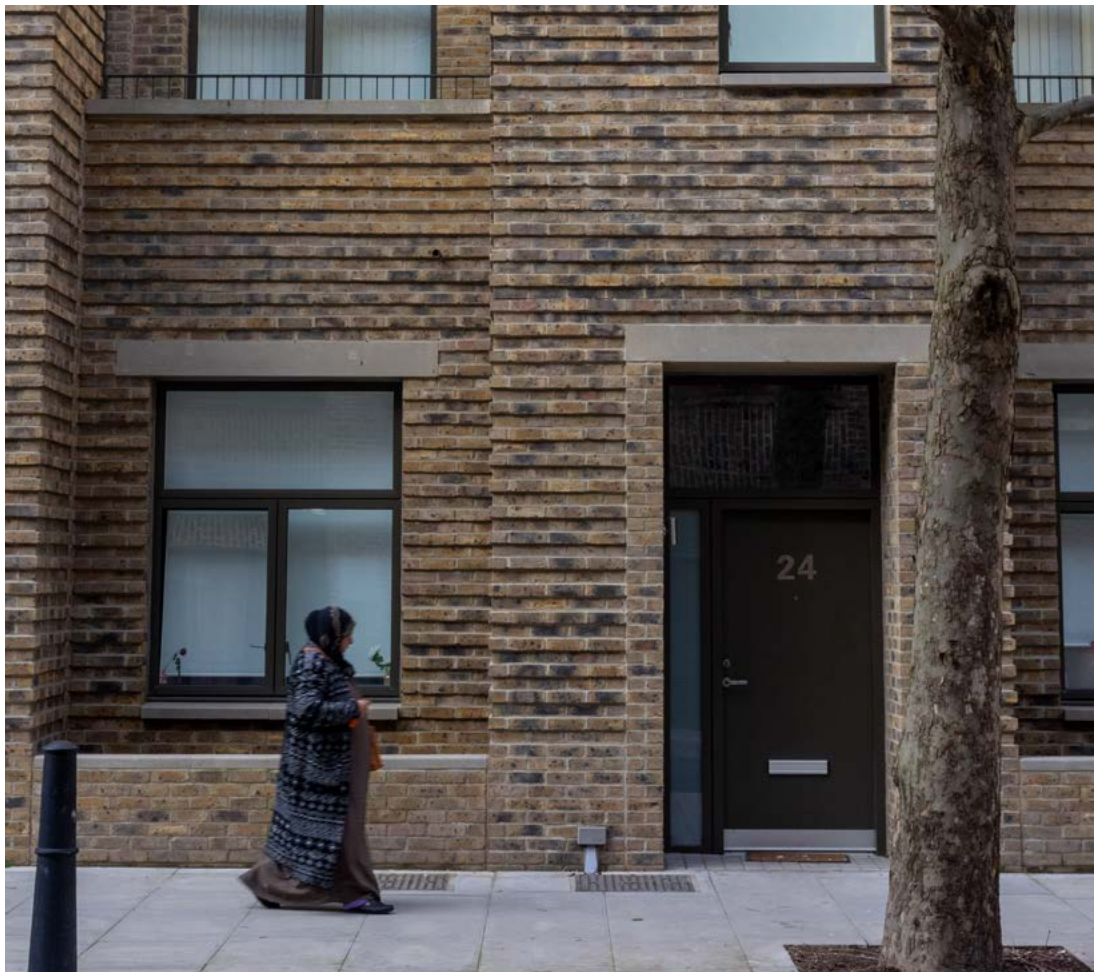
Reasoned justification

- 5.39** The extent of the need for housing across London in particular has facilitated the growth in new and alternative forms of accommodation which can contribute towards the overall supply. It is believed that shared living can play a key role in meeting housing delivery and provide a new product in demand across London, however it is important that proposals provide high standards of accommodation and are appropriately located, as well as contribute appropriately to the supply of affordable housing.

