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1. Introduction

1.1 Overview

1.1.1 This Planning Statement is submitted to accompany the UCL East Application (also referred to ‘Proposed Development’) which forms part of the Cultural and Education District (CED) proposal. The UCL East Application for development at UCL East is submitted by the London Legacy Development Corporation (LLDC) and University College London (UCL) (together referred to as the ‘Applicant’).

1.1.2 The main aim of this Planning Statement is to assess the application proposals for UCL East against the requirements of national, regional and local planning policies and other material considerations.

1.1.3 The UCL East Site (also referred to as ‘UCL East Application Site’ or ‘Application Site’) lies entirely within the administrative boundary of the London Legacy Development Corporation Planning Policy Decision Team. Accordingly the UCL East Application will be determined by LLDC PPDT as the Local Planning Authority (LPA).

1.2 Structure of the Planning Statement

1.2.1 This Planning Statement is set out in the following sections:

- Section 2 describes the Application Site within the immediate and wider locational context;
- Section 3 identifies the relevant planning history of the Application Site, setting out the baseline for the application;
- Section 4 sets out the development proposals of the UCL East Application;
- Section 5 identifies the topics covered by pre-application discussions prior to the UCL East Application submission;
- Section 6 sets out the content of the UCL East Application documents submitted for approval or in support;
- Section 7 identifies the relevant national, regional and local policy context for the UCL Site. It outlines those statutory planning policies and material conditions relevant to the application;
- Section 8 provides a thematic response of the Proposed Development against the planning context outlined in Section 7;
- Section 9 provides a summary of the main findings of the various technical assessments which accompany this planning application;
- Appendix A includes a planning policy table with all the relevant documents.

1.3 Scheme Background

1.3.1 London is proud to be the city that not only delivered an outstanding Olympic and Paralympic Games in 2012, but is also delivering the most successful legacy programme in Olympic and Paralympic Games history. The hallmark of this success is the 560 acre Queen Elizabeth Olympic Park, already the most important new area in London, driving tangible social, economic and cultural growth within East London.

1.3.2 Building on East London’s reputation as a trailblazer in design and creativity, and inspired by the vision for the legacy of the Great Exhibition that created Exhibition Road in Kensington, Queen Elizabeth Olympic Park now plans to make its name as a new centre for attracting and nurturing talent and industry. The Cultural and Education District, within which UCL East will sit, will create a world-class destination, bringing together outstanding organisations to showcase exceptional art, dance, history, craft, science, technology and cutting edge design.
1.3.3 UCL East, located on neighbouring sites to the south of the Aquatics Centre and the ArcelorMittal Orbit, will undeniably be part of UCL’s DNA, building on and embodying its position as London’s global university. But it will also be original in its scope, reach and connections with the local community, the urban surroundings and the Olympic Park. UCL East represents the largest ever single expansion of UCL since the University was founded nearly 200 years ago and will provide a new campus, complementing UCL’s Bloomsbury Campus. The proposal will include a number of academic and commercial research buildings across the Application Site, complemented with retail floorspace and student accommodation on the two sites along Pool Street to the east. The boundary of the UCL East Application is shown in Figure 2 below. The UCL East Application is submitted jointly by the London Legacy Development Corporation (LLDC) and University College London (UCL).

1.3.4 The UCL East Application Site benefits from an existing planning permission: the Legacy Communities Scheme (LCS), a residential led mixed-use scheme for 6,800 new homes across five new neighbourhoods across Queen Elizabeth Olympic Park.

1.3.5 The LCS sets out a masterplan for development across the Park, covering building heights, land uses, open space, access plans, street layout, development of infrastructure and more for the five new neighbourhoods being created within the Park. For the LCS planning application, the site was divided into Planning Delivery Zones (PDZs) which reflected areas of character within the planning application site within which development was to be brought forward. The LCS was granted planning permission in September 2012 (LPA ref. 11/90621/OUTODA as varied by ref: 14/00036/VAR). The original LCS planning permission granted in September 2012 was varied through a Section 73 application which was granted in April 2014 (the “First S73”). This permission enabled development within PDZ4 and PDZ5 earlier than envisaged in the LCS planning permission, and accelerated the delivery of housing within Queen Elizabeth Olympic Park.

1.3.6 The UCL East Site is located across part of LCS Planning Delivery Zone 1 (development plot 1.2) and LCS Planning Delivery Zone 2 as identified in the planning permission. If consent is granted for this Planning Application, it will supersede the existing LCS consents in these areas. This will be addressed in a separate Section 73 application which is submitted to the Local Planning Authority alongside the UCL East planning application. The Section 73 application is explained in the accompanying “Section 73 Explanatory Note”.

1.4 Scope of the Planning Application

1.4.1 This Planning Statement introduces the Proposed Development. The full description of development for which planning permission is sought is set out in the Development Specification and Framework (Ref. CED–UCLE–DOC–APP–DSF–001). The description of the proposal is summarised below:

1.4.2 Outline approval with all matters reserved for future determination is sought for development comprising the following short form description:

“Comprehensive, phased, mixed use development within Queen Elizabeth Olympic Park, as set out in the Development Specification & Framework. The development comprises up to 190,800 sqm of development, comprising: up to 160,060 sqm of academic development (Class D1) and commercial research space (Class B1(b)), of which up to 16,000 sqm may be commercial research space (Class B1(b)); up to 50,880 sqm of student accommodation (sui generis); and up to 4,240 sqm of retail (Classes A1-A5) uses; new streets and other means of access and circulation including temporary access routes; car parking, cycle parking, landscaping including laying out of open space comprising hard and soft landscaping with provision for natural habitats; and other supporting infrastructure works and facilities including excavation of basements”.

1.4.3 The proposal is intended to be delivered in two phases as follows:

- Construction of the **UCL East Phase 1** Development will commence in 2018 with occupation by the end of 2020
- Construction for the **UCL East Phase 2** Development will commence in 2030 with occupation by the end of 2034
1.4.4 In addition to the UCL East Application, the London Legacy Development Corporation will submit a Section 73 planning application to remove the UCL East Site from the original Legacy Communities Scheme (LCS) Permission to enable the LCS to be delivered as a standalone development.

![Figure 1 UCL East Planning Application Boundary](image)

1.4.5 The UCL East planning application will be accompanied by an application under Section 73 of the Town and Country Planning Act 1990 to slot out the LCS development in PDZs 1.2 and 2. This will be in accordance with the Superseded Development Protocol which was agreed with the local planning authority following the grant of the LCS planning permission.

1.4.6 PDZ1.1 currently comprises a development platform surrounded by hoarding as per the PGT permission. Amendments to the permitted residential-led scheme at this site, also known as Stratford Waterfront, are anticipated as part of the wider CED proposals although no details are available at this time. A planning application is expected to be submitted at a later date.
2. Application Site Description

2.1 Application Site

2.1.1 This section describes the UCL East Site proposals within its local context.

2.1.2 The UCL East Site lies wholly within Queen Elizabeth Olympic Park. The Park is now fully open to the public, and has attracted over four million visitors to its iconic venues, parklands and waterways. World leading sporting events have also returned including the Tour de France, Rugby World Cup and the IAAF World Athletics Championships. However, development of the area has a much wider impact than this. LLDC is also creating new residential communities (through the Legacy Communities Scheme), and using the opportunity to develop Queen Elizabeth Olympic Park to transform perceptions of the area, create jobs and raise aspirations.

2.1.3 Queen Elizabeth Olympic Park is served well by public transport with a number of connections within walking distance including stations at Hackney Wick, Pudding Mill Lane, Stratford and Stratford International providing connections to Underground, Overground, DLR, High Speed rail and future Crossrail services, with convenient onward links to major London terminals and a number of airports. Similarly, bus services are available from Westfield Avenue and the bus station adjacent to Stratford Station. The F10 Bridge currently connected to Planning Delivery Zone (PDZ) 1 provides the main access to Queen Elizabeth Olympic Park from Stratford and the East and is one of the most important entrances into the Park.

2.1.4 UCL East Site covers 5.6 hectares and is located south of the Aquatics Centre, and consists of three sites; two east of Waterworks River (Pool Street East and Pool Street West), and the other immediately south of the ArcelorMittal Orbit and South Plaza, between the Waterworks and City Mill Rivers, and railway lines further south (Marshgate), as shown on Figure 1.

2.1.5 A large proportion of this comprises a development platform from the Post Games Transformation (PGT) permission but remains open and available to host interim uses. Head houses associated with the powerline underground (PLUG) tunnels are located immediately to the south of the proposed UCL East plots at Pool Street East and Pool Street West.

2.1.6 The UCL East Site falls in Sub-areas SA3.3 (Stratford Waterfront West) and SA3.2 (Stratford Waterfront East) defined in the LLDC Adopted Local Plan (2014) which encourages the development of a comprehensive phased-mixed use development providing edge-of-centre retail, cultural education, leisure or community functions incorporating residential to provide for strategic housing requirements. In addition to that, the most western part of Marshgate, immediately south west of the Olympic Aquatic Centre, falls within a Local Open Space designation.
Figure 2 Site Allocation SA3.3: Stratford Waterfront West

Figure 3 Site Allocation SA3.2: Stratford Waterfront East

Figure extracted from the London Development Corporation Local Plan (2015)
3. Planning Context and History

3.1 Introduction

3.1.1 The UCL East Application is submitted following considerable work over more than a decade to prepare for the long term regeneration of the Lower Lea Valley, building on the investment associated with the London 2012 Olympic and Paralympic Games.

3.1.2 Initial planning permissions for Olympic and Legacy development were approved in 2004. Planning permissions were subsequently granted in September 2007 for the Olympic, Paralympic and Legacy Transformation applications which were submitted by the Olympic Delivery Authority (Ref: 07/90010/OUOMODA). These permissions covered elements of the Legacy transformation period only, i.e. the conversion of retained Olympic venues and infrastructure for the legacy phase up until 2014. They did not include proposals for the future regeneration of Queen Elizabeth Olympic Park Site from 2014 and beyond.

3.2 Planning History

3.2.1 This section sets out the planning history of the UCL East Site prior to the submission of the UCL East Application.

3.2.2 London hosted the London 2012 Olympic and Paralympic Games in the summer of 2012. To this end, various planning permissions were granted in September 2004 for the development of Olympic facilities and their Legacy within Queen Elizabeth Olympic Park in the Lower Lea Valley (LB Hackney: 2004/0005; 2004/0004; 2004/0003; 2004/0002; 2004/0001, LB Newham: 04/0115; 04/0114; 04/0003; 04/0001; 04/0004; 04/.0002; 04/0005, LB Tower Hamlets: PA/04/00173 LB Waltham Forest: 2004/0006/OUT; 2004/0007 - the ‘2004 permissions’).

3.2.3 These permissions anticipated that Queen Elizabeth Olympic Park would secure a transformation and long-lasting legacy for the regeneration of the Lower Lea Valley and wider Thames Gateway. The 2004 permissions consist of five approvals for development. These applications were accompanied by an Environmental Statement and other supporting material. They were determined by the relevant London Borough Councils as local planning authorities, as these were submitted prior to the establishment of the Olympic Delivery Authority as Local Planning Authority. The approved legacy (LCS) masterplan would deliver 9,076 residential units, and a maximum of 281,959 sqm of commercial floorspace, 5,503 sqm of community and leisure floorspace, 25,504 sqm of school provision, legacy sporting venues and various transport, utility and environmental infrastructure improvements.

3.2.4 The 2004 permissions were not ultimately implemented, which resulted in the need for new planning permissions for the Olympic Games and Legacy phases to be submitted. In 2007 revised proposals for the Olympics, Paralympics and Legacy phases gained planning permission (07/90011/FUMODA, 07/90010/OUOMODA - the ‘2007 Permissions’), which covered elements of the Legacy transformation phase only, i.e. the conversion of retained Olympic venues and infrastructure for the legacy phase up until 2014 and not the post transformation legacy proposals for Queen Elizabeth Olympic Park Site.

3.2.5 In 2009 a suite of planning applications were submitted which comprised the Post Games Transformation (PGT) and Parklands and Public Realm (PPR) planning applications, together with the associated Legacy Transformation Highways Planning. The Parklands and Public Realm (PPR) permission (Ref: 09/90410/FUMODA) covered the areas of landscaping and public realm that were be created in the Post Games Transformation (PGT) period, modifying the Games-time landscape and infrastructure to create a new Park for London, to serve both existing and new local communities, and visitors from further afield. The Legacy Transformation Highways permission (Ref: 09/90417/AODODA) covered those elements of the Games-time road network which were to be reconfigured in anticipation of future legacy development within the Park.
3.2.6 The PPR PGT planning permissions covered post-Games landscaping proposals in the main central Parkland areas of Queen Elizabeth Olympic Park. This comprised areas of landscaping where the proposals differed from the 2007 permissions, together with areas of ‘Interim Landscape’, with temporary treatments which will ultimately be replaced through the development proposals set out in the LCS planning permission.
Figure 4 UCL East in the context of LCS
3.2.7 The Legacy Communities Scheme (LCS) which was granted permission in September 2012 (LPA ref: 11/90621/OUTODA) set out the LLDC’s proposals for the comprehensive, phased residential led development of Queen Elizabeth Olympic Park. The LCS permission secured comprehensive legacy development across the Park, covering building heights, land uses, open space, access plans, street layout, development of infrastructure and more for the five new neighbourhoods being created within the Park. Under the LCS planning permission, the area put forward for development was divided into Planning Delivery Zones (PDZs) (see Figure 4), which reflected areas of character within the Application Site within which development was to be brought forward. The UCL East Application, for which this Planning Statement has been prepared, falls within LCS PDZs1 and 2. If consent is granted for the current planning applications, they will supersede the existing LCS consents on the Site.

3.2.8 In February 2014, the LLDC submitted an application (LPA ref: 14/00036/VAR) to bring forward development within PDZ4 and PDZ5 earlier than envisaged in the LCS planning permission, and accelerate the delivery of housing within the Park. In addition, an application pursuant to Section 73 of the Town and County Planning Act 1990 (LPA ref: 14/00036/VAR) was also submitted at the same time for the removal and variation of LCS conditions relating to the requirement for the building line of the ground and upper floors along the eastern edge of PDZ5b to be set back by not less than 15 metres from that shown on the drawings submitted.

3.2.9 A full planning application (LPA ref. 12/00066/FUM) for the transformation of the 2012 London Stadium to provide a 60,000 seat multi-purpose venue was submitted by the LLDC in August 2012 and approved in August 2013.

3.2.10 In addition to the above, there have been a number of more recent planning applications. These include proposals within PDZ3, 4, 5, 6 and 12 and are briefly described below:

3.2.11 A full planning application seeking the erection of a six storey building (maximum height +30.2m AOD) to provide a six form entry secondary school (up to 1,140 pupils) including sixth form (maximum 10,045sqm GEA floorspace), with associated highways and landscaping works was submitted in February 2016 for PDZ3 (LPA ref. 16/00035/FUL). Under the LCS, the school was proposed to be located within PDZ12 but is being relocated through this application. The application was approved on 27th January 2017.

3.2.12 Within PDZ4, the development site known as Sweetwater will feature residential floorspace and social infrastructure. It has been the subject of a Reserved Matters application (LPA ref. 13/00508/REM) and a S96A (LPA ref. 14/00258/NMA), the latter still pending consideration. The primary school which forms part of the proposals has been subject to Reserved Matters Permission (LPA ref. 16/00039/REM) and S96 Permission (LPA ref. 16/00064/NMA).

3.2.13 A Zonal Masterplan for the development site known as East Wick has been submitted and approved for PDZ5 (LPA ref. 15/00472/AOD) along with a S96A planning permission (LPA ref. 14/00461/NMA) and Reserved Matters Permission (LPA ref. 14/00464/REM).

3.2.14 A Zonal Masterplan, for the development site known as Chobham Manor has been submitted and approved for PDZ6 (LPA ref. 13/00236/AOD). In addition to the Phase 1 Reserved Matters application (LPA ref. 13/00504/REM) and S96A application (LPA ref. 14/00355/NMA) have also been approved. The Phase 2 Reserved Matters Application (RMA) (LPA ref. 14/00356/REM) and S96A Application (LPA ref. 13/00263/NMA) have been approved and implemented. Phase 3 RMA was granted permission on 23rd May 2017. Phase 4 RMA has been approved.
3.2.15 LCS PDZ8 (also known as “Pudding Mill”) currently comprises a development platform surrounded by hoarding as per the Post Games Transformation permission. There are a number of temporary uses on this zone including a Crossrail compound (located to the north of the Greenway) which is expected to be in place until December 2018 and stadium storage (located to the south of the Greenway). Part of the site is temporarily being used as an operational compound for landscape maintenance of Queen Elizabeth Olympic Park; this will be re-located by 2022. Amendments to the permitted residential-led scheme are anticipated, with a planning application for this Pudding Mill area due to be submitted later in 2017. An indicative masterplan has been developed by LLDC for the purpose of the sensitivity tests in the environmental impact assessment which is reported in the Environmental Statement submitted in support of the UCL East Application.

3.2.16 LCS PDZ12 (also known as “Rick Roberts Way”) currently comprises a development platform surrounded by hoarding as per the Post-Games Transformation permission. A proposal for interim uses has been anticipated however no details of this are available at this time. Amendments to the permitted residential-led permission in PDZ12 are anticipated following the delivery of the secondary school in PDZ3 (as described above) although no details of this are yet available. Assumptions of the development potential within PDZ12 have been made to inform a sensitivity test reported in the Environmental Statement which accompanies the UCL East Application.

Figure 5 LCS Planning Delivery Zones
The following applications are also relevant to UCL East:

- The triangular site bound by the Great Eastern Railway corridor, the Greenway and the A12, located in PDZ3 (Stadium Island) and PDZ8 (Pudding Mill) is subject to three planning applications seeking to bring the site back into use in the next 7 to 10 years. Application reference 15/00368/FUL seeks approval for a concrete batching plant and associated infrastructure. Application reference 15/00400/FUL seeks consent for a concrete block manufacturing plant, a ready-mix concrete plant, parking and storage. Application reference 15/00414/FUL seeks consent for the erection and use of a concrete batching plant and ancillary facilities with access from Marshgate Lane. All of these applications are pending consideration.

- A planning permission was granted on 5th October 2016 for the site bound by Cooks Road to the west, the Bow Black River to the south, City Mill River to the east and LCS boundary site to the north (LPA ref. 15/00392/FUL). This application has been approved but is pending completion of a Section 106 legal agreement.
4. Application Proposals

4.1 Introduction

4.1.1 This section of the Planning Statement sets out the overview of the Proposed Development covered by the UCL East Application.

4.1.2 The UCL East Application is submitted by the London Legacy Development Corporation (LLDC) and University College London (UCL) (together referred to as the 'Applicant'). The LLDC was established by the Government and Mayor of London for a specific purpose – to create a lasting legacy from the London 2012 Olympic and Paralympic Games within Queen Elizabeth Olympic Park.

4.1.3 The UCL East Application establishes a framework of key principles covering a range of matters including access, use (maximum floorspace amount and land use), scale (building massing parameters), public realm and open space. Together these matters control the fundamental structure and key components of the Proposed Development.

4.2 UCL East development proposals

4.2.1 The UCL East Application seeks outline approval with all matters reserved for future determination for development as summarised below.

Outline permission with all matters reserved for future determination is sought for development comprising:

“Comprehensive, phased, mixed use development within Queen Elizabeth Olympic Park, as set out in the Development Specification & Framework. The development comprises up to 190,800 sqm of development, comprising: up to 160,060 sqm of academic development (Class D1) and commercial research space (Class B1(b)), of which up to 16,000 sqm may be commercial research space (Class B1(b)); up to 50,880 sqm of student accommodation (sui generis); and up to 4,240 sqm of retail (Classes A1-A5) uses; new streets and other means of access and circulation including temporary access routes; car parking, cycle parking, landscaping including laying out of open space comprising hard and soft landscaping with provision for natural habitats; and other supporting infrastructure works and facilities including excavation of basements”.

Student accommodation (Sui Generis)

4.2.2 Outline permission is sought for up to 50,880 sqm of student accommodation of which at least 3,500 sqm will be delivered within plot 3 (Marshgate) (Phase 2).

4.2.3 In total, the student accommodation floorspace is expected to deliver up to 1,800 bed spaces, including at least 123 bed spaces on Plot 3 (Marshgate) (Phase 2). UCL intends to provide 10% wheelchair accessible/ adaptable student accommodation in line with the Housing SPG. This will comprise 5% wheelchair accessible accommodation and a further 5% as wheelchair adaptable.

4.2.4 Up to 19,000sqm of student accommodation floorspace is anticipated to be delivered on Pool Street West (Phase 1). The remainder of the student accommodation, not delivered as part of Phase 1, (sqm) will come forward during Phase 2 on the Pool Street East Plot and Marshgate Plot 3.

Academic Facilities (Use Class D1 and B1b)

4.2.5 Outline permission is sought for up to 160,060 sqm of academic development (Class D1) and commercial research space (Class B1(b)), of which up to 16,000 sqm may be Class B1(b).

4.2.6 Up to 43,300 sqm of Class D1 and Class B1(b) floorspace is expected to be brought forward in Phase 1, of which 4,330 sqm may be Class B1(b).
4.2.7 Outline permission is sought for up to 4,240 sqm of retail floorspace (Use Class A1-A5) of which:

- Up to 2,500 sqm of floorspace may fall within Use Class A1 (Shops).
- Up to 1,500 sqm of floorspace may fall within Use Class A2 (Financial and Professional Services).
- Up to 3,000 sqm of floorspace may fall within Class A3 (Restaurants and Cafes).
- Up to 2,000 sqm of floorspace may fall within Use Class A4 (Drinking Establishments).
- Up to 500 sqm of floorspace may fall within Use Class A5 (Hot food takeaways).

4.2.8 Of the total 4,240 sqm of retail floorspace up to 2,120 sqm will be provided in Phase 1.

**Development Plot Floorspace Limits**

4.2.9 In order to ensure that the proposed floorspace is distributed appropriately across the development plots, while retaining flexibility in the final disposition of floorspace across the Application Site, the maximum floorspace across all use classes for each development plot is as follows. The location of the development plots is show on the Development Plots Parameter Plan. The total area of the development plots is 2.62 hectares. The maximum floorspace is divided amongst the different development plots in the following way. It should be noted that the figures in the table below total to a sum which is in excess of the floorspace for which permission is sought. This is to provide flexibility in the ultimate disposition of floorspace across the Development Plots.

<table>
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<tr>
<th>Plot</th>
<th>Maximum floorspace (sqm GEA)</th>
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<tr>
<td>Marshgate Plot 1 (Phase 1)</td>
<td>39,100</td>
</tr>
<tr>
<td>Marshgate Plot 2 (Phase 2)</td>
<td>38,700</td>
</tr>
<tr>
<td>Marshgate Plot 3 (Phase 2)</td>
<td>48,300</td>
</tr>
<tr>
<td>Marshgate Plot 4 (Phase 2)</td>
<td>38,200</td>
</tr>
<tr>
<td>Pool Street East (Phase 2)</td>
<td>31,400</td>
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<tr>
<td>Pool Street West (Phase 1)</td>
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4.2.10 The Proposed Development seeks permission for a minimum of 2.95ha of public realm / open space.

**Biodiversity Action Plan Habitat**

4.2.11 Within the total open space provision of 2.95ha, a minimum of 0.92ha of Biodiversity Action Plan habitat is proposed, comprising the following categories:

- Species rich grassland – not less than 0.1 ha (within the western bank area shown on Parameter Plan 03);
- Trees and shrubs – not less than 0.1 ha (within the western bank area shown on Parameter Plan 03);
- Parks and amenity – not less than 0.1 ha (within the western bank area shown on Parameter Plan 03);
- Streetscape – not less than 0.07 ha; and
- Green roof – not less than 0.55 ha.