Policy application

- 5.40** Shared living accommodation is defined within this policy as a non-self-contained residential development (demonstrably not C3) which do not meet minimum housing standards; delivered under single management; with tenancies of at least three months; containing on-site, or linked off-site shared communal facilities encouraging shared interaction, above that required for washing and cooking; and which fall outside within the scope of policy H.6 (HMOs). Large-scale shared living is defined by the Draft New London Plan as schemes containing 50 or more non-self-contained units as described above, however for the purposes of this policy shared living proposals of any scale are defined by the above criteria. All proposals for shared living should provide appropriately sized on-site communal services, facilities and amenity space, meet relevant design and management requirements as set out within Policy H18 of the draft New London Plan. Detailed justification of the ratio of bedroom space to services, facilities and amenity space should also be provided.
- 5.41** The Metropolitan Centre is an appropriate location for large scale shared living proposals where the residential density can contribute towards the housing mix of town centre living and aid the vitality and viability of the centre. Edge of centre sites at the northern zone of Stratford High Street within the Stratford High Street Policy Area are also considered appropriate locations for large-scale shared living as the integrated non-residential elements of schemes will promote increased vitality along a street lacking in current identity (see Policy 3.2). Where large-scale proposals are considered to have a potential negative impact upon mixed and inclusive communities additional local need information may be sought and/or S106 funds secured for mitigation. Proposals for large scale or other shared living outside these locations will be expected to demonstrate that there is a genuine unmet demand for this accommodation through marketing and demand information from similar schemes across London and how the scheme contributes towards meeting localised housing requirements.
- 5.42** For schemes of 30 bedspaces and above, proposals should deliver a cash in lieu contribution to C3 affordable housing, equivalent to at least 35 per cent of bedspaces (see Policy H.2 thresholds) at a 50 per cent discount from the market rent. In accordance with the draft New London Plan this can be as a one-off payment or an on-going in perpetuity payment. All proposals will be assessed under the VTR and any future proposed change of use will trigger a full Viability Review to maximise affordable housing.

- 5.43** Shared living should be secured in perpetuity under single management and applications should include a Management Plan which will be secured through S106 or condition. This should ensure that the development is managed and maintained to ensure the quality of the development. Proposals for a conversion away from shared living or a change in configuration or quantum of the residential elements shall re-appraise affordable housing viability and clawback any additional requirement. Any proposed amendments to the use, terms or quantum of shared facilities should provide evidence that the facilities are no longer required, that the facilities can be lost or re-configured without negative impacts on the shared living offer or demand for such accommodation.
- 5.44** For all proposals for shared living accommodation the Legacy Corporation will also expect the submission of information demonstrating how the population density of the proposal compares to that of similar schemes meeting the Local Plan housing mix requirements as set out in Policy H.1. Where the population density is above that of equivalent schemes and there are considered to be sufficient additional impacts on transport or infrastructure demand compared to other conventional housing schemes, for example for healthcare facilities, or a substantial increase in footfall, further S106 contributions may also be sought for mitigation of impacts.
- 5.45** In accordance with the draft New London Plan, shared living accommodation of any size will be monitored on a 1.8:1 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.



Policy H.8: Innovative housing models

POLICY

Proposals for new innovative forms of residential accommodation or housing provision which fall outside the scope of policies H.3 to H.8 will be acceptable where they:

1. Relate positively to the aim of mixed and inclusive neighbourhoods
2. Demonstrably contribute towards the wider, strategic housing supply
3. Meet an identified local need for the unique form of accommodation proposed, including where non-residential elements are included, or where the intended occupants have a shared set of characteristics with identified requirements which are unable to be met within the market
4. Provide a minimum of 35 per cent affordable housing on a habitable room basis or via the Viability Tested Route in accordance with Policy H.2. Off-site contributions towards C3 provision will only be acceptable where the scheme is Sui Generis and demonstrably not C3 accommodation
5. Contain suitable management or investment model processes
6. Are secured through the planning system for an appropriate time-period, and
7. Meet relevant residential design standards.

Cross-reference to policies: H.7
London Plan policies: H14

Reasoned justification

5.46

It is likely that new and innovative housing delivery models will continue to develop in order to meet accommodation demands. These products may be new or unique by the way they are developed, managed or in the final product itself. Through time it is also envisaged that new forms of living will continue to emerge from shifting perceptions of potential living solutions and to take account of technological changes in the process of designing and producing residential accommodation. This may also enable more wider community needs to be met, such as the potential for shared amenity space or facilitating home-based working.

5.47

The form of innovation of a product could be by the level of self-containment; size of accommodation; flexibility or nature of use of space; lifetime of the scheme; occupancy; fit out; management or investment model; or a combination of the above. This policy sets out some key policy principles to help guide future proposals which are not covered by other specialist housing policies.

Policy application

- 5.48** All proposals should demonstrate how they contribute to mixed and inclusive neighbourhoods and contribute to the supply of housing. Where any proposals are considered to have a potential negative impact upon mixed and inclusive communities S106 funds may be secured for mitigation. Proposals should clearly meet a defined need for the form and type of accommodation and should be located where conventional housing would also be acceptable. Information should be provided on how the proposal contributes towards the supply of housing across London, but also that it meets a clearly identified, specific need for the innovative nature of the product. Proposals should also demonstrate how they contribute towards wider policy aspirations such as economic growth, community infrastructure provision or enhance the cultural and creative sectors.
- 5.49** To ensure a high quality of delivery the proposed product's form of innovation should be appropriately secured through the planning system. Dependent on the product this may be through use of management plans, occupancy conditions or for a specific time-period. Any innovative proposals for residential as an interim use should be secured for the relevant period and enable the re-use of materials on another site. Any innovative products provided at sub-market rates should be secured as such by legal agreement to prevent the scheme being used for investment purposes or short-term financial gain.
- 5.50** Self-contained accommodation should provide affordable housing in accordance with Policy H.2 of the Local Plan on a habitable room basis. Under certain circumstances affordable housing may be calculated on a residential unit or floorspace basis. This may include, for example, where the innovative nature of the product relates to the level of internal specification or similar; or where the specialism relates to the shared characteristics of occupants.
- 5.51** Where a scheme is innovative with regard to its tenure and/or financial modelling, units will only be considered as part of the supply of affordable housing where rental or purchase rates are comparable to affordable housing tenures set out within the Mayor's Housing Strategy. Financial contributions towards the provision of C3 affordable housing will only be appropriate for non-self-contained, sui generis schemes that are demonstrably not C3 or C2 accommodation, provided at discounts equivalent to the requirements of Policy H.2. Any future proposed change of use will trigger a full Viability Review to maximise affordable housing. Where the population density is above that of equivalent schemes and there are considered to be sufficient impacts on transport or infrastructure demand, further S106 contributions may also be sought for mitigation of impacts.
- 5.52** All proposals for new forms of residential accommodation should demonstrate that they make appropriate and effective use of the site and thus do not compromise overall housing delivery. They should meet all relevant internal and external space standards, or for non-self-contained scheme demonstrate how equivalent flexible space is provided to meet this requirement. Where the proposal also includes an element of supporting non-residential space or shared facilities there should be no unacceptable impacts on amenity on a site or neighbourhood level.
- 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 basis.

COMMUNITY INFRASTRUCTURE INCLUDING SCHOOLS

5.54

The following policies set out the Legacy Corporation's policy approach to social infrastructure, such as schools, healthcare, nurseries, community centres and faith facilities which fall mainly within the Use Class D1. Children's play space and open spaces are addressed within Policies BN.8 and BN.9 in Section 6 of this Local Plan.

Policy CI.1: Providing new and retaining existing community infrastructure

POLICY

The Legacy Corporation will require the provision of new community infrastructure as part of new major development proposals.

New community facilities should be available for use by other sections of the community for alternative uses when not being used by the main user, e.g. schools; the Legacy Corporation will secure this through Section 106 Agreement.