4.2.12 The figures set out above for the different BAP typologies are presented as ‘not less than’ figures as they represent the minimum BAP to be provided in each category. However, the overall BAP provision
could be met by a higher provision across one or more categories. The precise approach to be adopted will be confirmed through reserved matters applications.

**Car Parking**

4.2.13 The UCL East Application Site will be car free, with the exception of accessible parking spaces

4.2.14 Up to 24 accessible parking spaces will be provided on-site, excluding 8 existing disabled parking spaces for the ArcelorMittal Orbit, which will be reconfigured and retained. The intention is that the accessible parking spaces provided will be monitored by UCL. The total number of car parking spaces on the Site will therefore be 32 spaces.

4.2.15 It is proposed that electric charging points will be provided in accordance with the standards set out in the current London Plan.

**Cycle Parking**

4.2.16 The UCL East Application includes the provision of the following cycle parking spaces per use class:

**Long Stay**

4.2.17 To serve the academic (Class D1) facilities, long stay cycle parking spaces will be provided at a ratio of 1 space per 4 members of staff and 1 space per 20 FTE students in line with current London Plan standards. To serve the research and development (Class B1(b)) floorspace, long stay cycle parking spaces will be provided at a ratio of 1 space per 250sqm (GEA), in line with current London Plan standards.

4.2.18 To serve the student accommodation (sui generis), long stay cycle parking spaces will be provided at a ratio of 1 space per 2 bed spaces, in line with current London Plan standards.

4.2.19 To serve the retail development, in line with current London Plan standards, long-stay cycle parking spaces will be provided for Class A1 (non-food) from a threshold of 100sqm at 1 space per 250sqm for the first 1,000sqm and thereafter at 1 space per 1000sqm. For Class A1 (food) long-stay cycle parking spaces will be provided from a threshold of 100sqm at 1 space per 175sqm, in line with current London Plan standards. For Classes A2-A5 long-stay cycle parking spaces will be provided from a threshold of 100sqm at 1 space per 175sqm, in line with current London Plan standards.

4.2.20 The total provision of long stay cycle parking spaces, if the development is constructed to maximum parameters, is expected to be a minimum of 1,470. This provision was calculated by applying the above London Plan standards to the anticipated peak occupancy of the development at any time (3,783 students and 1,164 staff).

4.2.21 In Phase 1, and based on maximum occupancy, the total provision of long stay cycle parking spaces is expected to be up to 496.

**Short Stay**

4.2.22 To serve the academic facilities (Class D1), short stay cycle parking spaces will be provided at a ratio of 1 space per 7 FTE students in line with current London Plan standards. To serve the research and development (Class B1(b)) floorspace, short stay cycle parking spaces will be provided at a ratio of 1 space per 1,000sqm (GEA), in line with current London Plan standards.

4.2.23 To serve the student accommodation (sui generis), short stay cycle parking spaces will be provided at a ratio of 1 space per 40 bed spaces, in line with current London Plan standards.

4.2.24 To serve the retail and food/drinks development, short-stay cycle parking spaces will be provided for Class A1 (non-food) from a threshold of 100sqm at 1 space per 125sqm for the first 1,000sqm and thereafter at 1 space per 1000sqm. For Class A1 (food) short-stay cycle parking spaces will be provided from a threshold of 100sqm at 1 space per 40sqm for the first 750sqm and thereafter at 1 space per 300sqm, in line with current London Plan standards. For Classes A2-A5 short-stay cycle parking spaces will be provided from a threshold of 100sqm at 1 space per 40sqm in line with current London Plan standards.
4.2.25 The total provision of short stay spaces is expected to be a minimum of 708. This provision was calculated by applying the above London Plan standards to the anticipated peak occupancy of the academic uses at any time (3,783 students), 1800 student accommodation units, 16,000sqm of B1(b) floor space and 4,240sqm of retail (A1-A5).

4.2.26 In Phase 1, and based on maximum occupancy figures for the student accommodation, unit numbers for the student accommodation and floor areas for B1(b) and retail (A1-A5) uses, the total provision of short stay cycle parking spaces is expected to be a minimum of 223.

4.2.27 The rest of the short stay cycle spaces (a minimum of 485) will be delivered in Phase 2.

4.2.28 At reserved matters stage, the Applicant will demonstrate how each application responds to the current London Plan parking standards for both long stay and short stay cycle parking. The actual numbers needed will be dependent on student bed spaces, floorspace and land uses of each application. It is anticipated that an initial lower level of short stay provision may be identified as part of the reserved matters applications. This would be monitored through a Travel Plan, to be secured through a planning condition, with provision subsequently increased in line with demand to a maximum provision in accordance with the approach set out above.

Indicative Phasing

4.2.29 As shown on the phasing plans submitted for approval, the following assumptions have been made for the development phasing of UCL East:

- Construction of the UCL East Phase 1 Development will commence in 2018 with occupation by the end of 2020.
- Construction for the UCL East Phase 2 Development will commence in 2030 with occupation by the end of 2034.

4.2.30 It is assumed that interim uses will take place on the UCL East Phase 2 site up until the start of construction in 2030. These interim uses are not part of the UCL East Application.

4.2.31 4.1.1.3 Phase 1 development (to be delivered on Development Plot 1 and Pool Street West) comprises up to 62,000sqm of development, to include up to 43,300 sqm of Use Class D1 and B1(B) floorspace, of which up to 4,330 sqm may be Use Class B1(b); up to 19,000 sqm student accommodation (sui generis); and up to 2,120 sqm of Class A1-A5 (retail and food/drinks). Up to 670 bed spaces for student accommodation will be provided in Phase 1.

4.2.32 4.1.1.4 Phase 2 development to be delivered on the rest of the Site comprises the rest of the development proposal that did not come forward under Phase 1. Up to 31,400 sqm. of floorspace will be delivered on Pool Street East.
5. Pre-application Discussions

5.1 Pre-application meetings

5.1.1 The preparation of the UCL East Application has been informed by a programme of pre-application meetings and consultation with the local planning authority as part of the discussions for the wider Cultural and Education District scheme. Regular meetings have been held with the LLDC and the Local Planning Authority (LPA) since mid-2015.

5.1.2 The topics covered during these pre-application discussions include:

- Design updates for both the Cultural and Education District sites, including UCL East
- Description of Development and Parameter Plans
- Design Codes/Design and Access Statements
- Green Infrastructure
- Sustainability/Energy Strategy
- S106 Heads of Terms
- Transport including car and cycle parking
- Environmental Impact Assessment Scoping
- Section 73 application to amend existing Legacy Communities Scheme planning permission.

5.1.3 Further information on these discussions is provided in the Statement of Participation (Ref CED-UCLE-DOC-CON-SOP-001 and associated appendix CED-UCLE-DOC-CON-SOP-002).
6. Planning Application Content

6.1 UCL East application documents for approval

6.1.1 The following section sets out the content of the UCL East Application, which comprise a number of documents and drawings, both for approval and for information purposes.

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**Figure 6 UCL East Application documents**

**Documents for Approval**

- Application Form, Notices and Schedules
- Development Specification and Framework
- Parameter Plans
- Design Codes
- Statement of Superseded Development

**Supporting documents**

- CIL Additional Information Form
- Design and Access Statement
- Supporting drawings
- Draft Legal agreement Heads of Terms
- Planning Statement
- Green infrastructure Statement
- Retail and Leisure Impact Assessment
- Energy Statement
- Sustainability Statement
- Flood Risk Assessment
- Global Remediation Strategy
- Utilities Statement
- Statement of Participation
- Equalities Statement
- Statement of Convergence
- Environmental Statement
- Transport Assessment
- Code of Construction Practice
- ES Non-Technical Summary

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**Planning documents for approval**

**Parameter Plans**

6.1.2 A set of Parameter Plans showing details of the Proposed Development for which permission is sought are submitted as part of this application.

6.1.3 The Parameter Plans identify elements of the scheme which are fixed in order to ensure a robust approach to the Environmental Impact Assessment for an outline planning application. Some of the parameters are defined within identified limits of deviation in relation to heights, in order to provide flexibility as the scheme is developed. The parameter plans identify the limits within which development must be provided.

**Planning Application Forms, Schedules and Notices**

6.1.4 The application forms schedules and notices include the statutory planning application form submitted to the Local Planning Authority, including schedules, and the certificate in relation to landowner notices.
Development Specification and Framework

6.1.5 The key aims of the DSF are threefold. First this document sets out the details of exactly what permission is sought for. Second, it sets out the principles and parameters which constrain the flexibility allowed by the Outline Planning Application. Finally, it informs the Environmental Impact Assessment (EIA) to ensure it is assessing the correct parameters and principles for which permission is sought.

Design Codes

6.1.6 The UCL East Design Codes document are submitted for approval by the Local Planning Authority with some introductory text and images for illustrative purposes only. The Design Codes will be used to inform the detailed designs of the future Reserved Matters Applications as well as being used to inform embedded mitigation measures assessed within the ES. The Design Codes will be a key tool to ensure high quality design of built elements and public realm within the UCL East campus. The Design Codes provide prescriptive and advisory information to inform detailed design proposals, and build on the design principles set out in the Design and Access Statement. The summary elements and images are not for approval unless clearly stated. The Design Codes make clear which elements are for approval.

Statement of Superseded Development

6.1.7 A Statement of Superseded Development is submitted for approval as part of the UCLE Planning Application in accordance with PPDTs Superseding Development Protocol (LCS-GLB-CON-APP-SDP-001-V01 May 2013). This document sets out what elements of the LCS Section 73 Permission are superseded through the slot in of this UCLE Planning Application. It also includes an updated version of the First Section 73 Development Specification Framework (LCS-GLB-APP-DSF-005) which highlights these elements of the First Section 73 Permission which will not be implemented due to the slot in of the UCL East Planning Application.

UCL East Plans for approval

Parameter Plan 01 Planning Application Boundary: CED-UCLE-DWG-APP-PAR-RED-001

6.1.8 The Planning Application Boundary Parameter Plan (CED-UCLE-DWG-APP-PAR-RED-001) shows the extent of the UCL East Planning Application Site, and covers the extent of the proposed works, including the working areas required for construction of the Proposed Development.

Parameter Plan 02 Development Plots: CED-UCLE-DWG-APP-PAR-DEV-001

6.1.9 The Development Plot Parameter Plan (CED-UCLE-DWG-APP-PAR-DEV-001) shows the maximum extent of Development Plots within which built development may be delivered. Built development could be set back from the Development Plot boundary, in accordance with the Design Codes, but cannot be delivered outside the Development Plot boundaries. The precise form and design of buildings will be established at the Reserved Matters stage, in accordance with the parameters and Design Codes. The Development Plot Parameter Plan identifies the various Development Plots, each of which is subject to a maximum floorspace cap as set out in Section 4.2 above. Landscaping and infrastructure proposals can be delivered outside the Development Plots.

Parameter Plan 03 Open Space Plan: CED-UCLE-DWG-APP-PAR-OPS-001

6.1.10 The Open Space Parameter Plan (CED-UCLE-DWG-APP-PAR-OPS-001) identifies the minimum extent of public realm to be delivered, consistent with the maximum extent of the development plots. It shows those areas associated with highways (Pool Street/Thornton Street) and taxi drop off areas, which are considered not to constitute ‘public realm’. As a shared surface, the north/south access road through the Marshgate development site is considered to constitute ‘public realm’.

6.1.11 The Open Space Parameter Plan also specifies the 2.48 hectare area within the Marshgate site alongside City Mill River where a minimum of 0.39 ha of Local Open Space and minimum of 0.3 ha of BAP habitat will be delivered.
6.1.12 Detailed designs for public realm will be established at the reserved matters stage, in accordance with the parameters and Design Codes.

Parameter Plan 04 Access and Circulation Routes: CED-UCLE-DWG-APP-PAR-ACS-001

6.1.13 The Access and Routes Parameter Plan (CED-UCLE-DWG-APP-PAR-ACS-001) shows the proposed location of vehicular and pedestrian/cycle access and routes. It identifies the vehicular access routes along Thornton Street and into the Marshgate site from Thornton Street and from the Loop Road to the south. The Parameter Plan shows those sections of these access routes which will be 6m in width (kerb to kerb) and that section of the shared surface access route within the Marshgate site which will be limited to 3m width (kerb to kerb).

6.1.14 The Access and Circulation Routes Parameter Plan identifies a limit of deviation for the alignment of the access route between Development Plot 1 (to the east) and Development Parcel 2 (to the west). This limit of deviation allows for some flexibility in the final alignment of the access route, and consequently the edge of the two Development Plots. The Design Codes specify that the access road must have a minimum width of 12.4m.

6.1.15 The Parameter Plan identifies the general location for the following access features to allow servicing of the Proposed Development:

- Proposed Turning Head Zone - at the western end of Thornton Street;
- Proposed Dedicated Drop-Off Zone – to the eastern side of Development Plot 3, to allow taxi and other vehicle drop-off and pick up for visitors to the UCL facilities;
- Proposed Vehicular Access Zones – general areas within which vehicular access to individual Development Plots will be provided for servicing and access to any on-plot car parking;
- Zone for Replacement Coach Parking – identifying the zone along Thornton Street within which replacement coach parking will be provided for the AcelorMittal Orbit;

6.1.16 Zone for Retention of Existing blue badge parking – identifying the zone within which replacement blue badge car parking will be provided along Thornton Street to replace those existing spaces on Thornton Street which will be removed.

Parameter Plan 05 Fluid Zone Land Use: CED-UCLE-DWG-APP-PAR-LDU-001

6.1.17 The Fluid Zone Land Use Parameter Plan (CED-UCLE-DWG-APP-PAR-LDU-001) identifies the land uses proposed within each Development Plot at ‘Fluid Zone’ levels including the ground floor. This is shown with the coloured hatching. In all Development Plots the same land uses are proposed at the ground and Fluid Zone levels. The Fluid Zone could be up to three storeys and its concept is described in the Design Codes and Design and Access Statement accompanying the UCL East Planning Application.

6.1.18 Within the blue hatched area, the acceptable uses are Academic and Commercial Research (Use Class D1 and B1(b)) and retail and food/drinks (Use Classes A1-A5). The latter is limited to 30% of the total GEA floor area. Within the red hatched area, the acceptable uses are the same as above, with the addition of access and servicing for student accommodation (sui generis) within the ground and first floors.

6.1.19 The Parameter Plan identifies that across all of the Development Plots at ground and first floor levels the proposed uses are academic (Use Class D1), commercial research (Use Class B1(b)), retail/food and drink (Use Classes A1 to A5). In all Development Plots the proportion of the total floorspace proposed for retail/food and drink uses is limited to a maximum of 30% of the total floorspace within the ground and first floors. Within three of the Development Plots – Pool Street East, Pool Street West and Development Plot 3, the proposed uses include Student Accommodation (sui generis). This is purely to allow for the development of access and servicing of student accommodation which is intended to be delivered on upper floors (second floor and above).

6.1.20 The Parameter Plan also identifies the land uses which are proposed on each of the frontages around the edges of the Development Plots. This identifies the following categories of frontage:
Brown - Where academic (Use Class D1) or commercial research (Use Class B1(b)) or retail/food and drink (Use Classes A1 to A5) are proposed, and where there is no restriction on the proportion of the frontage by length that may be occupied by retail/food and drink accommodation;

Red – Where academic (Use Class D1) or commercial research (Use Class B1(b)) or retail/food and drinks (Use Classes A1-A5) are proposed and where there is no restriction on the proportion of the frontage by length that may be occupied by retail/food and drink accommodation, and also where access / servicing only for Student Accommodation (Sui Generis) is also appropriate;

Pink – Where academic (Use Class D1), commercial research (Use Class B1(b)) and access / servicing for Student Accommodations only are proposed, and where at least 70% of the frontage by length must be occupied by academic or commercial research accommodation;

Light Blue – Where predominantly academic (Use Class D1) or commercial research (Use Class B1(b)) are proposed, and where at least 70% of the frontage should be academic/commercial research;

Dark blue - Where only academic (Use Class D1) or commercial research (Use Class B1(b)) are proposed, and where there is no restriction on the proportion of the frontage by length that may be occupied by either use.

6.1.21 

Parameter Plan 06 Upper Floors Land Use: CED-UCLE-DWG-APP-PAR-LDU-002

6.1.22 The Upper Floors Land Use Parameter Plan (CED-UCLE-DWG-APP-PAR-LDU-002) identifies the land uses proposed within each Development Plot at upper floor levels (above the Fluid Zone). This is shown with the coloured hatching.

6.1.23 All upper floors on the Pool Street East and Pool Street West sites are proposed for Student Accommodation (Sui Generis), although the proposed uses include the potential for up to 50% of the floorspace on the podium terrace level of these sites to be developed for food and drink uses (within Use Classes A3 and A4 only) or academic use (Use Class D1).

6.1.24 On the Marshgate site, the upper floors of Development Plots 1, 2 and 4 are proposed for Academic/Commercial research floorspace (Use Class D1/B1(b)) only. Student accommodation (sui generis) is proposed on the upper floors in the south western part of Development Plot 3, within academic/commercial research only to the northern and eastern parts of this Development Plot.

Parameter Plan 07 Maximum Building Height: CED-UCLE-DWG-APP-PAR-HGT-001

6.1.25 The Maximum AOD Building Height Parameter Plan (CED-UCLE-DWG-APP-PAR-HGT-001) identifies the maximum proposed building heights within each Development Plot. Heights are shown in metres Above Ordinance Datum (AOD) and maximum AOD heights include rooftop plant but exclude flues.

6.1.26 The Parameter Plan indicates the maximum frontage height within each Development Plot. The design intent is not to prescribe a stepping down of buildings to a lower frontage height on any of the Development Plots.

6.1.27 The Plan also shows the maximum height of any flues which may be proposed (figure shown in triangle). Where no maximum flue height is shown (on the Pool Street East and Pool Street West sites and the western part of Development Plot 1), no flues are proposed on these buildings/parts of buildings.

6.1.28 The Pool Street East and Pool Street West sites allow for five potential taller elements (up to 72m AOD at the eastern and western ends of these two sites) with three lower elements between (up to 20m AOD). The Parameter Plan identifies the location of these lower elements, and identifies minimum widths for these features.

6.1.29 At Pool Street West, the location of the taller built elements is not fixed, but the maximum footprint of the taller elements is shown with a solid black line. The limit of deviation within which each taller element could be developed is shown within a pink hatching. The limit of deviation within which the lower element (maximum height 20m AOD) must be delivered is shown by the dashed lines. The area not covered by the taller built element has a maximum AOD height of 20m.
Parameter Plan 08 Minimum Building Height: CED-UCLE-DWG-APP-PAR-HGT-002

6.1.30 The Minimum AOD Building Height Parameter Plan (CED-UCLE-DWG-APP-PAR-HGT-002) identifies the minimum heights of buildings for each of the Development Plots. The conventions are the same as those for the Maximum Building Heights Plan. No flue heights are proposed, as the minimum scenario is that no flues will be delivered if they are not required in relation to the occupation of the buildings.

6.1.31 It should be noted that at the Pool Street West site the maximum building footprint of the eastern taller element is larger on this Minimum Building Heights Plan than on the corresponding Maximum Building Heights Plan. This is because a lower building may be delivered by employing a larger building footprint. As point of reference, this Parameter Plan also includes the red hatched zones within which the footprint of the taller element can move.

Parameter Plan 09 Proposed Topography: CED-UCLE-DWG-APP-PAR-TOP-001

6.1.32 The Proposed Topography Parameter Plan (CED-UCLE-DWG-APP-PAR-TOP-001) shows the proposed finished ground levels through spot heights in specific locations. The plan shows that the proposed levels on the Marshgate site are slightly higher than those at the Pool Street East and Pool Street West sites.

6.1.33 Full details of finished ground levels associated with the public realm will be determined as part of a Reserved Matters applications in accordance with the parameters and Design Codes.

Parameter Plan 10 Basement Locations: CED-UCLE-DWG-APP-PAR-TOP-002

6.1.34 The Basement Location Parameter Plan (CED-UCLE-DWG-APP-PAR-TOP-002) indicates the proposed location and extent of basements within the Development Plots.

6.1.35 For each basement area the plan identifies the maximum basement depth in height Above Ordnance Datum (AOD). In accordance with the Parameter Plan, basements could be delivered in all of the Development Plots, but the maximum extent of basements overall is limited to 50% of the total area of the Development Plots. The total area of the Development Plots is 2.62 hectares, so the maximum extent of basements is 1.31 hectares (13,130 sqm).


6.1.36 Parameter Plan 11 Phase 1 Construction (2018-2020) (CED-UCLE-DWG-APP-PAR-PHS-001) identifies the anticipated first phase of development. This comprises the Pool Street West site and its associated public realm, Development Plot 1 on the Marshgate site, together with its associated public realm.

6.1.37 It is also intended to deliver works to remodel Thornton Street, including reconfiguration of the turning area, coach parking and blue badge parking. It is also intended to provide a temporary access route from the Loop Road in the south to service the Development Plot 1 site.

6.1.38 Phase 1 will also provide an interim landscape treatment for the public realm between the Marshgate Phase 1 site and the Southern Loop Road.

Parameter Plan 12 Phasing Plan Phase 2 construction (2030-2033): CED-UCLE-DWG-APP-PAR-PHS-002

6.1.39 Parameter Plan 12 Phase 2 Construction (2030-2034) (CED-UCLE-DWG-APP-PAR-PHS-002) identifies the anticipated later/second phase of development. This comprises the Pool Street East site and its associated public realm, Development Plots 2, 3 and 4 on the Marshgate site, together with their associated public realm and access arrangements.

6.1.40 Parameter Plan 13 Tree Removal Plan (CED-UCLE-DWG-APP-PAR-TRE-002) identifies the existing trees which are to be removed to facilitate the development.

Supporting planning documents

CIL Additional Information Form

6.1.41 This document sets out the additional floorspace created by the Proposed Development and the indicative amount of floorspace the CIL contribution will need to be based on.

Design and Access Statement

6.1.42 In accordance with the statutory requirements, the Design and Access Statement sets out the vision for the Application Site as well as principles of access, scale, character, use and landscape. An illustrative scheme is included which demonstrates how these principles could be implemented, however it should be noted that this is for illustrative purposes only and not for approval. The DAS shows the design evolution and how the design position for the parameters has been sought as well as considering context and access requirements. The DAS has informed the preparation of the Design Codes.

Drawings for information only

6.1.43 The UCL East Application is accompanied by the following supporting documents submitted for information purposes, further details of which can be found in the accompanying Development Specification and Framework document:

<table>
<thead>
<tr>
<th>Title and role</th>
<th>Reference</th>
<th>Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Topography Plan, showing existing topography within the application site and adjoining areas</td>
<td>CED-UCLE-DWG-ILL-CON-TOP-001</td>
<td>P01</td>
</tr>
<tr>
<td>Existing Trees Plan, showing existing trees and vegetation within the application site</td>
<td>CED-UCLE-DWG-ILL-CON-TRE-001</td>
<td>P01</td>
</tr>
<tr>
<td>Red Line LCS Overlay Plan, showing the relationship between the UCL East Planning Application Site boundary and the LCS planning permission boundary</td>
<td>CED-UCLE-DWG-ILL-CON-LCS-001</td>
<td>P01</td>
</tr>
<tr>
<td>Constraints Plan which shows the elements that have constrained the design of the site.</td>
<td>CED-UCLE-DWG-ILL-CON-CON-001</td>
<td>P01</td>
</tr>
<tr>
<td>Land Ownership Plan, showing the land outside the UCL East Planning Application boundary which is controlled by the applicant</td>
<td>CED-UCLE-DWG-ILL-CON-OWN-001</td>
<td>P01</td>
</tr>
</tbody>
</table>

Planning Statement

6.1.44 The Planning Statement outlines how the UCL East Planning Application has responded to and complies with current and emerging national, regional and local planning policy.