Existing community facilities (generally within Use Class D1) will be protected and the loss of an existing community facility will only be permitted where:

1. It can be demonstrated that an equivalent replacement community use will be provided within or close to the site of the existing use through submission of a relevant planning application which, in the Legacy Corporation's view, would meet the need of the local population for the specified use, or
2. It can be demonstrated that the site is no longer required due to the provision of new community facilities serving the same communities or is subject to a programme of rationalisation of community facility provision that maintains an equivalent level of provision for the communities served by the original facility. In such cases, applicants will need to demonstrate that there are no alternative community uses that could reasonably be accommodated on the site before uses other than those in Use Class D1 will be permitted.

Cross-reference to policies: CI.2; SA1.6; SA1.7; SA1.8; SA3.6; SA4.1 Infrastructure Delivery Plan; Planning Obligations SPD; CIL Infrastructure List London Plan policy: 3.16; 7.1

Reasoned justification

5.55

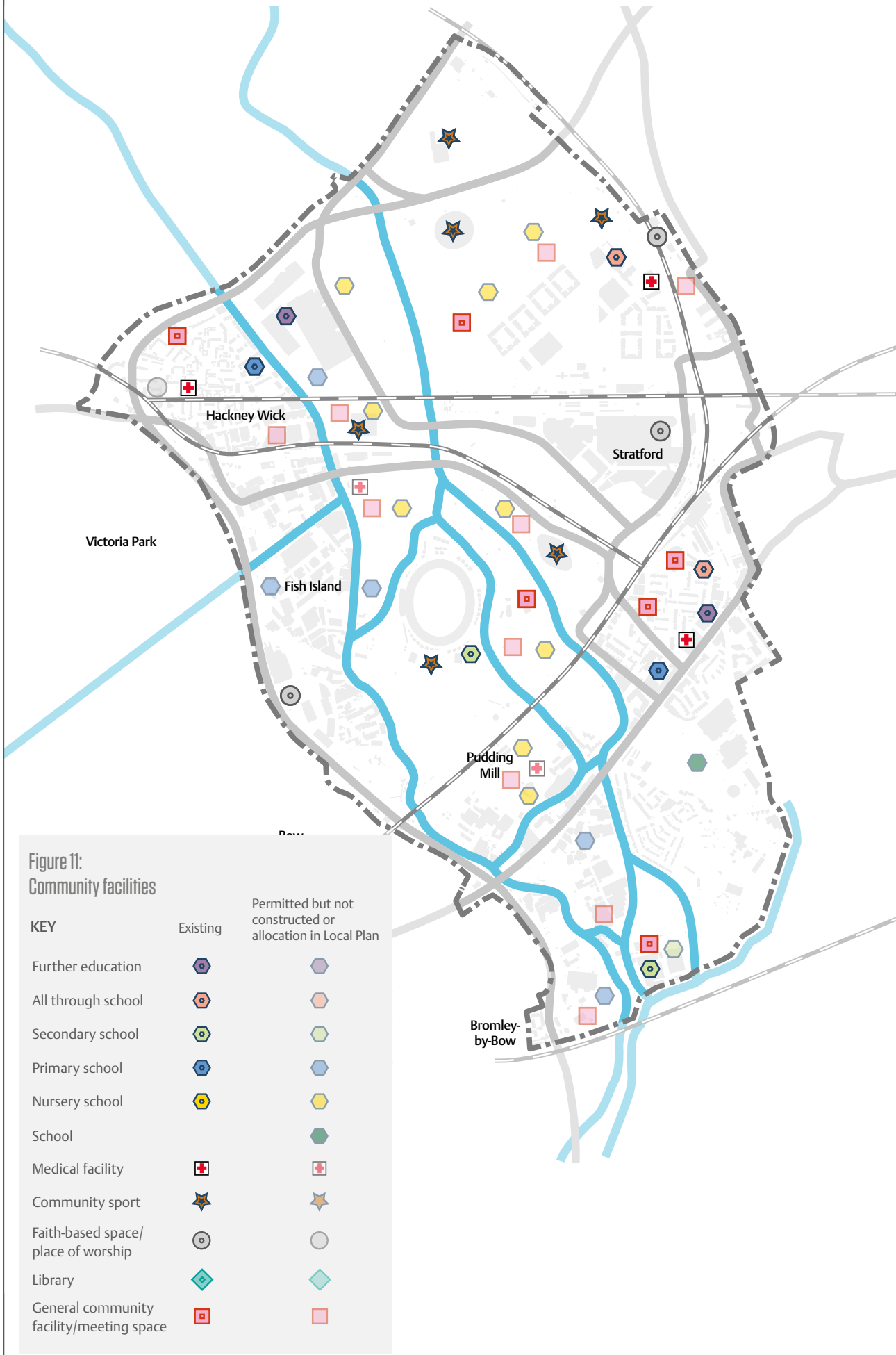
It is necessary to ensure that community facilities are protected in a way that allows community uses to change and develop over time, and ensure new community infrastructure is provided at appropriate levels as part of new schemes. Providing community infrastructure alongside housing is an important way of establishing new neighbourhoods that are locally distinctive and are pleasant places to live.