Green Infrastructure Statement

6.1.45 This Statement provides justification for the provision of all green spaces in the area of the Planning Application including open space, biodiversity areas and play space.

Retail &Impact Statement

6.1.46 This Assessment considers the impact of the proposed retail and leisure aspects of the Planning Application on the vitality and viability of the surrounding centres.

Energy Statement
6.1.47 This Statement outlines how the Proposed Development seeks to minimise the use of energy and hence carbon emissions.

**Sustainability Statement**

6.1.48 This Statement describes the approach that has been taken to sustainability during the design process and considers the extent to which development proposals accord with the principles of sustainable development.

**Flood Risk Assessment**

6.1.49 This Assessment has been prepared in accordance with the National Planning Policy Framework (NPPF). The report is an assessment of the risk of flooding, in particular in relation to residential and commercial proposals. The methodology for the Flood Risk Assessment (FRA) has been agreed with the Environment Agency.

**Global Remediation Strategy**

6.1.50 The Strategy sets out Site principles and approaches to the management of remediation proposals.

**Utilities Statement**

6.1.51 This Statement outlines the proposals for utility services required as a result of the UCL East Planning Application. The Statement includes a description of the existing and proposed utilities network and includes schematic network drawings of each utility.

**Statement of Participation**

6.1.52 The Statement of Participation describes the process and outcomes of the public consultation that has taken place on the UCL East Application Site in Queen Elizabeth Olympic Park between June 2015 and December 2016.

**Equalities Statement**

6.1.53 This Statement considers the potential impacts of the UCL East Planning Application on identified equality groups as well as any appropriate mitigation measures, having regard to the need to advance equality of opportunity, eliminate unlawful discrimination and foster good relations between different groups.

**Statement of Convergence**

6.1.54 This Statement confirms how the Planning Application proposals will help close the deprivation gap between the LLDC area and the rest of London. The Statement sets out how these proposals will help achieve the convergence through the indicators set out in the Convergence Strategy 2015 – 2018 and the Annual Convergence report 2015.

**Environmental Statement**

6.1.55 This Statement assesses the potential environmental impact of the Proposed Development. Based on a phasing structure, as set out in the DSF, the Environmental Statement assesses both the likely significant beneficial and adverse effects of the proposed scheme. It is accompanied by the Environmental Statement Non-Technical Summary.

**Transport Assessment**

6.1.56 This Assessment is a comprehensive and systematic assessment that sets out transport impacts relating to the Proposed Development. This Assessment identifies the measures to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport.

6.1.57 The Transport Assessment indicates that a delivery and servicing strategy will be developed to support the future Reserved Matters Applications.

6.1.58 A Framework Travel Plan is submitted with this application and should be read in conjunction with this Transport Assessment.
Environmental Statement (Non-technical summary)

6.1.59 This report is a summary of the full Environmental Statement, addressing the likely significant beneficial or adverse effects that the Proposed Development may have on the environment, consisting of the natural, social and economic aspects.
7. Planning Policy Context

7.1 Introduction

7.1.1 This section summarises the relevant planning policies at National, Regional and Local Policy levels which form part of the policy background relevant to the proposed schemes.

7.1.2 The potential for significant regeneration within the Lower Lea Valley has been identified for several decades. The area has been recognised as an important focus for regeneration within the wider context of East London, the London Thames Gateway, and the South East region as a whole.

7.1.3 The ambition of UCL East is to embed UCL’s long term commitment to East London and beyond, by growing a dynamic, world-class learning and living environment. The proposal seeks to enhance opportunities in this part of London. The objectives for the UCL East Site have been set out as a series of development principles: academics, identity and experience, activity and operation, environment and context and economic.

7.1.4 The built environment at UCL East will inspire intellectual excellence and encourage an exchange of knowledge and ideas, in the spirit of UCL’s exiting Bloomsbury campus in Central London. UCL East aspires to be a flexible environment, placing emphasis on cross-disciplinarily, individual and group learning with a scope of multiple uses of spaces and facilities over time. The proposed Development will secure an economically sustainable environment.

7.1.5 The Proposed Development seeks to strengthen links and connections within Queen Elizabeth Olympic Park with Stratford Town Centre, and with neighbouring communities. UCL East is intended to provide collaborative learning and research environment where local communities will have the opportunity to engage actively with world class research and teaching.

7.2 Statutory Development Plan Policy

7.2.1 The Town and Country Planning Act 1990 (referred to as ‘the Act’), the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England. Collectively the three acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act). In this instance, the statutory development plan comprises the following: The London Plan (2016) and the LLDC Local Plan (2015).

7.2.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

7.2.3 The Statutory Development Plan for the area within which the UCL East Application Site is located includes:


- **Local Level**: The UCL East Site sits within the London Borough of Newham; however the formation of the London Legacy Development Corporation in April 2012 brought the UCL East Site under the same responsible authority for matters regarding planning and development. Accordingly, the LLDC Local Plan 2015 to 2031 (July 2015) is the statutory development plan document at a local level.

7.2.4 In addition, although not part of the statutory development plan, at the national level, the National Planning Policy Framework (Communities and Local Government, 2012) sets out Government Policy and should be considered in determining planning applications.
National Level


7.2.5 In March 2012 the Government adopted the National Planning Policy Framework (NPPF). The policies contained in the NPPF supersede all Planning Policy Statement (PPSs) and Planning Policy Guidance (PPGs), and the policies are a material consideration for Local Planning Authorities (LPAs) in decision making.

7.2.6 The NPPF sets out the Government’s economic, environmental and social planning policies as well as their requirements for the Planning System. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a ‘golden thread’ running through both plan-making and decision-making.

7.2.7 The following key paragraphs are particularly relevant to the UCL East Application:

7.2.8 Paragraph 18 of the NPPF encourages economic growth to create jobs and prosperity. In order to achieve this “planning should operate to encourage and not act as an impediment to sustainable growth” and “significant weight should be placed on the need to support economic growth through the planning system” (Paragraph 19). Paragraph 20 adds that local planning authorities should plan proactively to meet the needs of business and support an economy fit for the 21st century.

7.2.9 The NPPF requires housing applications to be “considered in the context of the presumption in favour of sustainable development” (paragraph 49).

7.2.10 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development. Planning decisions should aim to ensure that developments respond to local character and history and reflect the identity of local surroundings and materials.

7.2.11 Paragraph 70 states that in delivering the social, recreation and cultural facilities and services that communities need, planning policies and decisions should plan positively for the provision and use of local services to enhance the sustainability of communities and residential environments.

Regional Level

London Plan (March 2016)

7.2.12 The London Plan (2016) sets out an integrated strategic economic, environmental, transport and social policy framework to guide development in the capital to 2036. The Plan sets out the Mayor’s vision for sustainable development in the capital, which states that over the years to 2036 and beyond, London should:

“Excel among global cities – expanding opportunities for all its people and enterprises, achieving the highest environmental standards and quality of life and leading the world in its approach to tackling the urban challenges of the 21st century, particularly that of climate change.”

7.2.13 This overarching vision is supported by six objectives, which seek to ensure that London is:

1. A city that meets the challenges of economic and population growth;
2. An internationally competitive and successful city;
3. A city of diverse, strong, secure and accessible neighbourhoods;
4. A city that delights the senses;
5. A city that becomes a world leader in improving the environment; and
6. A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.
Policy 1.1 states that the development of East London is a particular priority and the location of the largest opportunities for new homes and jobs should contribute to realising the Mayor’s vision and objectives as set out in the London Plan, and that the Mayor will, and individual Boroughs should, reflect this requirement in the determination of planning applications. Growth and change in London should be managed in order to realise the Mayor’s vision for London’s sustainable development to 2036.

In the context of the Mayor’s London-wide vision and objectives, Policy 2.4 and its supporting text stress that implementing a viable and sustainable legacy for the London 2012 Olympic and Paralympic Games is London’s “single most important regeneration project for the next 25 years”. Specifically, the legacy of the 2012 Games should deliver fundamental economic, social change within East London and contribute to closing the deprivation gap between the Olympic host boroughs and the rest of London. Policy 2.4 sets a series of strategic priorities in relation to the 2012 Games and their legacy, which should be reflected in planning decisions taken by the Mayor and the Boroughs.

Local Level

The LLDC Local Plan 2015-2031 was adopted in July 2015 and sets out the statutory development plan policy at the local level. The Local Plan sets out the Local Planning Authority’s vision to develop Queen Elizabeth Olympic Park and its surrounding area.

Since its adoption in July 2015, the London Legacy Local Plan has thus replaced the Local Plans which previously applied to the area and will guide development over the course of the Plan period up to 2031.

The Local Plan is built around the Legacy Corporation’s priority themes of promotion of convergence, employment and community participation, championing equalities and inclusion, ensuring high-quality design and ensuring environmental sustainability. The following general plan policies that relate to the overarching objectives of the Local Plan are all relevant to the UCL East Application and the proposals are assessed against them in the rest of this document: Strategic Policy SD.1 (Sustainable Development), SP.1 (Building a strong and diverse economy), B.6 higher education, research and development, SP.2 maximising housing and infrastructure provision within new neighbourhoods, H1 Mix of Housing Types, BN.2 Creating distinctive waterway environments, BN.3 Maximising Biodiversity, BN.4 Designing residential schemes and BN.10 proposals for tall buildings.

The Local Plan provides specific guidance for the UCL East Application Site under Sub-Area 3 policies and Site Allocations SA3.2 and SA3.3 as described below:

- SA3.2 known as ‘Stratford Waterfront East Site Allocation’ (Figure 3) seeks a comprehensive, phased mixed-use development, providing edge-of-centre retail, cultural, education, leisure or community functions incorporating residential to provide for strategic housing requirements. Pool Street East and West which form part of the UCL East Application are located within this designation.

- SA3.3 known as ‘Stratford Waterfront West Site Allocation’ (Figure 2) seeks a comprehensive, phased mixed-use development, providing edge-of-centre retail, education, cultural, leisure or community functions potentially incorporating residential to provide for strategic housing requirements. Marshgate, which forms part of the UCL East Application, falls within this Site Allocation.

Material Considerations

The Greater London Authority adopted the Olympic Legacy Supplementary Planning Guidance (OLSPG) in June 2012 and it covers the Park and surrounding areas. The purpose of the OLSPG is to interpret and apply relevant London Plan policies by articulating the Mayor’s strategic priorities and long term vision for change in this vital part of London over the next 20 years after the Games.

Delivering a successful and sustainable legacy is a key plan of the Mayor’s strategic ambition of promoting ‘convergence’ by closing the deprivation gap between the host boroughs and the rest of London. The OLSPG provides the strategic spatial context for achieving convergence by identifying
the broad quantity, type and distribution of new housing, employment space and supporting social infrastructure that will facilitate delivery.

7.3.3 The OLSPG sets out five overarching development principles which will guide development and change in accordance with the Mayor’s Vision for the area. These are:

A) **Homes and communities.** To create a network of high quality and well-connected lifetime neighbourhoods across the OLSPG area that maximise opportunities for family housing and are designed to meet the needs of existing and future communities.

B) **Business and employment.** To promote Stratford as a new Metropolitan Centre, ensure land use change leads to a wide range of business, training and employment opportunities and identifies and protects sites needed for social infrastructure.

C) **Connectivity and transport.** To ensure that existing and new communities across the OLSPG area are linked by a network of local and strategic connections and to use the area’s exceptional public transport infrastructure to achieve a lasting shift to more sustainable forms of transport and movement.

D) **Urban form.** To use the area’s unique open spaces, waterways, heritage buildings and contemporary city scale architecture and sporting facilities to create a network of new linked and revitalised lifetime neighbourhoods.

E) **Sustainable development.** To build on the sustainability platforms inherited from the 2012 Games, to promote and achieve exemplar standards of sustainable design and construction across the OLSPG area and to develop a new east London Green Enterprise District.

7.3.4 Given the scale and complex geography of the area, the OLSPG identifies five sub-areas within which development will contribute to the creation of new communities and neighbourhoods. The OLSPG sets out a vision for the five areas as well as an indication of the appropriate scale, type and distribution of development within each. Through town centre renewal, mixed-use development and release of surplus industrial land, the OLSPG identifies capacity for 32,000 new homes within the area.

**Accessible London: Achieving an Inclusive Environment (Greater London Authority, 2014)**

7.3.5 This London Plan Supplementary Planning Guidance (SPG) was adopted in 2014, replacing the 2004 publication and provides guidance on the implementation of those policies within the London Plan which seek to promote inclusive and accessible environments in London. The SPG provides local planning authorities with advice on how they should consider accessibility to and within sites in the determination of planning applications, as well as when formulating policy positions. The SPG provides guidance on various London Plan Policies of which policies 7.1 and 7.2 are the overarching policies which provide guidance on accessibility and inclusive design. This advice is directed towards boroughs, developers, designers and planning applicants to create an accessible environment in London, with a particular emphasis on the access requirements of disabled people.

**Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (Greater London Authority, 2012)**

7.3.6 This guidance was adopted in 2012 and provides guidance to London boroughs and developers to estimate the potential child yield from development, and the resulting requirements for play space provision. The guidance relates to the implementation of London Plan Policy 3.6 but also a range of policies on shaping neighbourhoods, providing the opportunity for more detailed guidance not covered in the London Plan. This SPG identifies a series of benchmark standards that should be applied within London boroughs to ensure minimum requirements for play provision, reflective of local needs.

**Sustainable Design and Construction Supplementary Planning Guidance (Greater London Authority, 2014)**

7.3.7 This guidance document provides additional information to assist with implementation of London Plan policy relating to sustainable design and construction. The SPG sets out both essential and preferred standards which apply to developments referred to the Mayor in the capital.
Social Infrastructure SPG (Greater London Authority, 2015)

7.3.8 The Social Infrastructure SPG contains guidance to support the London Pan policies relating to social infrastructure which meet people’s needs at all stages of their lives. These are designated as a wide range of services including health, education, community, cultural, play, and recreation among others.

Character and Context SPG (GLA, 2014)

7.3.9 This guidance document provides specific guidance on elements that inform character and context in London and the planning-design process. It includes various examples of good practice to help sustain and enhance the positive attributes of a place.

London View Management Framework SPG (2012)

7.3.10 The London View Management Framework sets out the defined corridors between the Viewing Place and corresponding Strategically Important Landmarks in Designated Views. This document seeks to designate, protect and manage the views of some of London’s landmarks.

London Legacy Development Corporation Supplementary Planning Documents

7.3.11 LLDC have the following relevant SPDs:

- Planning Obligations SPD (adopted November 2015)
- Carbon offset SPD (adopted August 2016)
8. Planning Policy Response Introduction

8.1 Planning Policy Themes

8.1.1 Section 9 of the Planning Statement identifies the key planning considerations and assesses the Proposed Development against the Development Plan and other material considerations. Given the large number of development plan policies which are relevant to the proposed scheme, the following policy appraisal does not repeat the wording of all relevant development plan policies. This policy appraisal should therefore be read together with the planning policy table set out in Appendix A of this document.

8.1.2 This policy appraisal should also be read alongside the Design and Access Statement, the Environmental Statement (ES) and other supporting technical documents accompanying the UCL East Application.

8.1.3 The policy consideration and response for the UCL East Application set out in section 9 is organized under the following policy themes:

- Vision, Objectives and Strategic Direction
- Business and employment
- Housing
- Tall Buildings
- Heritage and Archaeology
- Design
- Play Space, Open Space and Public Realm
- Social Infrastructure
- Retail provision
- Transport, Movement and Access
- Walking and Cycling
- Car Parking
- Climate change mitigation and environmental sustainability

8.1.1 Section 10 of this Planning Statement provides a summary of the planning case in favour of the planning permission being granted for the Proposed Development.

9.1 Vision, Objectives and Strategic Direction

Relevant Development Plan Policies

9.1.1 The following development plan policies are considered relevant to the principle of development:

- LLDC Local Plan: Policy B.2 (Thriving town, neighbourhood and local centres), Sub-area SA3.2 (Stratford Waterfront East) and Sub-area SA3.3 (Stratford Waterfront West)

Assessment of the Proposed Development

9.1.2 London Plan Policy 1.1 affirms the Mayor’s vision for London’s sustainable development to 2036 and the commitment to improving Londoner’s quality of life. Under this vision, the development of East London is identified as a priority to achieve social and economic convergence, offering a significant opportunity for new homes and jobs.

9.1.3 London Plan Policy 2.4 further develops this vision by establishing the foundations for the London 2012 Olympic and Paralympic legacy work. This long-term vision supports the expansion of London’s academic excellence and further investment to this area of inner London. Inspired by the Albertopolis, LLDC has brought together a number of institutions, including University College London, to create an enriched economic and social legacy for the Stratford area.

9.1.4 London Plan Policy 2.9 encourages the development of inner London’s distinct environment, neighbourhoods and public realm in order to preserve existing communities by strategically addressing both existing deprivation but also the area’s changing economy.

9.1.5 The UCL East Site will contribute in , creating a world-class destination at Stratford, bringing together outstanding organisations to showcase exceptional talent, science and technology. This supports London Plan Policy 2.9 which states that development proposals within opportunity areas should provide the necessary social and other infrastructure to sustain growth, including where appropriate a mix of uses.

9.1.6 The phased Proposed Development will assist in realising sustainable growth and change in London, in line with London Plan Policy 1.1. Furthermore, the development of East London is identified as a priority for London to address existing needs for social and economic convergence. Convergence also forms part of the vision set out by the LLDC in its Local Plan and has formed the basis for the principle of development at the Application Site. The Application Site is identified as part of an opportunity area in the London Plan Policy 2.13.

9.1.7 The overarching vision for the London 2012 Olympic and Paralympic Site is set out in more detail in the LLDC Local Plan. The convergence strategy, which is at the heart of the vision, is developed under the following five objectives:

- Objective 1: Increase the prosperity of east London through growth in business and quality jobs, with an emphasis on cultural and creative sectors, promotion as a visitor and tourist destination, and high-quality lifelong learning opportunities. The Proposed Development will assist in boosting the economy of East London and this area in particular. The comprehensive development will ensure a sustainable development is put in place through the mix of uses it will provide, including innovation, teaching, research and development, which will boost lifelong learning opportunities for local communities.

- Objective 2: Establish and maintain locally distinctive neighbourhoods which meet housing needs, while providing excellent and easily accessible social infrastructure. The Proposed Development will build a significant institution in East London, building on the other sites already brought forward on Queen Elizabeth Olympic Park. The UCL East Application Site is located within walking distance of the Stratford metropolitan centre and therefore provides easy access to a number of social facilities of use
to students, staff and visitors. The Proposed Development complements the other existing and future facilities within the QEOP. Together with further housing development on other sites it will help to create a vibrant, diverse and successful neighbourhood.

- **Objective 3:** Create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment. The design quality of UCL East has been carefully masterplanned and detailed design quality will be secured through Design Codes. The Proposed Development has had sensitive regard to the existing setting, integrating the proposals within Queen Elizabeth Olympic Park and nearby structures delivered for the 2012 Olympic and Paralympic Games.

- **Objective 4:** Secure the infrastructure required to support growth and convergence. The proposed academic, commercial, student accommodation and related retail and catering facilities will contribute towards strengthening the economic activity of East London and help reduce the gap between LLDC and other London boroughs.

- **Objective 5:** Deliver a sustainable and healthy place to live and work. The Proposed Development has sought to develop as a sustainable entity within close proximity to public transport links but also as a mixed-use site offering a variety of services which make it a healthy, accessible and attractive place to live and work. For instance, the convenience retail floorspace throughout the Application Site will cater for both workers and residents of the student accommodations as well as visitors. Similarly, the institutions are aimed at the visitors of the Application Site and surrounding neighbourhoods, creating an integrated development within the existing urban setting.

9.1.8 The Proposed Development seeks to strengthen the Application Site in terms of economic and population growth. In particular, the large scale economic investment brought about by UCL will ensure it is stable and sustainable. The world-wide reputation of this institution also is also expected to attract further investment and development, creating a knock-on effect for the wider area. The accompanying Employment Statement sets out the employment benefits that the development will bring, comprising both construction and long term operational employment opportunities.

9.1.9 The UCL East Application seeks to maximise the legacy of the 2012 Olympic and Paralympic Games, by securing high quality sustainable development and investment in line with London Plan Policy 1-1. The UCL East Application proposes a comprehensive, phased and mixed use development to deliver world class academic facilities, commercial research space, student accommodation and associated retail/food and drink facilities.

9.1.10 The student accommodation proposed under the UCL East Application will meet the local housing need created by the academic floorspace provision, hence contributing towards the establishment of a new community within Queen Elizabeth Olympic Park. Whilst students are most likely to use the facilities during term time, the accommodation is expected to serve as temporary accommodation for summer term residents coming to the University.

9.1.11 In response to the London Plan Policy 2.4, the UCL East Application will contribute towards the development of Queen Elizabeth Olympic Park and its surrounding area as a globally significant centre for academic excellence, academic and commercial research and engagement with local communities around cultural and academic activities.

9.1.12 Local Plan Site Allocation SA3.2 and SA3.3 cover the UCL East Site. The vision for SA3.2 [Pool Street East and Pool Street West] is for “a Comprehensive, phased mixed-use development providing edge-of-centre retail, cultural, education, leisure or community functions incorporating residential to provide for strategic housing requirements.” The vision for SA3.3 [Marshgate] is “Comprehensive, phased mixed-use development providing edge-of-centre retail, education, cultural, leisure or community functions potentially incorporating residential to provide for strategic housing requirements.” The Proposed Development complies with these designations through the range of educational and associated facilities proposed on the Application Site.

9.1.13 The variety of uses proposed is aimed not only at the existing community in the local area but also the wider London community. The Proposed Development is therefore compliant with both London Plan Policies 2.9 and 2.13. In accordance with LLDC Local Plan Policy B2, the proposal will allow for a strong edge-of-centre development to support cultural and visitor growth associated with the existing
Stratford Metropolitan Centre. The UCL East Application seeks to bring forward active uses at ground floor level as set out in the Site Allocations SA3.2 and SA3.2.

9.1.14 The overarching vision for development at the UCL East Site is aligned with that of the LLDC Local Plan to create a new dynamic quarter in the heart of East London, offering opportunities for local people and driving teaching, research, innovation and sustainable economic growth in London.

Compliance with Development Plan Policy

9.1.15 Following the above assessment, the Proposed Development is considered to be in accordance with the Development Plan vision and objectives for the Application Site.

9.2 Business and Employment

Relevant Development Plan Policies

9.2.1 The following development plan policies are considered relevant to business and employment:

- LLDC Local Plan: Objective 1, Policy SP.1 ‘Building a strong and diverse economy’, Policy B.2 ‘Thriving Town, neighbourhood and local centres’ and Policy B.5 ‘Increasing local access to jobs, skills and employment training’.

Assessment of the Proposed Development

9.2.2 The principle of Convergence, addressed in the London Plan and LLDC Local Plan, is intrinsic to the regeneration of East London in seeking to close the deprivation gap between the Olympic host boroughs and the rest of London.

9.2.3 The area surrounding Queen Elizabeth Olympic Park is characterised by relatively high levels of economic deprivation, and the legacy aspiration for it is partly focused on the delivery of new economic opportunities to benefit local communities.

9.2.4 The objectives of the UCL East Application will benefit this area of East London but also London and the UK, given its strategic position in London and in the context of the 2012 Olympic and Paralympic Games legacy work and its contribution to the regional and national economy. These objectives have formed part of the vision and economic case for the scheme:

i. Redefine Stratford’s place in London’s economy as a new metropolitan centre for the capital;
ii. Create access to opportunities for sporting, cultural and civic participation by international, national and local visitors;
iii. Boost economic growth nationally;
iv. Enhance education and skills attainment levels amongst local communities;
v. Raise local aspirations and improve external perceptions of east London; and
vi. Create sustainable local jobs and help people from East London access jobs elsewhere.

9.2.5 The Proposed Development will provide a wide range of economic benefits for the local area, the London economy and the UK economy more generally. The expansion of the educational sector in Inner London to East London will contribute significantly to the successful regeneration of the Application Site and delivery of additional employment opportunities.

9.2.6 The UCL East scheme is envisaged as a radical new model of how a university campus can be embedded in the local community and with businesses, as well as with providing leading world-leading research and education.

9.2.7 The proposal is in accordance with London Plan policies 4.1 and 4.10 which seek to maintain and enhance the regeneration already occurring in inner London and more specifically, promoting London
as a hub for research and innovation. UCL East will feature a new campus for UCL made up of educational facilities and student accommodation. Combined with retail/food and drink space, the proposal will bring forward a new sustainable research and education hub for East London.

9.2.8 In accordance with LLDC London Pan Policy SP.1, the comprehensive development of UCL East will ensure that a diverse yet strong economy is brought forward in the area. This important investment in this area of East London will promote and create new opportunities for emerging economic sectors and innovation. The UCL East campus will provide an outstanding environment for learning and scholarships for students, staff, collaborators and the local public providing an exceptional environment for far reaching engagement between the academic sector and local communities. Furthermore, this will encourage collaboration between academics and those engaged in academic research fostering both academic and commercial innovations across a range of sectors.

9.2.9 LLDC Local Plan Policy B.2 states that main town centre uses should be focused according to scale, format and position in the retail hierarchy through an appropriate A1 retail presence and maintaining active retail frontages. In accordance with this policy, the Proposed Development provides a suitable level of retail presence across the development plots to support the educational facilities being proposed.

9.2.10 The retail provision at UCL East will predominantly comprise small scale retailers and food and beverage outlets which are ancillary to the student accommodation and educational/cultural development. It will complement the existing retail provision across the LLDC area. The scale and nature of retail and leisure facilities will not compete significantly with those in designated town centre locations. Further details of this can be found in the Leisure and Retail Impact Assessment (CED–UCLE–DOC–CON–RET–001) submitted with this UCL East Application.

9.2.11 In accordance with LLDC Local Plan Policy B.5, the Proposed Development will deliver a significant increase in employment and will make a significant contribution to the local economy. It is estimated that during the construction of UCL East Phase 1 an average of 312 construction workers will be generated on-site in 2018/19. It is estimated that there will be an average of 761 construction workers on site during 2031 during construction of Phase 2. Construction activity associated with UCL East Phase 1 is anticipated to commence in 2018 and be complete by 2020, whilst construction of UCL East Phase 2 is anticipated to commence in 2030, with occupation by end of 2034.

9.2.12 Taking leakage, displacement and multiplier effects into account indicates that approximately 70 net FTE jobs will be generated within the inner and outer impact areas as a consequence of the construction activity related to UCL East Phase 1. This rises to 171 net FTE jobs within the impact areas during the peak construction period in 2031 associated with construction of Phase 2.

9.2.13 The LLDC have a strategic overview of all construction schemes in the LLDC PPDT administrative area and will seek to enable local people to benefit from opportunities created by supporting construction employment, apprenticeship and skills schemes. These include demand-led training and a construction job brokerage model that links into provision within Newham and the other boroughs that neighbour the Park. It is likely therefore that the net additional FTE construction jobs created by the Proposed Development will provide employment opportunities for local people.

9.2.14 It is estimated that UCL East could generate up to 2,589 gross direct jobs once the Proposed Development is completed and operational. UCL East will result in a significant uplift in the number of jobs within D1 use class activities within the impact areas due to the provision of academic facilities within the University College London campus. The Proposed Development will also result in a modest uplift in the number of retail (A1–A5 use classes) jobs.

9.2.15 After taking account of leakage, displacement and the composite multiplier effect, UCL East is estimated to generate approximately 1,165 net additional jobs within the impact areas.

9.2.16 The Proposed Development would have a net positive impact on employment in the area once completed and operational. This is primarily linked to employment associated with the provision of academic facilities within the University College London campus and the provision of new retail employment. The Proposed Development will make a significant contribution towards the local economy which has historically performed worse than surrounding areas and the rest of Greater London.
Compliance with Development Plan Policy

9.2.17 Based on this assessment and the range of employment opportunities created as part of the UCL East Application, the latter is considered to be compliant with the Development Plan in respect of business and employment.

9.3 Housing (including student housing)

Relevant Development Plan Policies

9.3.1 The following development plan policies are considered relevant to housing:
- LLDC Local Plan: Policy H.4 ‘Providing student accommodation’, Sub-area SA3.2 (Stratford Waterfront East) and Sub-area SA3.3 (Stratford Waterfront West)

Assessment of the Proposed Development

9.3.2 London Plan Policy 3.8 B(h) states that “strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with stakeholders in higher and further education and without compromising capacity for conventional homes.”

9.3.3 Planning permission is sought for up to 50,880sqm of student accommodation which is expected to deliver up to 1,800 bed spaces in total. At least 123 bed spaces will be provided on Plot 3 (Marshgate).

9.3.4 The Proposed Development will provide much needed student accommodation spaces for UCL to meet its future needs, in line with Local Plan Policy H.4. The students residing in the accommodation will only be students of UCL and this is expected to be secured through a planning condition or legal obligation. The student accommodation proposed will support the new academic floorspace at UCL East, ensuring a sustainable environment where there is both a day time and night time community and economy. The student accommodation has been introduced in Marshgate to provide all day activity in this location, particularly given the proximity to Pudding Mill Lane neighbourhood centre to the south.

9.3.5 Importantly, the student accommodation is provided as part of a mixed-use campus which includes academic and commercial floorspace and supporting retail and leisure facilities. The student accommodation will not therefore be a standalone facility. Each student accommodation building will provide 5% wheelchair accessible rooms from the outset, with a further 5% of rooms capable of being adapted.

9.3.6 Student welfare facilities will be provided as a component of the development and the students will have access to a wide range of retail and leisure facilities, both of the UCL East Site and within the wider area including the facilities at the nearby Westfield Shopping Centre and Stratford town centre.

9.3.7 In order to encourage mixed communities, some of the student accommodation has been integrated with other uses and located on Pool Street East and West as these locations ensured the most convenient access to transport and amenities. This will encourage the use of sustainable transport modes and increase footfall, creating a more pleasant environment for students. Marshgate will include some student accommodation however it will remain the primary location for academic and commercial research uses. Furthermore, the integration of academic spaces and student housing will complement the area’s existing and emerging housing stock, building on the increasingly diverse environment and contributing to an integrated, mixed and balanced wider neighbourhood, as endorsed in London Plan Policy 3.9. The current London Plan also further encourages a dispersed distribution of new student accommodation to reduce pressures on central boroughs and utilise regeneration potential in accessible locations outside central London. The new academic facility

9.3.8 UCL East is envisaged as a radical new model of how a university campus can be embedded within the local community, as an inviting and inclusive institution. In accordance with LLDC Policy H.4, the student accommodation will contribute towards facilitating a positive balance of tenure in the locality.
9.3.9 UCL is London’s leading multidisciplinary university, with over 11,000 staff and nearly 40,000 students. It was ranked seventh in the QS World University Rankings 2016/17 and provides excellence and leadership in teaching and research.

9.3.10 The University makes a guarantee that all first year undergraduates and first year international postgraduate students will have a residential place. This guarantee is considered an essential component of UCL’s offer to attract the best student from both the UK and abroad. Furthermore, following the increase in tuition fees, students’ expectations have significantly increased. Students are increasingly demanding value for money in both the quality and quantity of facilities and the overall student experience. However, with the rise in student numbers seen at UCL in recent years, both of these factors are becoming increasingly difficult to manage, meaning demand currently outstrips supply. The demand for beds has steadily risen in recent years with this rise expected to continue in years to come. The forecasted demand for beds in 2017/18 is 6,000, rising to 6,600 in 2019/20.

9.3.11 In order to manage this increasing demand in the years to come, and to compete with the ever-expanding private purpose-built student accommodation market, UCL needs to secure a significant number of additional beds for its students. UCL’s forecasts suggest that in 2019/20 as many as 1,157 additional bed spaces will need to be identified. Achieving this will help University protect its strong international reputation, as it strives to provide students with the experience and facilities they rightfully expected when joining the University.

9.3.12 As stated in the supporting text of the Site Allocation policy in the Local Plan, under the LCS scheme, Site Allocation SA3.2 benefits from permission for approximately 1,700 homes and Site Allocation SA3.3 benefits from permission for up to 878 residential units. Residential floorspace does not form part of the UCL East proposal which will therefore result in the non-delivery of approximately 326 residential units on Development Plot 1.2 and 878 residential units on Development Plots 2.1 and 2.2 (estimated at 99,000 sqm.).

9.3.13 Site Allocation SA3.2 (Stratford Waterfront East), which covers Pool Street East and West, states that development should provide edge of centre retail, cultural, education and leisure or community functions incorporating residential to provide for strategic housing requirements. Pool Street East and West provides a mix of uses; predominantly student accommodation to meet the housing requirements of the new UCL East university campus as well as education and retail uses. Whilst this does not meet the full range of uses set out in the Site Allocation, it should be noted that Stratford Waterfront East comprises a larger site, including development parcels to the north of the London Aquatics Centre which falls outside of the UCL East Planning Application boundary. The remainder of the Stratford Waterfront East site has consent for residential led mixed use development as part of the LCS planning permission as described above. Site Allocation SA3.3 (Stratford Waterfront West), which covers Marshgate, indicates that amongst other uses, the Proposed Development should be "potentially incorporating residential" floorspace. As such, the proposals at Pool Street East, Pool Street West and Marshgate do not conflict with the relevant Local Plan policy.

Compliance with Development Plan Policy

9.3.14 Based on the above assessment, the Proposed Development is considered to be compliant in relation to Local Plan Policy H.4 regarding student accommodation specifically. The Proposed Development does not fully meet the expectations of Site Allocations SA3.2 and SA3.3 in that it does not deliver the level of housing anticipated within these policies. It does not, however, impinge on the possibility of bringing forward housing development on the remaining area of Site Allocation SA3.2 and in the wider LLDC area.

9.4 Tall Buildings

Relevant Development Plan Policies

9.4.1 The following development plan policies are considered relevant in relation to tall buildings:

Assessment of the Proposed Development

9.4.2 Tall buildings are defined in the London Plan as “those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor” (i.e. 30 metres within the Legacy Corporation area). Tall buildings are defined in relation to their local context which means that an acceptable height will vary according to the local context.

9.4.3 London Plan Policy 7.4 states that buildings, streets and open spaces should provide a high quality design response. The policy suggests that development should have regard to the existing character of an area and seek to enhance its poor or ill-defined character. It should also contribute to a positive relationship between urban and natural features and be at a human scale where people ‘feel comfortable with their surroundings’. According to London Plan Policy 7.4, high quality design should create development for the human scale and have regard to the existing topography and landform of the area.

9.4.4 London Plan Policy 7.6 promotes exemplary architecture and states that architecture should make a positive contribution to the public realm, streetscape and wider cityscape. The accompanying Design Codes and parameter plans secure the design approach and development parameters that shall be implemented at the Application Site to ensure high quality design of tall buildings. The UCL East Application is therefore in accordance with the policy in that it has recognized the importance of designing architecture of high quality that is adequately integrated within the ground floor setting and wider cityscape. This is also in accordance with LLDC Local Plan Policy BN.10 which demands that tall buildings exhibit outstanding architecture and make a positive contribution to the streetscape in order to be considered acceptable; this is covered in further detail below.

9.4.5 London Plan Policy 7.7 indicates that tall and large buildings should be part of a plan-led approach to changing or developing an area and should not result in unacceptable harm to their surroundings. UCL East, as part of the wider CED, will implement the vision for the Park of combining and embedding the venues within the legacy neighbourhood which followed the 2012 London Olympic and Paralympic Games, and simultaneously preserving the existing landmarks within the Park such as the ArcelorMittal Orbit, the London Aquatics Centre and the London Stadium as set out below and further detailed in the accompanying Design and Access Statement and Townscape and Visual Assessment. The proposed design responds to this by integrating tall buildings into the overall composition within the Queen Elizabeth Olympic Park, ensuring that these contribute towards creating a unique place and ensuring that the proposed massing responds to the existing context whilst being confident in its own presence. According to the LLDC Local Plan, the Legacy Corporation area will have one of the highest concentrations of tall buildings within Greater London, and therefore it is important that they incorporate the highest standards of sustainability and design.

9.4.6 Pool Street East and Pool Street West accommodate five tall buildings overall, of a maximum of up to 72m AOD. The elements of the Proposed Development located on Marshgate are set at a maximum of up to 71.5m AOD. All of the proposed buildings are categorised as tall buildings in that they are relatively taller than their surroundings. This Proposed Development has been masterplanned in response to the adjacent ArcelorMittal Orbit, the London Aquatics Centre and the London Stadium. There is a significant difference in height between the three iconic structures which required a considerate and complementary massing response. The proposed tall buildings do not however seek to compete with these three existing structures above but to complement their importance.

9.4.7 The Application Site’s massing and scale has been shaped around the existing context and the Application Site’s edges in accordance with London Plan Policy 7.4. The scale has been developed to increase with density towards the central section of the Application Site, with lower heights around its periphery to respect the setting of the waterways, the ArcelorMittal Orbit and the London Aquatic Centre. The Proposed Development has sought to improve the visual connections between Queen Elizabeth Olympic Park and surrounding areas, particularly those to the south, where possible.

9.4.8 The variety of building heights is achieved through “Accents”. These are taller than that of the UCL East Datum, which corresponds to the middle section of the buildings between the fluid zone on the
ground level and uppermost level and provide the containment to the street or space, and are generally located at arrival points. They act as focal points and aid legibility and wayfinding for the UCL East Application. These taller elements, including the student accommodation floorspace, will sit on a podium identified as a Fluid Zone, where a number of uses will be accommodated.

9.4.9 In accordance with London Plan Policy 7.11, the Proposed Development has been developed and assessed for its impact on designated views. The accompanying Townscape and Visual Impact Assessment forms part of the Environmental Statement submitted in support of the UCL East Application. This demonstrates that the proposed UCL East development does not give rise to any significant negative impact arising from the scale and massing set out on the parameter plans.

9.4.10 Policy BN.1 reinforces the considerations made in the London Plan regarding design and deems that Proposed Development should respond to their local environment by respecting the landscape and water, urban fabric and architectural and historic context.

9.4.11 More specifically, Policy BN.9 and London Plan Policy 7.11 and 7.12 seek to ensure that new development makes a positive contribution to the characteristics and composition of strategic views and their landmark elements. The Proposed Development has been carefully designed and positioned to ensure that local and long distance views to the venue and landmarks with the Park are protected and their settings respected, in particular the ArcelorMittal Orbit, the Aquatic Centre and London Stadium.

9.4.12 For each tall building, the proposals have been tested in line with the technical requirements set out under LLDC Local Plan Policy BN.10, which sets out the Local Plan Policy in relation to tall buildings. Proposals for tall buildings will only be acceptable where they exhibit outstanding architecture and incorporate high quality materials, relate well to the streetscape, generate an active street frontage, incorporate sufficient community space, promote legibility, create new or enhance existing views, vistas and sightlines as well as preserving or enhancing heritage assets and views to/from these. The policy also states where tall buildings would be unacceptable if they are likely to have a significant adverse impact on micro-climate conditions, impacts to the surrounding area in terms of overlooking, daylight, overshadowing, light spill/reflection and wider amenity, existing views of landmarks, parkland, heritage assets, waterways and views. Finally, Policy BN.10 states that tall buildings should be located within the Centre Boundaries outlined in the Local Plan including Stratford Metropolitan Centre.

9.4.13 Whilst the Proposed Development falls outside of Stratford Centre’s boundary, UCL East can, in terms of character and function, be considered as a natural extension of the metropolitan area which nonetheless remains contained with the railway line to the south east and London Stadium to the west. The site allocation for the Application Site (part of SA3.2, Stratford Waterfront East and SA3.3 Stratford Waterfront West) does not provide a guide to building heights but states that tall buildings may be acceptable in this location subject to Local Plan Policy BN.10. The Stratford townscape is constantly evolving, with tall buildings of over 100m AOD emerging around Stratford City Centre, the International Quarter London and along Stratford High Street. The UCL East Site is very close to the International Quarter London (IQL), which is an integral part of the Stratford metropolitan centre of Stratford and which includes a number of tall buildings. The proposed tall and large buildings at UCL East will therefore contribute positively to this cluster and the existing and emerging character of the area.

9.4.14 In accordance with LLCD Local Plan Policy BN.10, the proposed tall buildings at UCL East respect the scale and grain of their context, making a positive contribution to the streetscape. The Proposed Development has been developed around a ‘fluid’ concept within the ground and first floors of each building with the intention that the boundaries between internal/external and public/private boundaries have been blurred, resulting in a structure that is better integrated with its surroundings, offering communal and accessible public space within its curtilage. This is in accordance with Policy BN.10 which requires tall buildings to incorporate active frontage in order to be considered acceptable. The scheme has considered the existing townscape and has, in line with London Plan Policy 7.6 and Policy BN.10, sought to avoid harm to surrounding amenity. The proposed heights will also help define the edge of the southern end of the Park, contributing to defining public routes and spaces in accordance with LLDC policy BN.10 and subsequently promoting legibility of the development. In order to help achieve high quality design, a Design and Access Statement and comprehensive Design Code have been submitted with this application. These cover the design of the UCL East Site’s tall buildings, in particular addressing each of the requirements of Policy BN.10 and the design measures that have been taken to ensure that these do not adversely affect the other elements of the proposal and the
existing immediate and more widely, London townscape and heritage assets. Finally, with regards to potential micro-climatic conditions generated by the development, the necessary measures have been applied to the Application Site and are framed by the Design Codes, further details of which can be found in the table below.

9.4.15 The following table is included in the accompanying Design and Access Statement and justifies the proposal against each criteria of Policy BN.10, demonstrating that the UCL East Application will be in accordance with this policy.

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1</td>
<td>Exhibit outstanding architecture and incorporate high-quality materials, finishes and details</td>
</tr>
<tr>
<td></td>
<td>Section 2.0 of the Design Codes (CED-UCLE-DOC-APP-DES-001) introduces the approach and Design Principles of the Masterplan. The Codes go into further detail to ensure a consistently high quality of architecture is achieved for all buildings including taller elements. Section 3.1 of the Design Codes sets the overall scale, massing and articulation of development so that proposals come forward in harmony with the surrounding existing and proposed context. Section 3.3 Frontage, Section 3.4 Elevation principles.</td>
</tr>
<tr>
<td></td>
<td>Section 3.5 Buildings, Section 3.6 Facade design and Section 3.7 Roofscape all cover in more detail how proposals should respond architecturally. The overall approach of the Design Codes is to require harmonious responsive architecture that relates to its neighbours, adjacent public spaces and UCL’s requirement to create an enduring academic environment. The Design Codes are focused on simple rules to create a coherent place without constraining architectural expression and creativity. The taller parts of the Proposed Development are integrated into the overall architectural approach.</td>
</tr>
<tr>
<td>2</td>
<td>Respect the scale and grain of their Context</td>
</tr>
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<td></td>
<td>Careful consideration has been given to the appropriate scale and massing of the Proposed Development. Section 2.4.1, Section 2.5 and Section 3.3.2 of the Design and Access Statement cover in detail the design evolution of the South Park Datum and the reasons for restraining height generally across the proposal. In some specific locations of the proposal the parameters permit more height; this is in response to views and vistas into the site from the surroundings so that UCL East can become a locally identifiable destination within the Park. The existing and emerging context of UCL East also consists of the three architectural icons in the Park with varying scale as well as buildings exceeding 100m AOD at the International Quarter London and along Stratford High Street. Figure 3.24 and Figure 3.25 demonstrate how the proposed building height of UCL East fits within its context.</td>
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<tr>
<td>3</td>
<td>Relate well to street widths and make a positive contribution to the streetscape</td>
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<td></td>
<td>The proposal has been developed from the starting point that a successful public realm is fundamental to the success of the proposal. Section 2.2 of the Design Codes relates specifically to the design of public realm to ensure the delivery of high quality streets and public spaces. Sections 3.2 and 3.3 of the Design Codes provide codes for the relationship between building frontages and public realm, including codes in relation to active frontages to ensure that buildings activate routes and public spaces.</td>
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<td></td>
<td>Careful consideration has been made of the scale of the streets and spaces relative to height and how they connect into the surrounding context so that UCL East can become an accessible and welcoming environment. The views from the site and the relationship to the surrounding park and river have also influenced the location of the public spaces and streets. Climatic conditions associated with taller buildings (wind and shading) have been assessed and the design developed in response. The proposal encourages animation and intensified use of public spaces and routes.</td>
</tr>
<tr>
<td>4</td>
<td>Generate an active street frontage</td>
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<td></td>
<td>See Section 2.5.7 Emerging Masterplan for the evolution of the Fluid Zone at ground level which encourages highly activated frontages. Sections 2.0 Masterplan overview and 3.3 Frontage of the Design Codes provides the requirements on active frontage.</td>
</tr>
<tr>
<td>5</td>
<td>Provide accessible public space within their curtilage</td>
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<tr>
<td></td>
<td>The masterplan proposes a network of public spaces with different purposes, aspect and character within UCL East. See Section 3.4 Public realm and landscape. The Design Codes paragraph 2.0.2 requires the ground floor and Fluid Zone to be publicly accessible</td>
</tr>
</tbody>
</table>
6 Incorporate sufficient communal space
The proposed Fluid Zone will be highly accessible, and will provide a series of communal spaces available for use by site users and visitors. In addition, the proposal requires access to roof terraces throughout recognising that taller components release space for other uses. See Section 3.4.2.7 Roofscape. The Design Codes paragraph 3.5.9 to 3.5.11 also require terraces to be provided.

7 Contribute to defining public routes and spaces
The parameters submitted for approval establish a clear series of public routes and open spaces which are framed by the development plots. The proposed height parameters allow for built form which will define vistas and views into QEOP and towards UCL East from the surrounding streets. Careful consideration has also been made to ensure routes into the park from the south are not obstructed. See Section 2.4.1 London and Queen Elizabeth Olympic Park influences.

8 Promote legibility
The location of the four taller buildings are at key access/arrival points to the site, they help to define key routes into and through the site. See Figure 3.23 and Figure 3.26 of this Design and Access Statement.

9 Create new or enhance existing views, vistas and sightlines
UCL East forms the backdrop of the Local Plan Key View towards the London Aquatics Centre and the ArcelorMittal Orbit. The proposed height of UCL East will help define this view by providing a formal edge to the Park. The proposed height will also allow views from south of the railway to the London Aquatics Centre, maintaining a visual link between local communities and the Park. See Figure 3.98 and Section 2.5.7.3 Masterplan response to Stage 2 Consultation and Engagement comments.