- 5.56** New community infrastructure is already being brought forward in the Legacy Corporation area, mostly as part of large-scale developments that have planning permission. Considerable evidence was provided when planning applications for these developments were considered, to justify the level of community infrastructure proposed in the scheme. If built out as planned, the schemes will provide appropriate levels of community infrastructure to support new residents.
- 5.57** There are also existing community facilities within the area falling generally within D1 uses, but may also include D2 venues of a specific community or cultural value. With the significant population growth predicted and the need to ensure that new and existing communities have access to places where they can meet and where community activities can take place, these existing and new facilities are essential for long-term community development in the Legacy Corporation area. As such facilities will also generally be available for use by residents in the wider surrounding communities, these facilities will also play a part in a wider integration of communities in this part of east London, particularly as improved connections provide greater access and permeability across the Lower Lea Valley. Therefore existing community facilities and venues will be protected through this policy. The existing and proposed D1 community facilities are shown at Figure 11 overleaf.

Policy application

- 5.58** 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 are in need of new community space in the area. 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. The Legacy Corporation will use the Infrastructure Delivery Plan (IDP) updating process and the Infrastructure Liaison Group (see 'Delivery and Implementation' section of this Local Plan) to work with its partners and other stakeholders to ensure adequate provision of infrastructure overall.





Case Study 6: Sir Ludwig Guttman Health and Wellbeing Centre

CASE STUDY



The Wellbeing Centre is a modern, accessible and environmentally-friendly health centre designed to provide innovative healthcare, wellbeing and community services in E20 – London's newest residential location.

Originally part of the redevelopment plans for railway land adjacent to what is now Westfield Stratford City, the site was subsequently identified as the ideal base for an Olympics Medical and Doping Centre for the London 2012 Games, and one that could be adapted for NHS use post-Games.

The Centre has been developed as an integrated health and wellbeing centre designed to support and encourage east London residents to live healthier, happier lives. The building is a hub for innovative, prevention, treatment and support services for east London residents.

Easily accessible by train, bus, bike or car, the Centre's sculptural form has helped transform the Stratford skyline. Inside, a vast atrium and courtyard create a sense of light and space where visitors are able to access primary care services, screening and self-testing equipment, and a pharmacy and cafe.

The building uses a number of green technologies. Rainwater is collected to flush toilets; a green roof has been planted to improve biodiversity and reduce roof temperatures; and electricity, heating and cooling is fed from the energy efficient combined heat and power plant scheme that supplies Queen Elizabeth Olympic Park. The Centre has won several awards for architecture and clinical service provision during the 2012 Games and for its environmental credentials.

Policy Cl.2: Planning for and bringing forward new schools

POLICY

The Legacy Corporation will work with the Borough education authorities and other partners to secure the provision of planned new schools within its area and, where appropriate, the expansion of existing schools or proposals for new schools.

Site allocations for schools will be kept under review as planned developments are built out and occupied, to ensure the planned provision is appropriate to meet need. New schools will need to be of sufficient size and in a location and form that enables them to meet or exceed the best practice standards current at the time in their design, size and location.