10 Preserve or enhance heritage assets and the views to/from these, and contribute positively to the setting of heritage assets, including conservation areas.
The Site is not within or around any heritage assets or conservation areas and does not influence the views to any heritage assets in the immediate or distant area. The Environmental Statement submitted in support of the planning application concludes that no significant effect on cultural heritage is anticipated as a result of the Proposed Development.

11 Micro-climatic conditions (specifically down-draughts and lateral winds over public spaces)
The effect of the Proposed Development on Micro-climatic conditions have been assessed through the Environmental Assessment, and are reported in the Environmental Statement. No adverse impact has been identified as a result of the proposed massing and building heights at this outline planning application stage. The layout of the development plots and the orientation of the proposed building mass, together with the proposed landscape will prevent wind funnelling through the public realm of Marshgate, and lateral winds on podium level on Pool Street East and West. Section 3.8 of the Design Codes identifies a series of measures which can be adopted to mitigate the potential impact of down-draughts. The precise nature of the measures to be adopted will be confirmed at Reserved Matters stage.

12 Amenity: impacts to the surrounding area (including open spaces and other buildings) that relate to:
- Overlooking
- Daylight
- Overshadowing
- Light spill/reflection
The site is a distance away from the surrounding developments due to separation by the railway, the Park and the rivers. The openness of the Park and the waterways also ensure that the proposed building height will not have an adverse impact to any amenity in the surrounding area. Please refer to Figure 3.36. The proposed public realm will receive good daylight throughout the day. The Promenade will receive direct sunlight from sunrise until early afternoon; the Plaza will receive direct sunlight in early morning, midday and late afternoon, while the Terrance and the Western Bank will receive direct sunlight from midday till sunset; The terraced gardens on the Pool Street sites will also receive direct sunlight from morning till afternoon. Please refer to Figure 3.36 of this Design and Access Statement.

13 Existing views of landmarks, parkland heritage assets, waterways, and views along street corridors (in accordance with the policy on Protecting Key Views).
The proposed massing will enhance the Local Plan Key Views, and maintain views to the London Aquatics Centre along the street corridors of Carpenters Road from south of the railway. See Figure 3.34 and Section 2.5.7.3 Masterplan response to Stage 2 Consultation and Engagement comments.
Compliance with Development Plan Policy

9.4.16 Following this assessment, the Proposed Development is considered to be compliant with the Development Plan in relation to tall buildings.

9.5 Heritage and Archaeology

Relevant Development Plan Policies

9.5.1 The following development plan policies are considered relevant to heritage and archaeology:

- **London Plan**: Policy 7.6 ‘Architecture’; Policy 7.8 ‘Heritage Assets and Archaeology’;
- **LLDC Local Plan**: Policy BN.12 ‘Protecting archaeological interest’, Policy BN.16 ‘Preserving or enhancing heritage assets’

Assessment of the Proposed Development

9.5.2 The NPPF, in particular paragraphs 132 to 134, continues the Government’s commitment to the conservation of designated heritage assets.

9.5.3 London Plan Policy 7.6 states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape, incorporating the highest quality materials and design appropriate to its context. In particular, buildings should comprise details and materials that complement, not necessarily replicate, the local architectural character. They should also not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate, and tall buildings.

9.5.4 London Plan Policy 7.8 stresses the desirability to sustain and enhance the significance of existing heritage assets in London and to utilise their positive role in place shaping. Local Plan Policy BN.16 indicates that proposals will be considered acceptable where they conserve or enhance heritage assets and their settings but also promote the significance of those assets by incorporating viable uses, consistent with their heritage-led and conservation regeneration.

9.5.5 LLDC Local Plan Policy BN.12 seeks to protect archaeological remains on sites that include or have the potential to include archaeological interest. Local Plan Policy BN.16 states that proposals will be considered acceptable where they conserve or enhance heritage assets and their settings, and promote the significance of those assets by incorporating viable uses consistent with their conservation and heritage-led regeneration.

9.5.6 The accompanying Environmental Statement includes details of the current heritage assets on and around the Application Site and within the immediate impact area. Within the UCL East Application Site, there are four heritage assets recorded from within the Application Site and recorded in the ES (Volume 1), which are the roman road (10) the Viking axe (9), the post-medieval timbers (9) and the ditch and evidence of clay extraction for brick production (23). Also within the Application site is the pylon (18) and although it is recorded on the Historic Environment Record (HER) it does not hold any heritage significance and is not therefore considered any further as part of the assessment. There are no upstanding features of historic interest within the study area, which includes the wider area around the Application Site and has been included for the purpose of the assessment.

Compliance with the National Planning Policy Framework and Development Plan Policy

9.5.7 The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. Paragraph 132 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation’.

9.5.8 Paragraph 133 states that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless
it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site;
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.’

9.5.9 Paragraph 134 indicates that where a development proposal will result in less than substantial harm to the significance of the designated heritage asset in question, this harm should be weighed against the public benefits of the proposal, which includes securing its optimum viable use.

9.5.10 London Plan Policy 7.8 states that new development should make provision for the protection of archaeological resources. Similarly, Policy BN.12 encourages development proposals to protect archaeological remains where they may be affected by development. A heritage assessment of the development is included in the Environmental Statement submitted in support of the UCL East Application. This assessment demonstrates that the Proposed Development is not considered to give rise to any harm on designated or non-designated heritage assets. Even were this conclusion disputed, it is clear that the Proposed Development does not give rise to any substantial harm to any designated heritage asset.

9.5.11 The proposals are therefore considered to be compliant with development plan policy in relation to heritage and archaeology and with paragraph 132 to 134 of the National Planning Policy Framework. It is considered that the Proposed Development will not result in harm and is therefore acceptable in terms of heritage impact. If there were any harm, as is demonstrated in the remainder of this document, that minor harm would be easily outweighed by the many public benefits of the Proposed Development.

9.6 Design

i. Inclusive Design

Relevant Development Plan Policies

9.6.1 The following development plan policies are considered relevant to inclusive design:

- LLDC Local Plan: Policy BN.5 ‘Requiring inclusive design’

Assessment of the Proposed Development

9.6.2 London Plan Policy 7.1 promotes the preservation and creation of sustainable neighbourhoods. The policy’s supporting text sets out three principles to help frame the concept of lifetime neighbourhoods as places where people at all stages of their lives:

- can get around – neighbourhoods which are well-connected and walkable;
- as far as possible, can have a choice of homes, accessible infrastructure and services, places to spend time and to work, with a mix of accessible and adaptable uses; and
- belong to a cohesive community which fosters diversity, social interaction and social capital.

9.6.3 London Plan Policy 7.1 promotes a long term strategy to achieve sustainable communities. In that respect, UCL East has sought, through comprehensive consultation, to integrate the views of the wide range of stakeholders, including the local community and vision for the Park into the Proposed Development. The accompanying Statement of Participation details the consultation process. According to London Plan Policy 7.1, development should improve people's access to social and
community infrastructure, including green spaces, promote active and healthy lives and contribute to a sense of place and safety. In that respect, the Proposed Development seeks to create highly accessible and multi-functional spaces to be used at various times of the day and for a range of activities. The proposal is inclusive in terms of its accessibility to all members of the local and emerging community.

9.6.4 Furthermore, London Plan Policy 7.1 states that new buildings and the spaces that they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.

9.6.5 London Plan Policy 7.2 sets out the Mayor’s overarching vision with regards to accessibility. All new development in London should seek to achieve the highest standards of accessible and inclusive design. London Plan Policy 7.2 suggests that new development should achieve the highest standards for accessible environments. As such, development should be realistic, flexible and offer solutions to balance everyone’s need. LLDC Local Plan Policy BN5 provides further detail of how an inclusive environment and design should be achieved for residential and non-residential developments. The provision of amenity throughout the Application Site will promote and encourage access by all ages and abilities.

9.6.6 A Fluid Zone concept is a fundamental component of the UCL East Application. The defining feature of the Fluid concept is a physically permeable and visually transparent ground, first and potentially second floor. This arrangement offers an opportunity for a variety of external spaces, inter-connectivity and blurring of public and private spaces which will support the creation of an inclusive environment. This will in turn support the University’s ambition to create a collaborative and accessible learning environment. The fluid concept proposed at the UCL East Site creates spaces permeable where the lines between private and public spaces have been blurred to create more inviting spaces, further details of which are contained in the accompanying Design and Access Statement. In that regard, the Proposed Development is compliant with this policy of the London Plan as it has expressly been developed with the aim of creating an accessible and inclusive neighbourhood.

9.6.7 London Plan Policy 7.3 sets out guidance for developments to create safe, secure and appropriately accessible environments and reduce opportunities for criminal behaviour. UCL East has been designed as a permeable development where footfall is spread throughout the Application Site, to ensure natural surveillance. For instance, the student accommodation has been located closer to the transport links to ensure a consistent and higher footfall, ensuring a safer residential environment. This will be supported by multiple active frontage and multifunctional spaces at ground floor level.

9.6.8 A security strategy has been developed for the UCL East Site, with a number of design measures to be incorporated at the detailed design stage. The lighting of routes, landscaping, tree planting, clear identification of campus buildings and integrated and CCTV will be provided to ensure safety, security and reduce opportunities for crime.

9.6.9 Accessibility has been at the forefront of the Proposed Development for the public realm. Routes and correction provide convenient access between major attraction both within the Application Site and beyond, including the Pudding Mill area to the south. Seating areas within the public realm will be available for all abilities and ages to ensure the environment is welcoming to all. Materials will ensure even surfaces are provided and accessible to all. An inclusive wayfinding strategy will be developed for the Application Site. The wayfinding strategy for the Application Site has ensured that it is integrated in the wider Park and can be consistently applied throughout the LCS masterplan for consistency and legibility.

9.6.10 LLDC Local Plan Policy BN.5 states that non-residential proposals will be considered acceptable where they respond to the needs of all users, and provide an accessible and inclusive environment by incorporating all elements of the Legacy Corporation’s Inclusive Design Standards. The LLDC’s Inclusive Design Standards guidance indicates that ‘inclusive design aims to achieve solutions that create safe and accessible environments for all members of the community.’

9.6.11 The LLDC and UCL vision for UCL East is to create a development that everyone, regardless of their gender, disability, race, sexual orientation or faith, can enjoy and access. UCL East aspires to become an inclusive 'world-class environment' for learning, academic and commercial research, collaboration and community engagement. The Proposed Development accommodates a range of open spaces which have been designed with a common set of principles and yet are varied in character and function. These principles advocate the development of multi-functional spaces, provision of path
surfacing that provides comfortable access for all levels of mobility, secure and safe places optimising natural surveillance. The development creates interconnected open spaces resolving differences in levels wherever possible to respond to the needs of all users and contributing towards achieving an inclusive environment.

9.6.12 The UCL East campus has been designed to be safe, secure and accessible to all users. It has been planned and is defined as a network of spaces and streets. The spatial composition of the buildings and landscape is critical to ensuring that the development succeeds as an overall masterplan and is split between Marshgate, composed of the Promenade, Plaza, Terrace, Western Bank, Lane, Pool Street East and Pool Street West, and existing streets which include Pool Street, Thornton Street and Siding Street.

9.6.13 In order to accommodate a broad range of users, the indicative public realm has been designed to comply with LLDC Inclusive Design Standards. Step-free access is provided at all access points to the Application Site. Gradients, where necessary, will be no greater than 1:21, with regular level landings. There will be adequate and accessible seating throughout the public realm, integrated with green spaces and designed to maximise views. Materials for circulation routes will be confirmed at a later stage, but these will be smooth, firm, and slip resistant. The design of the Proposed Development ensures that wheelchair users can access the Application Site and navigate it without difficulties with drop-off bays are to be provided from Sidings Road. Furthermore, all entrances to the buildings have been designed to be step-free with suitable overhead and side covering to protect users from natural elements such as wind, rain and glare from the sun.

9.6.14 Marshgate is the main academic centre of the UCL East Site and has been planned to provide a clear and legible connection between Queen Elizabeth Olympic Park and Pudding Mill Lane. Similarly, the Promenade, situated along the eastern edge of Marshgate, primarily provides an arrival space for the UCL East Site. It has been set out to provide connections with Queen Elizabeth Olympic Park.

9.6.15 With regards to the access to the UCL East Site, the public realm will ensure that streets, parks and open spaces are designed to the LLDC’s Inclusive Design Standards as a minimum. Benches and other seating opportunities will be integrated at frequent intervals to meet these standards. The public realm will be designed to enable a range of outdoor activities, promote connection between indoor and outdoor spaces, and maintain connections with Queen Elizabeth Olympic Park.

Compliance with Development Plan Policy

9.6.16 Drawing on the above assessment, the Proposed Development is considered to be compliant with Local Plan policies 7.1- 7.3 and Local Plan Policy BN.5 in that the design solution has been carefully considered to sensitively respond to the local and wider townscape and create a design which effectively supports the sustainable community vision for the Application Site.

9.6.17 The UCL East Application is submitted as an outline planning application, with all matters reserved for later determination. The application includes a comprehensive set of Design Codes which include requirements for inclusive design to ensure that detailed design proposals deliver a fully inclusive environment, in line with development plan policy.

ii. Daylight, Sunlight and Overshadowing

Relevant Development Plan Policies

9.6.18 The following development plan policies are considered relevant to daylight, sunlight and overshadowing:
- LLDC Local Plan: Policy BN.1 ‘Responding to Place’ and Policy BN.4 ‘Designing residential schemes’, BN.10 ‘Tall Buildings’

Assessment of the Proposed Development

9.6.19 London Plan Policy 7.6 states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. In particular, buildings and structures should not cause
unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing and microclimate.

9.6.20 London Plan Policy 7.7 in relation to tall buildings emphasises the importance of design not affecting surrounding areas in terms of microclimate and overshadowing.

9.6.21 The UCL East Application has been designed to ensure that the development receives sufficient daylight and sunlight and that it does not create any adverse impact on neighbouring amenity by creating inviting places through acceptable levels of overshadowing.

9.6.22 LLDC Local Plan Policy BN.1 seeks to minimise the impact of development over existing amenity by preventing overshadowing and unacceptable level of and loss of sunlight, daylight or privacy. The development proposal must respond to place and ensure the wellbeing of its inhabitants and visitors. Similarly, Policy BN.4 indicates that residential schemes will need to be designed in accordance with the Quality and Design Standards outlined in the Mayor of London’s Supplementary Planning Guidance. Proposals for residential schemes must ensure that they do not result in an unreasonable degree of overlooking or loss of privacy and must demonstrate that they as well as surrounding open spaces will receive adequate levels of daylight and sunlight.

9.6.23 LLDC Local Plan Policy BN.10 refers specifically to proposals for tall buildings and indicates that they must respect the grain and context in which they sit and must not result in unacceptable overlooking, daylight, overshadowing, light spill/reflection impact over open spaces, other buildings and waterways.

9.6.24 Daylight and sunlight effects on existing sensitive receptors have been assessed in line with the requirements of London Plan Policy 7.6 and 7.7 and LLDC Local Plan Policies BN.1, BN.4 and BN.10 and are reported in the Environmental Statement which accompanies the UCL East Application. The results of this assessment indicate negligible daylight, sunlight and overshadowing effects to sensitive receptors arising from the UCL East Application in accordance with Site Layout Planning for Daylight and Sunlight (Building Research Establishment, 2011). The Proposed Development is located at a sufficient distance from surrounding development due to its separation from the railway and the Park. Whilst there will be some overshadowing of the Waterworks Rover and City Mill River at certain times of the day, these effects are temporary and will not give rise to any significant effect on the ecology of the watercourses.

9.6.25 Massing and layout have been carefully considered to provide sufficient daylight into the building. Within the student accommodation building blocks, facing facades will be designed to minimise overlooking and maximise privacy as set out in the Design Codes submitted for approval as part of this planning application.

9.6.26 The public realm and landscape proposals expressed through the open space parameters have been formulated to maximise opportunities for sunlight into the open spaces. This has been an important consideration in the proposed approach to the location of street furniture and how spaces are designed to encourage events and other activities within the public realm. Detailed public realm proposals will be prepared at reserved matters stage. These will be informed by the principles set out in the UCL East Design Codes.

Compliance with Development Plan Policy

9.6.27 Following this assessment, it is considered that the Proposed Development is in accordance with the Development Plan in relation to daylight, sunlight and overshadowing.

9.7 Public realm, Open space and Play space

Relevant Development Plan Policies

9.7.1 The following development plan policies are considered relevant in relation to public realm, open space and play space:


Assessment of the Proposed Development

9.7.2 London Plan Policy 7.5 states that London’s public spaces should be secure, accessible, inclusive, connected, easy to understand maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

9.7.3 London Plan Policy 2.18 enforces the protection, promotion, expansion and management of London’s network of green infrastructure. This multi-functional network will secure benefits including biodiversity, natural and historic landscapes, culture, building a sense of place, the economy, sport, recreation, local food production, mitigating and adapting to climate change, water management, and the social benefits that promote individual and community health and well-being.

9.7.4 Both London Plan Policy 5.10 and LLDC Local Plan Policy SP5 encourage sustainable development through urban greening, achieved by planting in the public realm. London Plan Policy 7.18 sets out the Mayor’s support for the creation of new open space to ensure a suitable local provision. Furthermore, the location of multifunctional open spaces proposed will promote social interactions throughout the Application Site for students, staff and visitors throughout the day.

9.7.5 It is considered that the UCL East scheme has been developed in accordance with London Plan Policy 5.10 and LLDC Local Plan Policy SP.5 urban greening within the public realm has been integrated into the Application Site’s proposals from the beginning of the design process. Tree planting is a fundamental component of the public realm proposals at UCL East. This is intended to reinforce local identity, assist in creating a strong sense of place for the area and make a significant contribution to local greening. Tree planting has been systematically incorporated throughout the Application Site and trees have been retained wherever possible. The tree pattern is distinct in different areas and characterised by informal and informal arrangements which will ensure a comprehensive urban greening strategy.

9.7.6 Local Plan Policy BN.2 seeks to enhance the distinctiveness of waterway environments and create opportunities for recreational activities along the waterways. The waterways will be clearly fronted by the new development, maximising the impact of the improved public realm. The proposed public realm has been developed in the context of the natural environment. For instance, the Western Bank and Terrace slope down towards the City Mill River and have been envisioned as resting and congregation places where users can enjoy the vista of the adjoining waterways.

9.7.7 The Proposed Development accommodates a number of open spaces, including green spaces, amenity spaces and civic public realm areas. Together, these provide a variety of high quality external spaces which serve the new development and the surrounding areas in line with Policy BN7 in an area of high quality open space deficiency. Although the Application Site is currently identified as undeveloped open space, it has been allocated for development and the proposal seeks to provide significant areas of public open space.

9.7.8 In total, the development of the UCL East Site will provide a minimum of 2.95ha of public open space. Of this, 0.39ha of publicly accessible open space has been concentrated on Marshgate, strengthening the existing relationship with the waterways in accordance with London Plan policy 7.24 which recognise the important open space contributions made by the ‘Blue Ribbon Network’ of rivers and canals.

9.7.9 The UCL East Site proposals have been developed to protect and enhance the Local Open Space along City Mill River set out in the LLDC Local Plan by supplementing the publically accessible open space offer through the grassed Terraces and the central Plaza.

9.7.10 The eastern, waterfront edge to the Marshgate plot on the UCL East Site is designated as Metropolitan Open Land (MOL) in LLDC’s Local Plan. London Plan Policy 7.17 Metropolitan Open Land advocates that the strongest protection should be given to London’s Metropolitan Open Land and inappropriate
development refused, except in very special circumstances, giving the same level of protection as in
the Green Belt. This is also reflected in London Plan Policy 7.7 which highlights the impact that
building can have on MOL. In accordance with these London Plan Policies and LLDC Local Plan
Policy BN.7, the proposals have included high quality open space which connects the Application Site
to Queen Elizabeth Olympic Park and wider area. The character of the open space has been carefully
designed to ensure a sense of openness aligned and protecting the openness of the adjacent
Metropolitan Open Land and subsequently the access to nature from the Application Site.

9.7.11 The scheme ensures that no adverse impact results from it and affects its openness. The open nature
of the MOL and Local Open Space along Waterworks River is also respected with the Promenade
offering additional setback and supplementing the character of the gardens. There are no policy
benchmark requirements for determining open space demand at the UCL East Site. There will
however be a need to create a public realm appropriate for proposed uses on the site and in line with
the LLDC Local Plan policy BN.7 which protects local open space. The proposed Westbank open
space will be the largest naturalistic area of inclusive space for biodiversity planting, contributing
towards mitigating the effects of climate change and contributing significantly towards the Biodiversity
Action Plan Habitat requirement on the UCL East Site.

9.7.12 To ensure its protection and in compliance with Local Plan Policy BN.6 no buildings are proposed on
the MOL. Landscaping proposals in this location have been designed to enhance the biodiversity of
the Application Site and protect its landscape designation.

9.7.13 Within the public realm, a range of open spaces are proposed on the UCL East Site, ranging in scale,
aspect, character and function. These spaces are carefully linked together in a legible sequence
connecting to the wider Queen Elizabeth Olympic Park and existing communities. They allow
accessibility for all in accordance with London Plan Policy 2.18 which enforces the protection and
management of London’s network of green infrastructure. The Proposed Development will incorporate
a number of spaces identified as The Western Bank, Terrace, Plaza, Promenade, Lane and Thornton
Street:

- The Plaza is at the heart of the campus and will become a focal space for the majority of staff,
  students and visitors during the working day and throughout the year.

- The Western Bank will become a main resting place slightly removed from the more busy campus
  area. It is located on the western edge of Marshgate, overlooking City Mill River.

- The Terrace space cascades from the Plaza down to the City Mill River, offering a level lawn and
terraces with opportunities for smaller events spaces. This will enable the creation of a flexible and
adaptable public realm which is to be curated for leisure, study and play.

- The Promenade is located on the eastern edge of Marshgate, overlooking WaterWorks River. This is
the UCL East’s main formal congregational space, with an emphasis on morning arrival.

- The Lane is a primary arrival space on the southern edge of the campus for both pedestrians and
  service vehicles.

- Thornton Street extends from the London Stadium past the ArcelorMittal Orbit to Pool Street in the
  east. It connects and unifies the northern edge of Marshgate, Pool Street East and Pool Street West
  and integrates UCL East with the wider Queen Elizabeth Olympic Park.

9.7.14 In addition to the above, a series of rooftop spaces will be created on top of the podiums at Pool Street
East and Pool Street West, as well as Marshgate. Whilst these spaces will not necessarily be fully
accessible to the public, they may be accessible for events which may be open to the wider public on
occasion.

9.7.15 The public realm strategy is intended to unite the academic, commercial research and residential
element at UCL East and has been conceived as a series of civic spaces to connect the buildings. The
accompanying Design and Access Statement explains these design principles which include
integrating UCL East into the wider Queen Elizabeth Olympic Park, creating a legible and accessible
environment and making the Application Site inclusive and publicly accessible at all times. The retail
floorspace provided at ground floor level throughout the Application Site will also support place-
making by providing active frontages. The public realm will reinforce connections through the UCL
East Site and define the edge to the wider Park, creating a transitional space linking the Park with the
surrounding neighbourhood. The character of the public realm will complement that of the Park.
9.7.16 The UCL East Application Site benefits from immediate proximity to Queen Elizabeth Olympic Park which provides a unique and high quality landscape setting. Beyond the aesthetic and health benefits that its proximity provides, the Park includes a number of activities and leisure facilities which will complement the UCL East campus, providing a well-rounded environment for staff, students and visitors. The public realm has been designed to ensure it contributes towards the success of the university campus, and integrating it within the wider Park.