Where significant child-generating development is proposed, the impact on school provision will be considered, and appropriate arrangements made for the mitigation of these impacts through on-site provision of schools if necessary.

In determining planning applications, the Legacy Corporation will support proposals for provision of new primary, secondary and all-through schools within its area, provided that:

1. It is possible to demonstrate that the proposed school meets an identified need for school places within the Legacy Corporation area and from surrounding communities within the adjacent Borough areas,
2. It is possible to demonstrate that the school is accessible safely and sustainably, by walking and cycling and public transport, through provision of an adequate transport assessment and a school Travel Plan with any planning application. Mitigation measures identified by the transport assessment and measures identified in the Travel Plan will be secured by appropriate conditions on any planning permission or appropriate S106 Planning Obligations,
3. It is possible to demonstrate that the school makes adequate provision, preferably on site, for play areas and playing fields in accordance with the schools standards and guidance in place at that time and relevant to the type of school proposed; and
4. Where schools are proposed within temporary premises, it should be demonstrated that there is a high degree of certainty that a permanent site or premises will be available at the expiry of that temporary period.

Cross-reference to policy: Cl.1
London Plan policy: 3.16

Reasoned justification

5.59

It is important that new schools are provided alongside new development, particularly where significant new housing and family housing is coming forward. Provision of new schools will also help to meet the convergence ambitions set out elsewhere in this Local Plan.

5.60 While uncertainty exists as to the precise number of new school places that will be required within and around the Legacy Corporation area within the lifetime of this Local Plan, evidence indicates that there may be a general deficit in the capacity of existing and currently planned schools, particularly for primary-age pupils.

5.61 Assessment through the Legacy Corporation Schools Study (2018) and Infrastructure Delivery Plan (2018) indicates an additional requirement for primary school places and secondary school places in addition to the existing and planned supply during the Plan period to 2036, in particular, for later in the Plan period. Monitoring will be required in order to determine the need more accurately within the second half of the Plan period when this possible deficit has the potential to occur. This will be reviewed as part of the Local Plan process within future Legacy Corporation Local Plan Reviews or by successor organisations. The Legacy Corporation will continue to work closely with local education authorities.

5.62 The existing schools in the area and the planned provision are set out in the tables 5 and 6.

Table 5: Existing schools provision

EXISTING SCHOOLS	AREA	BOROUGH	NOTES
Chobham Academy	East Village	Newham	All-through school, capacity for 1,800 students
London Academy of Excellence	Stratford High Street	Newham	Sixth-form college, free school
East London Science School	Three Mills	Newham	A free school in temporary accommodation, providing secondary education for up to 240 pupils (relocating to nearby permanent, larger Stephenson Street site in early 2020's)
Gainsborough Primary School	Hackney Wick	Hackney	Recently expanded to three-form entry
Carpenters Primary School	Stratford	Newham	Recently expanded to three-form entry, in the future there may be the potential to redevelop and further expand this school as part of on-going regeneration in the area.
Bobby Moore Academy Primary School	Sweetwater	Tower Hamlets	Primary School opened in September 2018 for 60 reception places
Bobby Moore Academy Secondary School	Stadium Island	Newham	Secondary School opened in September 2018, 180 Year 7 places.
Mossbourne Academy Riverside Primary School	Hackney Wick, adjacent to Here East	Hackney	Three-form entry primary school

⁴¹ Legacy Corporation Schools Study, 2018, ARUP

Table 6: Planned schools provision

PLANNED SCHOOLS	SECURED THROUGH	SITE ALLOCATION	NOTES
Potential for Primary School at Rick Roberts Way	No existing planning permission	SA3.6	Identified in 2015 Local Plan as potential school site. May be required in second half of Plan Period. Requirement to be identified at the time based on monitoring of need.
Bromley-by-Bow	No existing planning permission	SA4.1	Two-form entry primary school
Sugar House Island	Existing planning permission REF: 19/00571/FUL	SA4.2	Two-form entry primary school
Neptune Wharf	Existing planning permission REF: 12/00210/OUT	SA1.4	Three-form entry primary school

5.63

It is considered that the existing and planned schools as set out above are likely to provide sufficient school provision within the Legacy Corporation area within at least the first half of the Plan Period. However, depending on admissions criteria, the schools will also serve residents outside the Legacy Corporation area, and will also be part of the wider school networks in the surrounding area. Schools planning will need to take into account the wider picture for school place planning within the four boroughs. The Legacy Corporation Schools Study (2018) provides information on this wider context. The Legacy Corporation in its role as Local Planning Authority will work with the boroughs to ensure that schools proposals meet long-term identified needs. It will therefore be necessary to monitor, and review school provision and population change over time to ensure provision keeps pace with need. Schools will be encouraged to use the assets of Queen Elizabeth Olympic Park and economic growth within the Legacy Corporation area to inspire a generation of east Londoners to believe that, with the right support, ambition and determination, they can compete with the best of London and beyond.

Policy application

5.64

The Legacy Corporation will work to secure implementation of planned new provision. Also, where population statistics indicate that school place requirements are greater than planned, it will work with the schools providers and local education authorities to seek expansion of provision within existing and planned schools where capacity exists. When planning applications are considered in those areas locations where existing and planned schools have been identified, the impact on school places provision should be assessed and should inform proposals.

5.65

Sites for schools will need to be of sufficient size and in a location and form that meet the requirements of Policy CI.2. It is expected that new schools will be designed to meet or exceed the best practice standards current at the time. These are currently the Baseline Designs for Schools: Guidance published by the Education and Skills Funding Agency in March 2014.



Evidence base references

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2018)

Draft New London Plan (Greater London Authority, 2017)

The London Plan. The Spatial Development Strategy for London consolidated with alterations since 2011 (Greater London Authority, 2015)

Strategic Housing Land Availability Assessment (Greater London Authority, 2017)

Strategic Housing Market Assessment (Greater London Authority, 2017)

London Gypsy and Traveller Accommodation Assessment (Greater London Authority, 2008)

Mayor's Housing Supplementary Planning Guidance (Greater London Authority, 2012)

Mayor's Housing Strategy (Greater London Authority, 2017)

Mayor's Affordable Housing and Viability Supplementary Planning Guidance (Greater London Authority, 2017)

Olympic Legacy Supplementary Planning Guidance (Greater London Authority, 2012)

The Role of the Planning System in Delivering Housing Choices for Older Londoners (Greater London Authority, 2012)

Authority Monitoring Report (London Legacy Development Corporation, 2014)

Strategic Housing Market Assessment Review (London Legacy Development Corporation, 2013)

Gypsy and Traveller Accommodation Needs Assessment (London Legacy Development Corporation, 2014)

Gypsy and Traveller Site Assessment (London Legacy Development Corporation, 2014)

Local Plan Viability Report Testing (London Legacy Development Corporation, 2018)

Combined Policy Viability Study (London Legacy Development Corporation, 2014)

Schools Mapping Study (London Legacy Development Corporation, 2013)

Infrastructure Delivery Plan Study Report (Legacy Development Corporation, 2013)

Local Open Space Review (London Legacy Development Corporation, 2014)

Factsheet no. 6 (Housing Learning and Improvement Network, 2008)

Strategic Housing Market Assessment (London Borough of Hackney, 2009)

Strategic Housing Market Assessment (London Borough of Newham, 2010)

Strategic Housing Market Assessment (London Borough of Tower Hamlets, 2009)

Strategic Housing Market Assessment (London Borough of Waltham Forest, 2012)

East London Strategic Housing Market Assessment (East London Boroughs, 2010)

East London HMO Standards (2009)

Population Projections, (Greater London Authority, September 2013)

Housing Requirements Study (2018)

Work Live Study (London Legacy Development Corporation, 2014)

Schools Study (London Legacy Development Corporation, 2018)

Infrastructure Delivery Plan (2018)





Figure 12: Major wildlife corridors