9.7.17 The public realm aims to maximise access, movement and connectivity to, from and within the UCL East Site, and designed to be fully inclusive. A network of streets and open spaces stitch the Proposed Development into the Park and surrounding urban areas. The scale, function and vision for each street and space has been informed by a number of requirements, the details of which can be found in the accompanying Design and Access Statement.

9.7.18 Tree planting and other greening will be integrated within the street design to enhance the micro-climatic conditions of both the public realm and adjoining buildings. Parameter Plan CED-UCLE-DWG-APP-PAR-TRE-002 indicates where trees are proposed at the Application Site. A structure of tree planting has been devised for each of the public realm areas to maximise biodiversity and create an attractive urban environment. Aside from the proposed tree planting, trees will be retained wherever possible to reduce any potential ecological impacts. Design requirements for these streets including the approach to tree planting are set out in the Design Codes which are submitted for approval.

9.7.19 The scheme's public realm has been integrated in a manner that creates interactive places which can be used for a number of activities. Natural surveillance has been built into the design, allowing for safer spaces in accordance with London Plan Policy 7.5. The proposed open spaces, although varied in character, will be designed on the basis of a common set of design principles that promote the development of an interconnected network of open spaces, ensuring the legibility of the Application Site and contributing towards its distinctive character. The network of open spaces will create an inclusive environment that facilitates and encourages social interactions and provides a healthy environment in which to live work, study and visit.

9.7.20 Furthermore, in response to Policy BN.7, the scheme seeks to blur the line between private and public open spaces. This is achieved through the fluid concept which incorporates highly permeable and accessible buildings at ground and first floor levels. The proposed open spaces capture the image of UCL, a world-renowned academic institution and seek to create a new academic environment, breaking away from traditional teaching environments.

9.7.21 The public realm proposals for UCL East do not include the provision of play spaces. The student accommodation is not intended to be occupied by any children, so there is no requirement for on-site provision to meet playspace demand.

Compliance with Development Plan Policy

9.7.22 On the basis of the above assessment, the Proposed Development is considered to be compliant with development plan policies in relation to public realm, open space and play space.

9.8 Social Infrastructure

i. Education Facilities

Relevant Development Plan Policies

9.8.1 The following development plan policies are considered relevant in relation to education provision:

- LLDC Local Plan: Policy B.6 ‘Higher education, research and development’, Site Allocations SA3.2 and SA3.3 promote the development of education functions within their respective areas.

Assessment of the Proposed Development
9.8.2 London Plan Policy 3.18 states that the Mayor will support the provision of childcare, primary and secondary school, and further and higher education facilities adequate to meet the demands of the growing and changing population and to enable greater educational choice, including in parts of London with poor educational performance. London Plan Policy 4.10 supports innovation and research as well as London’s higher and further education institutions and their development. The development of the UCL East campus is in line with the Mayor’s strategic vision to meet the demand of a growing and changing population. The Development Proposal will ensure the local population’s wellbeing through the provision of on-site services. Within Phase 1 of the implementation phase, the Development Proposal will provide appropriate Student Services provision which will be agreed with UCL Student and Registry Services and provided accordingly. Phase 2 will provide social and welfare facilities such as GP surgery and crèche if there proves to be a demand for it but there is currently no confirmation of what will be provided in Phase 2. In addition to this, the development at Marshgate and Pool Street West will provide quiet contemplation rooms for use by students and staff. In addition to the above, it is anticipated that UCLE students will have access to GP services on UCL’s Bloomsbury Campus.

9.8.3 LLDC Local Plan Policy B.6 encourages the development of facilities for higher education study and research. It further emphasises that when such development is brought forward as part of a mixed-use development, it should demonstrate that a high level of amenity can be achieved for those living and working in this location, i.e. providing a healthy environment. In order to achieve this, the proposals should be located in a highly accessible location.

9.8.4 Local Plan Site Allocations SA3.2 and SA3.3 set out the suitability of the UCL East Site for residential, education, retail, hotel, leisure and community uses.

9.8.5 The mixed use scheme is aligned with Site Allocations SA3.2 and SA3.3 which promote the development of education functions within their respective areas. In response to the requirement for a phased approach, the construction and occupation stages will be delivered between 2018 and 2034.

9.8.6 The overarching aim of the UCL East proposal is to deliver a step change in the long term regeneration of Queen Elizabeth Olympic Park and wider East London. UCL East will help to redefine the area as a new metropolitan centre for the capital, creating a cluster which reflects the best in innovation and education to complement the existing infrastructure at Here East.

9.8.7 UCL East’s academic vision is to create an environment in which academics, students, the local community, the public, government and industry come together to collaborate. This is reflected in the academic vision for the first phase of the campus. Four core themes have been established:

- Making: We’re focusing on “learning by doing”: hands-on teaching and research around making, imaging and manufacturing. We’ll have flexible project spaces, workshops and specialised teaching laboratories.

- Originating: We’ll be a hub for innovation activities, focusing on the intersection between humans, their social interactions and technology – ranging from robotics, heritage and culture, to future manufacturing and global cities. We’re creating new courses for students in these areas and establishing new incubation facilities for start-ups.

- Connecting: We’re reinventing the way UCL connects with the public, creating shared academic and public spaces which are inviting and approachable. We’re providing access to learning and to research findings through indoor and outdoor spaces for festivals, performances, collections and exhibitions.

- Living: We’re integrating the Olympic Park into the learning experience as a ‘living laboratory’, engaging people with their natural environment, and creating the space to debate the past, present and future of London. We’ll have residences for students, promoting a new approach to holistic university life.

9.8.8 The presence of global leaders in academia will encourage collaborations between employers and educational institutions and will allow for the development of a strategic approach to skills. The presence of a higher education institution at UCL East will also trigger growth via research and innovation. Additionally, with the availability of development land around Queen Elizabeth Olympic Park, opportunities exist for supporting enterprise through the delivery of additional workspace.
9.8.9 The UCL East campus will, together with the innovation cluster at Here East, provide agglomeration benefits achieved through the bringing together of activities and knowledge based sectors, thus creating new opportunities for knowledge creation, exchange and innovation. The partnership between the various institutions will benefit the existing outreach programmes being carried out by the institutions in the local area. In time, this will also have a wider agglomeration impact across London.

9.8.10 This vision is deliberately innovative and ambitious, but there are already examples which help bring this vision to life and show how we are overcoming the conventional barriers between research, education, enterprise and public engagement. The proposals at UCL are expected to include a Future Living Institute to address global challenges such as planetary sustainability and social inclusivity. The Culture Lab will offer new teaching, research and engagement spaces, underpinned by new programmes in making, media, conservation and heritage, and public history. Other programmes such as Nature-Smart Cities, Global Future Co-Labs, School of Innovative Finance and Experimental Engineering Labs will cover various academic fields and promote collaboration between sectors.

9.8.11 The proposals at UCL East seek to bring forward a new academic campus, expanding the quality of a renowned academic institution such as UCL, to East London. This will grow UCL's presence across London and assist in the regeneration of East London, in line with the vision of the London 2012 Olympic and Paralympic Games. In addition to realising the Mayor’s vision for the Olympic site, the proposals are in accordance with London Plan Policy 3.18 which supports the provision of higher education facilities, including in parts of London with poor educational performance. The wider East London Area has generally performed poorly in terms of unemployment and educational attainment. As such, the scale of the proposal will ensure their positive benefits have far reaching impacts.

9.8.12 The scheme accords with London Plan Policy 4.10 as it contributes to strengthening London’s research and innovation sector by providing academic floorspace and commercial research space. By exploiting the reputation of UCL and growing its physical presence within London, the scheme overall provides a strong support to the city’s higher and further education sector. The scheme recognises the University’s requirement for further student accommodation and has sought to provide up to 1,800 bed spaces.

9.8.13 UCL East is located within walking distance to public transport links. The student accommodation has been placed closest to public transport to encourage students to use sustainable modes of transportation into Central London. The high quality public realm and international sport and fitness venues close to the accommodation contribute towards the provision of amenity for those living and working in this location. Located at the edge of Stratford Metropolitan Centre, the proposals are therefore compliant with Policy B6 of the LLDC Local Plan. All these components contribute towards the high quality of the educational facilities proposed on the Application Site.

9.8.14 UCL East is proposed within close proximity to Stratford Metropolitan Centre and is therefore highly accessible by public transport. The public realm at the Application Site has been developed as a multifunctional space that can be used for a number of activities throughout the day. As such, it supports the academic facilities in creating a unique academic environment that breaks away from traditional teaching.

**Compliance with Development Plan Policy**

9.8.15 Following this assessment, the Proposed Development is considered to be compliant with the Development Plan in relation to education facilities.

**9.9 Retail provision**

**Relevant Development Plan Policies**

9.9.1 The following development plan policies are considered relevant in relation to retail development:

- **London Plan**: Policy 2.4 ‘The 2012 games and their legacy’, Policy 4.8 ‘Supporting a successful and diverse retail sector and related facilities and services’
- **LLDC Local Plan**: Policy B.2 ‘Thriving town, neighbourhood and local centres’ and SP.1 ‘Building a strong and diverse economy’.
Assessment of the Proposed Development

9.9.2 London Plan Policy 4.8 supports the provision of convenience retail in neighbourhood and local centres to ensure sustainable access to goods and services for Londoners. UCL East proposes a range of retail uses and balanced provision throughout the Application Site. These will also secure widespread active frontage as a natural surveillance measure.

9.9.3 Policy B.2: Thriving town, neighbourhood and local centres sets out the LLDC approach to guiding the development in order to protect the existing hierarchy of town centres through focusing main town centre uses according to scale, format and position in the retail hierarchy set out for the LLDC area. As detailed in the accompanying Retail and Leisure Impact Assessment, the UCL East proposal has evaluated the impact of the proposed retail provision at UCL East against the relevant existing centres surrounding the Application Site and likely to be impacted. The approach to UCL East has been one of an edge-of-centre development as per Site Allocations SA3.2 and SA3.3. As such, the UCL East Site will provide edge-of-centre retail functions comparable to the scale of the proposal, and providing a self-sustaining development.

9.9.4 In response to LLDC Local Plan Policy SP.1 that advocates growth in town centre economies by directing development of appropriate scale and use to each town centre, the amount of ground level retail uses is balanced against uses which portray a clear UCL ‘institutional’ identity to ensure a logical development of the Application Site.

9.9.5 As part of the UCL East Application, up to 4,420 sqm of retail and food/drinks floorspace will be provided at Pool Street East, West and Marshgate as part of the Fluid Zones. This will ensure active frontages throughout the Application Site as well as increased footfall and a safer environment. The majority of the food/drinks floorspace will be located at the ground floor level, and will have a direct relationship to the public realm, helping to activate the public spaces.

9.9.6 Retail at Marshgate will be concentrated predominantly around the Plaza to animate the space. The Plaza should be considered for external food and beverages in accordance with Parameter Plan CED-UCLE-DWG-APP-PAR-LDU-001 which sets up to 30% of the ground floor of buildings and frontages facing the plaza as D1/B1(b) or A1-A5 Use Class. Retail will be concentrated along main pedestrian routes and spaces, to take advantage of footfall as well as locations with good sunlight exposure. This will be along the main north-south pedestrian route through Marshgate and the Plaza, along Pool Street and the Thornton Street intersection. Integration with surrounding provision is also encouraged, such as along the eastern promenade of Waterworks River.

9.9.7 The proposed UCL East Application will form an important part of the next major phase in the delivery of the post London 2012 Olympic and Paralympic Games legacy work at Queen Elizabeth Olympic Park. In line with London Plan Policy 2.4, the Proposed Development will seek to provide a sustainable development and investment as part of the long term CED vision. The London Plan therefore sets out a future vision for the LLDC which encourages an increase in retail provision to meet the needs of new residents and to draw people from across London.

9.9.8 The amount of ground level retail uses is balanced against uses which portray a clear UCL ‘institutional’ identity to ensure a logical development of the Application Site. The UCL East proposal will also help to meet the LLDC’s strategic vision to increase retail provision across the borough. The proposals include floorspace caps against uses A1 - A5 to ensure a balance of suitable retail and food/drink provision across the UCL East Site.

9.9.9 The LLDC designated policy area comprises a retail hierarchy (see para 2.22 of LLDC Local Plan) which includes Stratford (metropolitan), Bromley-by-Bow (unclassified/ potential district), Hackney Wick (neighbourhood), Pudding Mill and East Village (local). For the purpose of the Retail and Leisure Impact Assessment, the catchment area has included the London Borough of Newham, covering the Isle of Dog/Canary Wharf, Canning Town and Beckton, and neighbouring areas such as Barking. These are located within close proximity to the UCL East Site and centres against which the present proposal has been assessed in the accompanying Retail and Leisure Impact Assessment.

9.9.10 Paragraph 26 of the National Planning Policy Framework (NPPF) requires that an impact assessment be undertaken where a proposed development incorporating retail and/or leisure uses is not within a defined centre and where the development proposed is above the proportionate, locally set floorspace threshold. The UCL East Application Site lies outside of a defined town centre within the LLDC Local
Plan. A Retail and Leisure Impact Assessment is submitted in support of the UCL East Application. Although the assessment has indicated that there will be a slight impact over the existing comparison and convenience floorspace surrounding the UCL East Site, this is considered to be negligible and should not affect the vitality and viability of these centres. Furthermore, both convenience and comparison impact figures identified will reduce over time as a result of increased population growth and expenditure per capita. It is anticipated that there will be no significant impact created by the floorspace brought forward by the retail proposals at UCL East.

9.9.11 Given the above, when assessed against the requirements of paragraph 26 of the NPPF, it is considered that the Proposed Development with regards to retail specifically will have no adverse impact on the existing centres and stores.

9.9.12 The same conclusion of no adverse impact over vitality and viability has been drawn from the assessment in terms of Use Classes A3-A5 retail units. Given that A5 uses do not attract people to an area in their own right and the uses are intended to serve the new student community at the UCL East campus it was concluded that the impact on surrounding facilities will be low.

9.9.13 In terms of impact on other retail centres, the accompanying Retail and Leisure Impact Assessment identifies that the only centre which is likely to be even marginally impacted by the proposed retail floorspace at UCL East is the Stratford Metropolitan Centre. The new provision will however not create a significant adverse impact over the metropolitan centre. Being a healthy, vital and viable centre with a good range of use, the Stratford Metropolitan Centre is considered strong enough to withstand any modest impacts which may arise. Furthermore, it is expected that the complementary uses proposed at UCL East will enhance Stratford's appeal as a visitor destination and ultimately strengthen the vitality and viability of the area.

9.9.14 With regards to the employment benefits of the scheme, the accompanying Employment Statement demonstrates that the UCL East Application has the capacity to deliver a significant net gain in employment within the Application Site (up to 2,564 gross direct jobs overall) and will make a significant contribution towards the local economy which has historically performed worse than surrounding areas and the rest of Greater London.

Compliance with Development Plan Policy

9.9.15 Further to this assessment, it is considered that the Proposed Development on the UCL East Site is compliant with the Development Plan in relation to retail provision.

9.10 Transport, Movement and Access

Relevant Development Plan Policies

9.10.1 The following development plan policies are considered relevant in relation to transport, movement and access:


Assessment of the Proposed Development

9.10.2 London Plan Policy 6.1 ‘Strategic approach’ sets out the London Plan’s strategic approach to integrating development and transport supports sustainable developments which reduces the need to travel by car whilst increasing public transport, walking and cycling capacity, particularly within designated areas for development and regeneration, such as Opportunity Areas.

9.10.3 London Plan Policy 6.2 encourages the integration, reliability, quality, accessibility, frequency, attractiveness and environmental performance of the public transport system. The Mayor will work to
coordinate measures to ensure that the transport network, now and in the future, is as safe and secure as reasonably practicable.

9.10.4 London Plan Policy 6.3 states that Proposed Development should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. Development should not adversely affect safety on the transport network. It also requires the submission of a transport assessment for major applications.

9.10.5 London Plan Policy 6.4 supports the improvement of the public transport system in London to facilitate future development and regeneration priority areas and increase public transport capacity.

9.10.6 London Plan Policy 6.12 sets out the “Mayors” commitment to supporting the need for limited improvements to London’s road network, whether in improving or extending existing capacity, or providing new links, to address clearly identified significant strategic or local needs.

9.10.7 In accordance with LLDC Local Plan Policy BN.1, excellent connectivity is a key principle of the Proposed Development, which will be directly linked to route networks and to facilitate movement along direct, permeable, safe and legible pedestrian and cycle routes.

9.10.8 LLDC Local Plan Policy T.2 emphasises the Legacy “Corporations” commitment to support and bring forward transport improvements as set out in the Infrastructure Delivery Plan to support the level of anticipated growth. Where development proposals come forward that are near or adjacent to identified transport schemes, development proposals will be required to demonstrate that adequate provision for the implementation of those schemes has been made in the design of the development, or that the development proposals do not compromise implementation of transport schemes.

9.10.9 LLDC Local Plan Policy T.4 promotes sustainable choices and sets out to minimise reliance on the private car to ensure that development is optimised. This could be achieved through a number of measures including implementing a street network that prioritises pedestrians and cyclists as the most important travel modes, maximising opportunities to improve connections across, with and through the Legacy Corporation area, and ensure that the amount of new development is related to the capacity of existing or currently planned improvements to transport infrastructure and services. The policy also seeks to ensure that new development is designed to include measures that will minimise its impact on public transport and the highway network, and to have no or minimum levels of car parking which do not exceed London Plan standards. New development should also provide appropriate facilities for the full range of transport users, including pedestrians, rail, bus, car and cycles. Finally, the policy sets out to encourage the use of waterways for transport and leisure and the towpaths as routes for pedestrians and cyclists, as appropriate.

9.10.10 LLDC Local Plan Policy T.5 seeks to determine the more appropriate routes within and through the Legacy Corporation’s area and how they connect to future developments. The Legacy Corporation will seek to prioritise pedestrians and cyclists as the most important travel modes, followed by public transport and then, as appropriate, the private car. Development must be appropriately located in terms of its traffic-generation impacts, with the aim of ensuring that, if major traffic generating uses are proposed, they are located in places that have good and appropriate connections to strategic routes. Boroughs and Transport for London must be consulted in respect of their role as Highways Authorities within the area to ensure that effects of proposals are properly considered.

9.10.11 LLDC Local Plan Policy T.6 sets out to facilitate local connectivity with development proposals being designed to integrate into the area with pedestrian and cycle connectivity being greater priority than vehicular connectivity. New connections must be appropriate to the scale of the development, its location and the street hierarchy. Where new connections are provided as part of new developments, they should be designed to be capable of adoption as public highway.

9.10.12 LLDC Local Plan Policy T.7 requires the submission of a Transport Assessment for proposals for development that would be referable to the Mayor of London. This should be accompanied by a Travel Plan appropriate to the anticipated end uses for the development proposed.

9.10.13 The Local Planning Authority’s vision for the UCL East Site is that it should build on the 2012 London Olympic and Paralympic Games legacy to create a development that everyone, regardless of their gender, age, sexual orientation, race or faith, can enjoy confidentially and independently. The design
for the UCL East Site has therefore been developed with a number of inclusive design measures and has sought to create an open and welcoming environment for all.

9.10.14 The UCL East Application Site benefits from excellent transport links to Central London and a wide range of regional destinations. Stratford station and Stratford International station are located to the east and north-east of the UCL East Application Site respectively and are both approximately 800m away. Stratford station is served by the Jubilee and Central lines of the London Underground, the Docklands Light Rail (DLR), National Rail services and London Overground services. Stratford International station is served by the DLR and South Eastern High Speed 1 services. Hackney Wick station, which is currently undergoing upgrade works (due to be finished in 2017), is located to the west of the Park, 1,000m away. This station is served by London Overground services. With regards to buses, bus stops are located on Pool Street, to the south east of the Application Site in the vicinity of the UCL East Site.

9.10.15 In accordance with LLDC Local Plan Policy BN.1, excellent connectivity is a key principle of the masterplan for the UCL East Application Site. This will ensure that new and existing places are properly linked to route networks and to facilitate movement along direct, permeable, safe and legible pedestrian and cycle routes. As such, UCL East has been designed to facilitate access to/from and within it.

9.10.16 In order to manage potential conflict between pedestrians, cyclists and vehicles, a centralised servicing strategy is proposed. Marshgate, Pool Street West and Pool Street East will each have at least one centralised service yard, to be accessed directly from the public road network.

9.10.17 The UCL East development has been conceived as a predominantly car free scheme. A number of measures have been included to facilitate movement via other modes of transport, through the incorporation of key connections through the Application Site for pedestrians and cyclists, the incorporation of shared surfaces, and the provision of adequate cycle parking stands in convenient and accessible locations throughout the Application Site. This is also in accordance with LLDC Local Plan Policy T.6 which states that development proposals should be designed to integrate into and facilitate improvements to local connectivity. The permeability of the UCL East Application Site will ensure that it does not act as a barrier from or to the International Quarter, London Stadium and ArcelorMittal Orbit or Pudding Mill and creates an enjoyable new corridor for visitors, residents and workers alike. A controlled access shared surface route is proposed at Marshgate so that direct vehicular access for servicing is possible to all plots. Furthermore, parking bays designed to accessible standards are proposed along the shared surface route to provide operational and accessible parking.

9.10.18 The hierarchy of road and public realm proposed has sought to connect the educational and student accommodation buildings, prioritising pedestrian and cyclist movements in accordance with LLDC Local Plan Policy T.5.

9.10.19 With regards to impacts on the UCL East Site itself, events at the London Stadium throughout the year will have an impact on the UCL East Site due to increased numbers of people in the area and temporary road closures. To that end, a number of measures will be implemented to ensure access to the UCL East Site remains possible, including a number of road closures to support the crowd management operation. Pedestrian access to the Proposed Development will remain possible, although connections will be extremely congested for around half an hour after the end of an event. However, the trip generation associated with the Proposed Development is forecast to be limited at these times (weekday evening post-development peak and at weekends) and these events will not generally coincide with peak Proposed Development movements. Pool Street East and Pool Street West are served by existing bus routes and benefit from a high Public Transport accessibility Level (PTAL) rating. Nonetheless, further services along Siding Street could be introduced to provide a comprehensive bus service to and from the UCL East Site. The ongoing interaction of users associated with the Proposed Development and the London Stadium will be monitored through the Stadium Event Management Plan and by UCL.

9.10.20 This section should be read in conjunction with the Transport Assessment (TA) submitted as part of the UCL East Application. The TA was undertaken in full accordance with TfL’s Transport Assessment Best Practice Guidance. The TA includes a full transport impact assessment and demonstrates that the transport impacts associated with the development proposals, with appropriate mitigation, are acceptable.
Compliance with Development Plan Policy

9.10.21 Following this assessment and the work carried out in relation to the transport assessment submitted in support of the UCL East Application, the Proposed Development is considered to be in accordance with the Development Plan.

9.11 Walking and Cycling

Relevant Development Plan Policies

9.11.1 The following development plan policies are considered relevant in relation to walking and cycling:

- **London Plan**: Policy 6.1 ‘Strategic approach’, Policy 6.9 ‘Cycling’ and Policy 6.10 ‘Walking’

Assessment of the Proposed Development

9.11.2 London Plan Policy 6.1 sets out the London Plan’s strategic approach to integrating development and transport which reduces the need to travel by car whilst increasing public transport, walking and cycling capacity, particularly within designated areas for development and regeneration. The scheme is located close to public transport links and has therefore adopted a sustainable and strategic development approach whereby the reliance on car is being minimised. In accordance with LLDC Local Plan Policy T.6, pedestrian and cyclist connectivity has been given a greater priority across the Application Site, than vehicular connectivity.

9.11.3 London Plan Policy 6.9 emphasises the importance of developing the cycling network in London. Development proposals should provide accessible and safe parking facilities, provide on-site changing facilities, contribute positively towards and link to the integrated cycling network for London and facilitate the Mayor’s cycle hire scheme through provision of land and/or planning obligations. As such, the scheme will provide a number of cycle routes and parking spaces in accordance with the current London Plan standards and delivered as a combination of cycle parking solutions.

9.11.4 London Plan Policy 6.10 promotes the creation of high quality walking environments and LLDC Local Plan Policy T4 indicates that sustainable modes of transport will be supported to reduce the reliance on private car. Reducing the car reliance at UCL East will ensure the creation of highly accessible spaces favourable to pedestrians. To that end, open spaces and the public realm at the Application Site have been developed to enhance the walking experience through the Application Site.

9.11.5 LLDC Local Plan Policy T.4 promotes sustainable choices and sets out to minimise reliance on the private car to ensure that development is optimised. This could be achieved through a number of measures including implementing a street network that priorities pedestrians and cyclists as the most important travel modes, maximising opportunities to improve connections across, with the through the Legacy Corporation area, ensure that the amount of new development is related to the capacity of existing or currently planned improvements to transport infrastructure and services. The policy also seeks to ensure that new development is designed to include measures that will minimise its impact on public transport and the highway network, and to have no or minimum levels of car parking which do not exceed London Plan standards. New development should also provide appropriate facilities for the full range of transport users, including pedestrians, rail, bus, car and cycles. Finally, the policy sets out to encourage the use of waterways for transport and leisure and the towpaths as routes for pedestrians and cyclists, as appropriate.

9.11.6 LLDC Local Plan Policy T.6 sets out to facilitate local connectivity with development proposals being designed to integrate into the area with pedestrian and cycle connectivity being greater priority that vehicular connectivity. New connections must be appropriate to the scale of the development, it location and the street hierarchy. Where new connections are provided as part of new developments, they should be designed to be capable of adoption as public highway.

9.11.7 LLDC Local Plan Policy T.9 identifies that walking and cycling provision should be safe, direct, coherent and attractive to use. It should also integrate well with the street environment, minimising conflict with other modes wherever possible.
9.11.8 The development of Queen Elizabeth Olympic Park has seen the introduction of numerous new or improved pedestrian and cycle routes across the area. These routes provide connectivity to all primary transport nodes and routes surrounding the Application Site and wider Park. The cycle network includes a combination of on-carriageway cycle lanes and non-segregated shared cycle/pedestrian routes, mainly through the Park.

9.11.9 The UCL East Site includes a hierarchy of routes to accommodate primary, secondary and tertiary pedestrian and cycle movements. The Proposed Development anticipate, reflect and facilitate a series of pedestrian and cycle desire-lines including from Pudding Mill Lane, from City Mill River to Stratford Metropolitan Centre and movement across the Park.

9.11.10 The outline public realm proposals for the UCL East scheme have been designed to prioritise walking and cycle movement. The potential for pedestrian movement is increased with the proposed Fluid Zones at the lower level of building plots where boundaries of internal and external spaces are blurred.

9.11.11 A comprehensive pedestrian network is proposed across the Application Site to provide permeability across the Application Site, establish legible walking routes and improve connectivity to the wider area and movement within the Application Site itself. This includes direct and convenient connections to the towpaths along the adjoining waterways, which provide connections to the surrounding areas.

9.11.12 Similarly, a site-wide strategy for cycle movement has been developed providing primary and secondary cycle routes along the outer edges of the Application Site and across it towards the Park, the design of which is set out in the Design and Access Statement and Design Code.

9.11.13 Cycle parking has been included within buildings and in the public realm and aims to encourage cycle access to and from the UCL East Site by students, staff, residents and visitors. These parking spaces provide parking within close proximity to building entrances, key public spaces and retail frontages whilst avoiding conflict with bus, coach and blue badge parking and drop-off zones.

9.11.14 A combination of cycle parking solutions will be provided to suit a range of needs such as on street parking, waterproof shelters and parking within buildings. The design of long and short stay cycle parking spaces has been developed in line with both the London Cycling Design Standards and the LLDC Street Design Guide.

9.11.15 In accordance with policy and best practice guidance, the Proposed Development will offer a high quality access and movement environment where access to, from and within the Application Site is focused on sustainable modes of transport. The provision of high quality pedestrian and cycle facilities within the Application Site will ensure a safe and welcoming environment for all students, employees and visitors, as well as full integration with Queen Elizabeth Olympic Park.

9.11.16 It is proposed that a condition is included on any planning permission requiring the monitoring of short stay cycle parking provision and usage, with measures implemented to increase provision of short stay cycle parking spaces if monitoring demonstrates this to be necessary. The overall cycle parking spaces could therefore exceed the current proposed level to accommodate requirements at the UCL East Site and avoid overspill onto neighbouring areas.

Compliance with Development Plan Policy

9.11.17 On the basis of the assessment set out above, it is considered that the Proposed Development is compliant with development plan policies in relation to walking and cycling.

9.12 Parking

Relevant Development Plan Policies

9.12.1 The following development plan policies are considered relevant in relation to car and cycle parking:

- LLDC Local Plan: Policy T.8 ‘Parking and parking standards in new development’

Assessment of the Proposed Development
9.12.2 This section should be read in conjunction with the Transport Assessment (TA) submitted in support of the UCL East Application. The TA was undertaken in full accordance with TfL’s Transport Assessment Best Practice Guidance. The TA includes a full transport impact assessment and demonstrates that the transport impacts associated with the development proposals, with appropriate mitigation are acceptable.

Car Parking

9.12.3 London Plan Policy 6.13 seeks to minimise car parking provision that could undermine sustainable modes of transportation such as cycling, walking and public transport use. For instance, as part of the Proposed Development, a dedicated drop-off zone is proposed away from the main public realm and therefore from the main pedestrian and cycle routes.

9.12.4 Development proposals in London must ensure that 1 in 5 spaces provide parking for disabled people. The UCL East Site will be predominantly car free; however, under the Proposed Development, up to 24 blue badge parking spaces will be provided and managed by the University.

9.12.5 LLDC Local Plan Policy T.8 sets out the borough’s targets for parking standards in new development where off-street parking is provided.

9.12.6 The Proposed Development will be car free with parking only provided for accessible use. Parking bays to accessible standards are proposed along shared surface routes to provide operational and accessible parking. Additional parking bays for operation and accessible parking will be provided within yards.

9.12.7 Up to 24 accessible parking spaces will be provided on the Application Site, together with 8 existing disabled car parking spaces which will be retained on Thornton Street, forming a total of 32 car parking spaces. The intention is that the 24 additional accessible spaces will be monitored by UCL.

9.12.8 A dedicated drop-off zone is proposed away from the main public realm and therefore from the main pedestrian routes. This location in the south eastern corner of Marshgate is intended to minimise any potential risk of conflict with pedestrians or cyclists.

9.12.9 It is also proposed that electric charging points are provided in accordance with the standards set out in the current London Plan.

Cycle Parking

9.12.10 The London Plan Cycle Parking Standards are set out in the tables below:

<table>
<thead>
<tr>
<th>Land use</th>
<th>Long-stay</th>
<th>Short-stay</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>100 sqm: 1 space per 175 sqm</td>
<td>from a threshold of 100 sqm: 1 space per 40 sqm</td>
</tr>
<tr>
<td>A1 food retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>non-food retail</td>
<td>from a threshold of 100 sqm: 1 space per 250 sqm</td>
<td>from a threshold of 100 sqm: 1 space per 125 sqm</td>
</tr>
<tr>
<td>A2-A5 financial / professional services</td>
<td>from a threshold of 100 sqm: 1 space per 175 sqm</td>
<td>from a threshold of 100 sqm: 1 space per 40 sqm</td>
</tr>
<tr>
<td>cafes &amp; restaurants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>drinking establishments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>take-aways</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
In accordance with London Plan standards, cycle parking has been provided at a number of locations at UCL East to create an inclusive environment and overall accessible Application Site.

Accordingly, a combination of short and long stay cycle parking is proposed throughout the development with a proportion of the short stay provision, in addition to dedicated storage hubs, to be located within the public realm in the form of Camden stands and stands suitable for non-standard cycles and mobility scooters. For convenience, these will be located close to arrival points and building entries. In addition, stands will be dispersed throughout the Application Site avoiding large concentrations of cycle racks that can be visually obtrusive and inconvenient to use and located to avoid constraining primary circulation routes through the public realm.

The total provision of long stay cycle parking spaces is expected to be a minimum of 1,470 based on the anticipated peak occupancy of the development at any time. As per the current London Plan standards the following long stay and short stay cycle parking spaces are proposed under the present application:

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Long stay parking spaces</th>
<th>Short stay parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Class D1</td>
<td>1 space per 4 members of staff and 1 space per 20 FTE students</td>
<td>1 space is proposed per 7 FTE students</td>
</tr>
<tr>
<td>Use Class B1(b)</td>
<td>1 space per 250sqm (GEA)</td>
<td>1 space per 1,000sqm (GEA)</td>
</tr>
<tr>
<td>Sui generis</td>
<td>1 space per 2 bed spaces</td>
<td>1 space per 40 bed spaces</td>
</tr>
<tr>
<td>Use Class A1 (non-food)</td>
<td>from a threshold of 100sqm at 1 space per 250sqm for the first 1,000sqm and thereafter at 1 space per 1000sqm</td>
<td>from a threshold of 100sqm at 1 space per 125sqm for the first 1,000sqm and thereafter at 1 space per 1000sqm</td>
</tr>
<tr>
<td>Use Class</td>
<td>Long stay parking spaces</td>
<td>Short stay parking spaces</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Use Class A1 (food)</td>
<td>from a threshold of 100sqm at 1 space per 175sqm</td>
<td>from a threshold of 100sqm at 1 space per 40sqm for the first 750sqm and thereafter at 1 space per 300sqm</td>
</tr>
<tr>
<td>Use Classes A2-A5</td>
<td>from a threshold of 100sqm at 1 space per 175sqm</td>
<td>from a threshold of 100sqm at 1 space per 40sqm</td>
</tr>
</tbody>
</table>

9.12.14 Cycle parking has been included in the public realm and aims to encourage active travel to and from the UCL East Site by students, staff, residents and visitors. These parking spaces aim to provide parking within close proximity to building entrances, key public spaces and retail frontages whilst avoiding conflict with bus, coach and blue badge parking and drop-off zones.

9.12.15 The design of cycle parking spaces has been aligned with both the London Cycling Design Standards and the LLDC Street Design Guide.

Compliance with Development Plan Policy

9.12.16 On the basis of the assessment set out above, it is considered that the Proposed Development is in accordance with development plan policy in relation to parking. The proposals accord with London Plan car and cycle parking standards based on anticipated maximum building occupancy. A minimum of parking spaces will be provided in Phase 1. With regards to further delivery in Phase 2, it is proposed that a condition is included on any planning permission requiring the monitoring of car and short stay cycle parking provision and usage, with measures implemented to ensure provision of short stay cycle parking spaces is adequate based on monitoring by.

9.13 Climate change Mitigation and Environmental Sustainability

i. Energy

Relevant Development Plan Policies

9.13.1 The following development plan policies are considered relevant in relation to energy:


Assessment of the Proposed Development

9.13.2 London Plan Policy 5.2 seeks to ensure that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy. The UCL East Application seeks to make the fullest contribution to minimising carbon dioxide emissions in accordance with the ‘be lean, be clean, be green’ strategy.

- ‘Be Lean’ – A high standard of fabric and energy efficiency is being specified to reduce energy demands, CO₂ emissions and running costs for occupants. This approach includes highly insulated walls, floor and roofs, efficient glazing, high levels of air tightness and efficient lights and appliances. The results demonstrate that the Part L 2013 target emissions can be met through the above energy efficiency measures alone.
- ‘Be Clean’ – Each of the buildings within the development will connect to Queen Elizabeth Olympic Park heat network which is served by Combined Heat and Power gas CHP engines, by biomass boilers and by gas boilers.
‘Be Green’ – A portion of the heat from the Park heat network is provided from biomass boilers fuelled by wood chip which is considered a renewable fuel in the London energy hierarchy. PV arrays will also be installed across suitable roof spaces to provide an additional source of on-site renewable energy generation, where needed.

9.13.3 London Plan Policy 5.4a sets out the Mayor’s commitment to promote strategic investment in electricity and gas infrastructure where and when it is required to accommodate the anticipated levels of growth in London. The forecasting requirements should take into account the opportunities and impacts of decentralised energy and demand management measures.

9.13.4 London Plan Policy 5.5 sets out the Mayor’s intention for 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. In order to achieve this target, the Mayor prioritises the development of decentralised heating and cooling networks at development and area wide levels, including larger scale heat transmission networks.

9.13.5 London Plan Policy 5.6 encourages developments to prioritise the use and feasibility of Combined Heat and Power systems (CHP). The Application Site is currently served by the Park Heat Network which was originally developed to serve the 2012 Olympic and Paralympic Games, Stratford City including Westfield Shopping Centre, and legacy development on the Olympic Park. The heat network is operated by ENGIE East London Energy Limited under a 40 year concession agreement with LLDC and Stratford City Developments Limited. The buildings within the UCL East Site will all be connected to the Park Heat Network which is served by a combination of Gas CHP Engines, biomass boilers and gas boilers.

9.13.6 London Plan Policy 5.7 supports and encourages the more widespread use of innovative energy technologies to reduce the use of fossil fuels and carbon dioxide emissions. London Plan Policy 5.9 seeks to reduce the impact of the urban heat island effect in London and encourages the design of places and spaces to avoid overheating and excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect on an area wide basis.

9.13.7 London Plan Policy 5.9 sets out the Mayor’s commitment to reduce the impact of the urban heat island effect in London and encourage the design of places and spaces to avoid overheating and excessive heat generation, and to reduce overheating due to the impacts of climate change and the urban heat island effect on an area wide basis.

9.13.8 LLDC Local Plan Policy S.2 requires new development to minimise carbon dioxide emissions to the fullest extent possible, with major developments as a minimum meeting the 40% improvement on the 2010 Building Regulations Target Emission Rate between 2015 and 2016 and zero carbon from 2016 to 2031.

9.13.9 LLDC Local Plan Policy S.3 sets out the Legacy Corporation’s commitment to providing new energy infrastructure, including proposals to generate energy from waste, to meet the future energy demands within its area where these are consistent with Carbon Reduction and other policies within this Local Plan. Applications for major development should demonstrate that opportunities to connect to existing energy networks in the Legacy Corporation area are maximised through the provision of localised network connections and heating and cooling network infrastructure within buildings, where viable to do so.

9.13.10 In accordance with LLDC Local Plan Policy S.3, all non-residential buildings will connect to and obtain their space heating and hot water from the Park Heat Network which is served by a combination of gas CHP engines, biomass boilers and gas boilers. Non-residential buildings will not connect into the Park Cooling Network and any required cooling will be delivered through building based high efficiency chillers. The London Plan seeks to increase the proportion of energy generated from renewable sources. Connection to the Park Heat Network with 20.5% of its heat generated from biomass boilers and the provision of 5,140m² of PV panels is expected to result in an on-site calculated reduction in regulated CO₂ emissions of 15% from renewable sources for the illustrative scheme.

9.13.11 There is a contractual obligation for all buildings built within the concession area to obtain their space heating and hot water demands from the heat network unless they are less than 100kW in capacity. The UCL East Site lies within the concession area and all buildings will connect to the Park’s heat network.
9.13.12 Additional renewable energy provision will be provided through roof top PV systems. While the capacity of these systems will be limited by competing roof top uses it has been estimated that 30% of the roof space could potentially accommodate PV.

9.13.13 On the basis of the assessment above, the Proposed Development is considered to be compliant with London Plan Policy 5.2 in that the development contributes to minimising carbon dioxide emissions in accordance with the energy hierarchy: 1. Be lean: use less energy (through careful specification of appropriate insulation); 2. Be clean: supply energy efficiently (through inclusion of a Combined Heat and Power (CHP) plant); and 3. Be green: use renewable energy (through inclusion of a Combined Heat and Power (CHP) plant) to deliver energy efficient fabric and buildings services that on aggregate meets Building Regulations Part L 2013 target emissions rates through energy efficiency alone.

9.13.14 In accordance with London Plan Policy 5.5 and 5.6 and LLDC Local Plan Policy S.2, the Proposed Development has evaluated the feasibility of Combined Heat and Power (CHP) systems and proposes that all buildings within UCL East achieve an average 20% CO$_2$ emission improvement over the Part L 2013 baseline through connection to the Park’s heat network (CHP only). High efficiency standards will be achieved for the fabric and services of all buildings. Low carbon heating and hot water will be provided from the district network. The contribution from renewables is expected to be of a 36% improvement over the baseline for student accommodations.

9.13.15 In accordance with London Plan Policy 5.9, a strategy to reduce the risk of overheating at UCL East was developed from the outset in line with the policy’s cooling hierarchy. A number of measures are proposed to reduce the risk of overheating, the details of which are contained in the accompanying Energy Statement. The majority of the development will be designed to avoid the need for active cooling. As such, the cooling demand that is expected is not significant or of a high enough density to warrant extension of the Park Cooling Network. High efficiency chillers provided locally within buildings are also expected to offer a lower carbon alternative than cooling provided from the Park Cooling Network. Therefore a connection to the Park Cooling Network is not proposed and high efficiency chillers will be deployed within buildings where required.

9.13.16 Due to the outline nature of the Proposed Development the building layouts will be developed at detailed design and therefore an overheating analysis has not been undertaken at this stage. Dynamic overheating modelling will be undertaken during detailed design.

9.13.17 In accordance with London Plan Policy 5.4a, the network operator ENGIE has been contacted to determine whether there is capacity within the network to serve the new development. An indicative offer of connection has been made.

9.13.18 The accompanying Sustainability Statement has been prepared in support of the UCL East Application and demonstrates that the proposals meet the requirements and principles laid out in development plan policies relating to design and construction and in the London Plan Sustainable Design and Construction SPG.

9.13.19 Due to the outline nature of the UCL East Application the design is not sufficiently progressed to undertake detailed Part L modelling for specific buildings. In order to assess the ability for the masterplan to meet the required carbon reductions the energy demands for UCL East have been estimated.

9.13.20 The layout and orientation of the Proposed Development and massing of the buildings have been optimised for solar access, microclimate and sources of external noise and pollution. This will enable natural ventilation and daylight access for staff and student accommodation and the perimeter of academic buildings, reducing energy demands for artificial lighting and mechanical ventilation.

9.13.21 The Proposed Development will meet the 35% on-site reduction in regulated CO$_2$ emissions for non-domestic buildings, required by Local Plan and London Plan Policy, the details of which are set out in the accompanying Energy Statement. This will enable Proposed Development to meet the energy credits required to meet the BREEAM Excellent commitments established under the approved LCS application, and the Very Good BREEAM rating required under LLDC’s Local Plan.

9.13.22 While the calculated saving at this stage is 50%, in the absence of detailed building designs the emission figures are based on benchmarks for an illustrative scheme and for this reason the overall
CO₂ emission savings may differ at the Reserved Matters Planning Application stage, the Applicant is targeting a minimum 35% reduction in regulated CO₂ emissions. As all the Proposed Development is considered non-domestic and as the Proposed Development is expected to meet the on-site 35% reduction in regulated CO₂ emissions, no requirement for carbon offsetting is anticipated.

Compliance with Development Plan Policy

9.13.23 On the basis of the above assessment, it is considered that the UCL East Application is compliant with development plan policies in relation to energy.

ii. Air Quality

Relevant Development Plan Policies

9.13.24 The following development plan policies are considered relevant in relation to air quality:

- **London Plan**: Policy 5.3 ‘Sustainable Design and Construction’, Policy 7.14 ‘Improving Air Quality’
- **LLDC Local Plan**: Policy BN.11 ‘Reducing Noise and Improving Air Quality’

Assessment of the Proposed Development

9.13.25 London Plan Policy 5.3 states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

9.13.26 London Plan Policy 7.14 demonstrates the Mayor’s recognition of the importance of tackling air pollution and improving air quality to London’s development and the health and well-being of its people.

9.13.27 In accordance with LLDC Local Plan Policy BN.11 the proposals at UCL East actively seek to improve air quality by minimising the emission of pollutants to the air. The Proposed Development layout, orientation and building envelopes have been designed to allow for a flow of fresh air through the Application Site, natural ventilation strategies being employed wherever possible. In student accommodation, air movement can be controlled through window opening (where available) and user controls (where MVHR units are provided). Where mechanical ventilation is required (e.g. in deep plan buildings or in the corridors of the residential buildings), external intakes and outlets will be appropriately spaced (at least 10m apart) to avoid cross-contamination. External air intakes will be located away from sources of pollution such as drop-off points.

9.13.28 The Application Site lies at the north-western corner of the London Borough of Newham, close to the surrounding Boroughs of Tower Hamlets to the south-west and Hackney to the north-west which have all declared Air Quality Management Areas (AQMA) due to exceedance of the air quality strategy (AQS) objectives for both nitrogen dioxide (NO₂) and particulate matter (PM₁₀). As a result, the proposals have been carefully designated in response to potential air quality impacts.

9.13.29 The car free nature of the development, with only blue badge parking provided and the only vehicle access being taxis and servicing vehicles, means that scheme will generate very little air quality affects from road traffics. The masterplan has been adjusted to locate sensitive uses away from pollution sources where feasible. Developers will require contractors to minimise creation and impact of air pollution during construction and operation in accordance with the Code of Construction Practice.

9.13.30 A series of design measures have been integrated to reduce air pollution, for instance the use of insulating materials and requirement for the Application Site to be registered under the Considerate Constructors Scheme. Further details of this are included in the Environmental Statement and Sustainability Statement.

9.13.31 An air quality assessment is included within the Environmental Statement submitted in support of the UCL East Application. This demonstrates that no unacceptable air quality impacts are associated with the Proposed Development.
Compliance with Development Plan Policy

9.13.32 Following this assessment, it is considered that the Proposed Development is compliant with the Development Plan in relation to air quality.

iii. Water resources and flooding

Relevant Development Plan Policies

9.13.33 The following development plan policies are considered relevant in relation to water resources and flooding:


Assessment of the Proposed Development

9.13.34 London Plan Policy 5.12 confirms that proposals should comply with the NPPF flood risk management requirements and associated technical guidance. In accordance with the NPPF, a sequential risk-based approach has been applied to determine the suitability of land for development in flood risk areas and whether there are alternative ‘reasonably available sites’ to accommodate development in an area with a lower probability of flooding. The assessment confirmed that the Application Site is at low risk of flooding from rivers and the sea, surface water and sewer surcharge, groundwater and artificial sources. Furthermore, the assessment shows that the Proposed Development does not increase flood risk in other areas within the Lower Lea Valley.

9.13.35 London Plan Policy 5.15 states that development proposals should incorporate water saving measures and equipment and generally minimise the use of water mains. Similarly, LLDC Local Plan policy S.5 indicates that proposals for major development will be expected to demonstrate that they seek to reduce water demand and use.

9.13.36 In response to London Plan Policy 5.15 and Policy S.5, significant reduction in potable mains water will be achieved through efficient fixtures, metering and supply of non-potable water for appropriate uses. The Development proposal also allows for on-site provision of rainwater harvesting and greywater recycling. Irrigation of the public realm is not expected to be needed after planting has been established. These measures will ensure that new buildings achieve a maximum water credit under BREEAM. In accordance with LLDC Local Plan Policy S.5, the UCL East Application has sought to reduce water demand and use. Significant reductions in potable mains water demand will be achieved through the use of efficient fixtures and fittings, metering, and supply of non-potable water for appropriate uses. These will ensure that water demands are reduced by 55% and the BREEAM water credit WAT.02 is achieved.

9.13.37 Overall, development proposals will be required under LLDC Local Plan Policy S.4 to demonstrate that they achieve the highest standards of sustainable design and construction. Non-domestic space forming part of developments will be required to demonstrate that it is capable of achieving a minimum of BREEAM 2011 Very Good.

9.13.38 London Plan Policy 5.13 advocates the use of SUDS to facilitate a more efficient use of water and ensure surface water run-off is managed as close to its source as possible to reduce the risk of flooding. Developments should utilise Sustainable Drainage Systems (SUDS) unless there are practical reasons for not doing so.

9.13.39 With regards to water quality, London Plan Policy 5.14 states that development proposals should ensure that appropriate wastewater infrastructure is included to meet the requirements placed upon it by population growth and climate change and protect existing water quality found at the Application Site.
9.13.40 LLDC Local Plan Policy S.8 indicates that development proposals must be designed to reduce vulnerability to flood risks. Although the entire Application Site is considered to be at low risk of flooding, a number of mitigation measures have been recommended in the accompanying Flood Risk Assessment to ensure this is maintained.

9.13.41 According to the EA Flood Map for Planning, the entire Application Site is located within Flood Zone 1 and Flood Zone 3. Marshgate, located between the City Mill River and the Waterworks River falls within Flood Zone 1 and is considered to be at low risk of flooding. On the other hand, as designated by the Environment Agency, Pool Street East and West are located within Flood Zone 3 (i.e. land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea in any year (>0.5%)). However they partially benefit from existing flood defences. The EA Flood Map nonetheless assumes no flood defences and Pool Street East and Pool Street West are in an area befitting from flood defences therefore reducing the risk of flooding.

9.13.42 The Flood Risk Assessment indicates that the student accommodation is at low risk of flooding. Any basements provided on the Application Site should be appropriately tanked to reduce the risk of groundwater ingress. The academic use floorspace has been set above the Design Flood Event (DFE) level and is at 1 in 1000 year flood level from the Waterworks River and City Mill River. Nonetheless, if 50% of the building footprint on Marshgate is designed to contain a one-level basement, then it is recommended that the basement is appropriately tanked to reduce the flood risk from groundwater ingress. Such detail will however come forward as part of the future reserved matters applications. Finally, the retail elements of the scheme are also above DFE level and are considered to be at low risk of flooding from all the assessed sources of flood risk. These spaces have not included basement areas.

9.13.43 Surface water will be managed in line with the requirements of the Park which seeks to encourage rapid drainage into the two nearby watercourses. SUDS relying on infiltration are however understood not to be appropriate for the Application Site due to soil contamination. A number of measures are instead integrated into the design of the Application Site, the details of which can be found in the accompanying Sustainability Statement.

9.13.44 A site-wide sustainable drainage strategy has been prepared for the Application Site. SUDS measures will include permeable paving, soft landscaping and rainwater harvesting facilities. It is also proposed to include rainwater gardens, fed through downpipes or surface water runoff, where appropriate and feasible.

9.13.45 The masterplan uses the natural gradient of the Application Site to facilitate drainage into the rivers. It is also proposed that 30% of building roof areas (excluding podiums) will be green and brown roofs. This will provide a modest amount of attenuation and storage, reducing overall surface water run-off.

9.13.46 With regards to water quality and wastewater, appropriate infrastructure should be provided on the Application Site and the quality of water protected and improved, having regards to the Thames River Basin Management Plan. At the moment, Thames Water Utilities Ltd operates a non-potable water network throughout the Park. A treatment plant, located in the Old Ford Nature Reserve, was developed as a 7-year research and development project assessing the technical and commercial viability of blackwater treatment for non-potable uses. There is also an existing non-potable water pipe network serving Marshgate. Discussions with Thames Water have indicated that the treatment plant will be maintained if there is sufficient guaranteed demand from new developments within the Park, which includes UCL East.

9.13.47 With regards to water efficiency within buildings, significant reductions in potable mains water demand will be achieved through the use of efficient fixtures and fittings, metering, and supply of non-potable water for appropriate uses.

9.13.48 The public realm will support adaptation to future climate conditions, including trees in suitable locations for shading, living roofs and reduced demand for irrigation water. Construction water use will be monitored in line with BREEAM requirements. Further information on water efficiency measures is set out in the Sustainability Statement submitted in support of the UCL East Application.
Compliance with Development Plan Policy

9.13.49 Based on the above assessment, it is considered that the Proposed Development is fully compliant with development plan policies in relation to water resources and flooding.

iv. Noise and vibration

Relevant Development Plan Policies

9.13.50 The following development plan policies are considered relevant in relation to noise and vibration:

- **London Plan: Policy 7.15** ‘Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes’,
- **LLDC Local Plan: Policy BN.11** ‘Reducing Noise and Improving Air Quality’

Assessment of the Proposed Development

9.13.51 London Plan Policy 7.15 suggests that development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life, applying mitigation measures to minimise the existing and potential adverse impact of noise, improve and enhance the acoustic environment and promote appropriate soundscapes, and separate new noise sensitive development from major sources of noise.

9.13.52 London Plan Policy 7.15 addresses the impact of noise and suggests that development proposals should manage noise by avoiding adverse impacts on health and quality of life. The most sensitive receptor at the Application Site will be the student accommodation given their residential purpose. As such, a number of measures have been taken to reduce the impact of noise on this sensitive receptor to an acceptable level. Furthermore, promoting active travel and creating a car free development will reduce the noise pollution generated by cars, creating healthy environments, in particular an agreeable public realm. The road and railway to the south and the stadium to the north-west are the main noise sources to consider. Noise from the Stadium will also affect the Application Site on match days and during events. The student accommodation on Pool Street East and Pool Street West are buffered to a degree by distance and the proposed massing and block layout presents the narrow end of buildings to mitigate the adjoining road and rail noise.

9.13.53 LLDC Local Plan Policy BN.11 states that developments must minimise the effect of noise on amenity and major developments must include a noise assessment to ensure the health and wellbeing of communities and the prospects of the natural environment are secured. Massing and layout have been adjusted to locate sensitive uses and place them away from noise sources where feasible, as secured through the Parameter Plans and Design Codes. Furthermore, the promotion of active travel will in addition to encouraging a more physically active lifestyle, contribute towards reducing noise pollution and creating a healthier place to live and work in.

Compliance with Development Plan Policy

9.13.54 The noise and vibration assessment included within the Environmental Statement submitted in support of the Proposed Development demonstrates that the Proposed Development will not give rise to any significant noise and vibration effects. As a largely car free development, the proposed scheme will give rise to relatively little noise associated with road activities. Therefore, the Proposed Development is considered to be compliant with development plan policies related to noise and vibration.

v. Sustainability

Relevant Development Plan Policies

9.13.55 The following development plan policies are considered relevant in relation to sustainability:

- **London Plan: Policy 5.1** ‘Climate change mitigation’, Policy 5.3 ‘Sustainable Design and Construction’ and Policy 5.11 ‘Green roofs and development site environs’
Assessment of the Proposed Development

9.13.56 London Plan Policy 5.1 affirms the Mayor’s vision to achieve an overall reduction in London’s CO₂ emission by 60%. The UCL East proposal will contribute towards these via a number of measures which will reduce on-site carbon emissions. The Sustainability Statement submitted as part of the UCL East Application demonstrates that the Proposed Development can meet the 35% on-site reduction in regulated CO₂ emission required by the London Plan.

9.13.57 London Plan Policy 5.3 and LLDC Local Plan S.4 advocate the use of sustainable design and construction standards, stating that they are integral to the proposal. A number of sustainable design measures have been included, such as SUDS and carbon reduction measures in order to create a sustainable development.

9.13.58 London Plan Policy 5.11 states that major development proposals should be designed to include green roofs and walls where feasible to mitigate the effects of climate change and enhance biodiversity. These roof spaces should wherever possible be accessible and be used for growing food. To that end, the UCL East Application will seek to provide a number of green and open spaces, including green and brown roofs. It is proposed that 30% of buildings roof areas, with the exception of podiums, will be green or brown roofs.

9.13.59 Under LLDC Local Plan Policy S.4, all non-domestic buildings which form part of the development proposal are required to be assessed under BREEAM and to achieve at least a ‘Very Good’ rating. The UCL East Application proposes to achieve a rating of ‘Excellent’, therefore meeting and exceeding this requirement.

9.13.60 Policy S.5 indicates that major developments will be expected to demonstrate sufficient existing or planned waste water disposal infrastructure capacity to meet the demands of the development. A wide range of waste management scenarios were considered during the masterplan development ensuring its flexibility and adaptability. The servicing strategy and the allocation of space in the masterplan have taken into account operational waste and recycling storage requirements in line with BREEAM and other targets. UCL will also encourage staff, students and other users of the Application Site to reduce waste and recycle, making it easy for them to do so through appropriate provision and labelling of facilities.

9.13.61 LLDC Local Plan Policy S.6 recommends that development proposals contribute towards waste reduction during construction and operations by maximising recycling and composting. To that end, the development proposal has sought to reduce the amount of excavation during construction and identify space and access routes for future waste management and recycling. Furthermore, the servicing strategy at the UCL East Site has taken into account the operational waste and recycling storage requirements in line with BREEAM. Within the public realm, a number of design solutions will be included to deliver a comprehensive and sustainable waste strategy at the Application Site.

9.13.62 LLDC Local Plan Policy S.7 states that opportunities should be taken to introduce tree planting in private and public spaces including streets and green roofs, for example.

9.13.63 The UCL East development will play a central role in the sustainable development of the Park and East London’s innovative quarter more broadly. As such, a number of sustainable design measures have been included in the UCL East Application. This will ensure that the Application Site is brought forward as a healthy and enjoyable place to live and will sustain the institutions proposed in line with the overarching vision for the Park.

9.13.64 Located in the heart of the Park which is an iconic location with award-winning high quality parklands, the UCL East Site will be an opportunity to showcase environmentally positive places. The UCL East development will enhance the amenity at the Application Site and optimise the use of land. The proposal will significantly increase the density and mixture of uses on the Application Site, thereby providing employment, educational and leisure opportunities to members of the community, visitors and workers. The layout of the scheme is also intended to improve connectivity within and to the Park.
9.13.65 The Proposed Development has been designed to protect and enhance wherever possible environmental quality. As such, the layout, massing and building forms have been tested with respect to a range of environmental factors, including solar, wind and acoustic analysis, and the results have driven the evolution of the scheme.

9.13.66 Durable materials will be included in the proposal to reduce maintenance needs and extend the lifetime of buildings as much as possible. Furthermore, the development proposal will seek to design out waste, creating flexible spaces and selecting materials for easy maintenance and end-of-life reuse and recycling.

9.13.67 Careful landscaping and implementation of SUDS to minimise the risk of overheating, improve flood resilience and reduce impact on heat island effect are proposed on the Application Site. All buildings have been designed in accordance with the GLA’s cooling hierarchy to reduce the risk of overheating and minimise energy demands at the development. Details of the specific measures implemented as climate change adaptation measures are contained in the accompanying Sustainability Statement.

9.13.68 In order to encourage healthy and active lifestyles, it is proposed to integrate landscaping throughout the public realm and create links with the broader Park facilities. This will encourage enjoyment with the outdoors. Furthermore, in order to encourage the use of stairs instead of lifts, central staircases will form a key part of the navigation strategy.

9.13.69 The orientation, scale, massing and layout of buildings in the masterplan have sought to optimise the microclimate across the campus. The details of this are contained in the Sustainability Statement accompanying this submission.

Compliance with Development Plan Policy

9.13.70 Overall, the UCL East Application will contribute towards mitigating the effects of climate change and the promotion of sustainable development. The Proposed Development considered to be in accordance with development plan policies relating to sustainability.

vi. Geology

Relevant Development Plan Policies

9.13.71 The following development plan policies are considered relevant in relation to geology:

– London Plan: Policy 7.20 ‘Geological conservation’;
– LLDC Local Plan: Policy BN.13 ‘Improving the quality of land’

Assessment of the Proposed Development

9.13.72 London Plan Policy 7.20 states that development proposals should make a positive contribution to the protection and enhancement of geodiversity and be resisted where they have a significant adverse impact on sites with existing or proposed European or national designations in accordance with Government guidance.

9.13.73 Local Plan Policy BN.13 states that proposals must demonstrate that land is of an appropriate standard for the proposed end use, with proposals ensuring drainage and construction methods are suitable. Where land is likely to be contaminated, applications are required to carry out a site investigation to identify existing or potential contaminants and pollution pathways. Where a site investigation has identified the presence of or potential for contamination, applicants must carry out a Contaminated Land Assessment to identify the measures required to remediate any contamination to a suitable level.

9.13.74 In accordance with Local Plan Policy BN.13, the required assessments have been carried out as part of the Proposed Development and are submitted as part of the Environmental Statement. The investigations identified that the UCL East Site is located within a surface water nitrate vulnerable zone but not within 1km of any of the following sensitive land uses: Green Belt, Areas of Outstanding Natural Beauty, Environmentally Sensitive Area, Forest Park, National Nature Reserve (NNR), Nitrate
Sensitive Area, Ramsar Sites, Local Nature Reserves (LNR), Sites of Specific Scientific Interest (SSSI) and Special Protection Areas (SPA).

9.13.75 The assessment identified significant potential sources of ground based contamination present on the Application Site and the surrounding areas. The potential sources of contamination include the historical use of the Application Site as tallow works, chemical works, engineering works, bag works, soap works, paint works, tanks and electrical substations as well as existing made ground which is likely to have incorporated demolition materials from historic developments on-site.

9.13.76 A number of mitigation measures are expected to be deployed as part of the development to minimise the impacts to both human health and controlled waters during the demolition and construction phase of the UCL East Site. In accordance with London Plan Policy 7.20, these measures will ensure the protection and enhancement of on- and off-site geodiversity. These measures will prevent any human exposure to contaminants and are set out in the Environmental Statement submitted in support of the UCL East Application and the remediation strategy.

Compliance with Development Plan Policy

9.13.77 Following this assessment and the mitigation measures proposed the Proposed Development is considered to be compliant with the development plan.

vii. Ecology and Biodiversity

Relevant Development Plan Policies

9.13.78 The following development plan policies are considered relevant in relation to ecology and biodiversity:


Assessment of the Proposed Development

9.13.79 London Plan Policy 2.18 states that London’s network of green spaces should be protected, expanded and managed as it will secure benefits including biodiversity, natural and historic landscapes, culture and building a sense of place among others. Accordingly, the Proposed Development includes a variety of open spaces which contribute to biodiversity.

9.13.80 London Plan Policy 5.10 promotes the use of urban greening such as new planting in the public realm and multifunctional green infrastructure to contribute towards mitigating the effects of climate change. Accordingly, the landscaping strategy for the Application Site has been integrated within the design and will contribute towards achieving CO₂ reduction targets. Urban greening has been integrated in the landscaping strategy in the form of green roofs and a series of open spaces throughout the Application Site. Furthermore, wherever possible planting has been added to pavements, near cycle and pedestrian routes to create a healthier environment and provide a clear separation between cars and pedestrians.

9.13.81 London Plan Policy 5.11 states that major development proposals should include roof and site planting wherever feasible as a measure to mitigate the effects of climate change, provide a method of sustainable urban drainage and enhance biodiversity. Policy 7.19 also highlights the importance of access to biodiverse areas, as well as promoting the broader benefits of urban greening, through green space, green walls and green roofs to manage storm water run-off and the urban heat island effect.

9.13.82 London Plan Policy 7.19 sets out the Mayors commitment to ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayor’s Biodiversity Strategy. This will require planning for nature from the beginning of the development process and taking opportunities for positive gains for nature through the layout, design and materials of development proposals and appropriate biodiversity action plans.
9.13.83 London Plan Policy 7.21 seeks to protect, maintain and enhance trees and woodlands following the guidance of the London Tree and Woodland Framework. The Proposed Development seeks to retain as many existing trees as practicable. In addition, significant tree planting is proposed as part of the landscaping strategy for the Application Site to enhance biodiversity.

9.13.84 The LLDC Local Plan Policy BN.2 seeks to enhance the local distinctiveness of waterway environments, expecting development proposals to improve the ecological potential, drainage and flood resilience capacity of the waterway, support the aims of the Thames River Basin Management Plan, create opportunities for recreational activities along the waterway, introduce recreational, visitor and residential moorings and improve existing moorings where suitable, support commercial activity, improve access to and along the waterway as appropriate and prevent disruption to the movement of passengers and freight.

9.13.85 The LLDC Local Plan Policy BN.3 promotes development as a way to maximise opportunities to protect and enhance biodiversity and provide a net gain in the extent of habitat suitable for species to thrive. The policy identifies ways of integrating habitat and other measures that will support biodiversity into development.

9.13.86 The LLDC Local Plan Policy SP.3 sets out to create a high quality built and natural environment that integrates new development with waterways, green space and the historic environment. New development must give primary consideration to the creation of place, enhance its built, historic and landscape context, maintain and promote local distinctiveness, protect biodiversity and provide green infrastructure networks where possible, facilitate safe access for all to waterside and green environments, ensure that new development are at least air quality neutral and minimise impact on noise levels.

9.13.87 The baseline situation has been established through a desk study and ecological surveys including an extended phase 1 habitat survey. The UCL East Site is situated within a network of non-statutory designated sites. The Lee Valley Site of Metropolitan Importance for Nature Conservation is adjacent to the Application Site, along with Bow Back Rivers Site of Borough Importance Grade 1 and the Greenway and Old Ford Nature Reserve Site of Borough Importance Grade 1. An additional 20 SINCs are situated within 2km of the Application Site.

9.13.88 The Application Site is currently made up of fenced hardstanding with footpaths, road ways and trees and shrubs. There is also an area that supports a diverse mixture of native and non-native plant species. The development will enhance the local biodiversity and contribute towards the existing network of green spaces. This will be important to ensure the sustainability of the proposal and preserve existing habitat.

9.13.89 The UCL East Site commits to delivering at least an equivalent level of BAP as was approved under the Legacy Communities Scheme, achieving a total of at least 0.92ha. In terms of BAP habitat categories, it is anticipated that this will comprise parks and amenity space, species rich grassland and trees and shrubs.

9.13.90 Although existing semi-mature trees will need to be removed to facilitate the development, these will be replaced and supplemented with additional tree planting with a majority being species which will contribute to BAP targets. Principles for tree planting are identified in the Design and Access Statement accompanying the UCL East Application and within the Design Codes, which are submitted for approval.

9.13.91 The public realm strategy includes features to support adaptation to future climate conditions, including trees in suitable locations for shading, living roofs, and planting that (once established) will reduce the need for irrigation. The biodiverse green roofs will be a mixture of species rich grassland turf sedum based and substrate based roofs (‘brown roofs’). It is anticipated that no less than 0.55ha of BAP will be Green Roofs.

9.13.92 Any trees removed will be replaced with additional planting. Choice of both native and non-native species will be informed by the need for resilience to climate change and disease, and biodiversity value. Bird and bat boxes will also be included.

9.13.93 Further information on the proposals for Biodiversity Action Plan habitat is set out in the Green Infrastructure Statement which is submitted in support of the UCL East Site.
9.13.94 Finally, the public realm has been conceived as a series of formal and informal spaces which can be enjoyed throughout the day for a number of activities. This will promote activities and interaction with the natural environment.

**Compliance with Development Plan Policy**

9.13.95 Further to this assessment, the Proposed Development will have some impact on ecology. The removal of trees is contrary to policy 7.21, however mitigation is proposed through significant future tree planting on the Application Site. Therefore, the UCL East Application is largely although not wholly compliant with the Development Plan in relation to biodiversity.
10. The Planning Balance – UCL East

10.1 This Planning Statement, and the suite of documents submitted in support of the Planning Application, demonstrates the case in support of the Proposed Development.

10.2 LLDC Local Plan Policy SD.1 ‘Sustainable development’ states that when considering development proposals:

‘The Legacy Corporation will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan, the London Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.’

10.3 Section 9 of the Planning Statement has demonstrated that the Proposed Development is in accordance with the vast majority of relevant policies in the statutory development plan, and will amount to sustainable development in accordance with the NPPF. Section 9 has however also identified those development plan policies which the Proposed Development does not comply with fully.

10.4 In considering the UCL East Application, the LPA needs to consider the development plan as a whole, and therefore some non-compliance with individual policies does not mean that a proposal conflicts with the plan overall. In particular, one of the key objectives of the development plan is to ensure the continued success of the economic and cultural importance of Queen Elizabeth Olympic Park. The development plan recognises the significant contribution that successful educational institutions can make to the development of sustainable communities, local regeneration and the success of the local and London-wide economy.

10.5 Importantly, the Proposed Development is compliant with the overarching objective of development plan policies to support the continued success of Queen Elizabeth Olympic Park and its contribution to the local, wider London and national economy. The Proposed Development will form part of an education campus of considerable architectural distinction and merit and will be an important addition to the local townscape and London 2012 Olympic and Paralympic Games legacy. Furthermore, it will contribute greatly to London’s visitor economy and to the social and economic prosperity of the local community.

10.6 In terms of ecology, the proposed removal of trees is contrary to London Plan Policy 7.21 however mitigation measures are proposed in the form of additional tree planting on the Application Site. In that respect, the Proposed Development is therefore compliant with policy.

10.7 Accordingly, a decision to grant planning permission for the Proposed Development would be in accordance with the development plan when read as a whole.

10.8 If it is considered by the LPA that a decision to grant planning permission would not be in accordance with the development plan when read as a whole, a number of material considerations, as set out below, would indicate that planning permission should be granted.

**Economic, Educational and Cultural benefits of the scheme**

10.9 By bringing in an internationally renowned academic institution to Queen Elizabeth Olympic Park, UCL East will itself continue to redefine the area as a new metropolitan centre for the capital, creating a cluster which reflects the best in innovation and education in addition to the existing infrastructure at Here East and other institutions to come forward as part of the overarching CED vision.
10.10 The presence of global leaders in academia and culture at UCL East will encourage new forms of academic collaboration as well as collaborations between academics and those engaged in commercial research. This is expected to drive new academic and commercial innovations across a range of sectors.

10.11 UCL East will become a major employer in the local area, which will include employment opportunities for local residents. The Proposed Development will generate a net positive impact on employment in the local area. The presence of significant numbers of staff and students will give rise to a range of direct economic benefits. The presence of UCL is expected to transform perceptions of the area as a location for research and high technology businesses, delivering a range of economic benefits to the area.

10.12 Through a comprehensive programme of community engagement and outreach the UCL East facility will foster new forms of academic engagement with local communities. This will enable thousands of local residents to engage directly with the academic sector, helping to raise aspirations and educational attainment for thousands of local residents, particularly young people, over the coming decades. The Proposed Development will also generate ‘non-monetised’ benefits. LLDC’s initiatives will enable local people to access the right information, skills and support to access jobs and apprenticeships.

10.13 Further contribution towards creating wealth will be generated by the direct off-site activity of international students living in the area. Indeed, increased demand for retail and services will contribute to indirect and induced job creation, which will in turn represent a beneficial impact on the local economy.

10.14 Overall, the Proposed Development will help contribute towards creating a successful neighbourhood, specifically through the provision of a new academic that will enhance the mixed use developments in and around Queen Elizabeth Olympic Park. Furthermore, by integrating academic spaces and student housing the Development Proposal will complement the area’s existing and emerging housing stock in terms of adding diversity, contributing to an integrated, mixed and balanced wider neighbourhood. The predominant academic nature of the scheme with student resident will enrich the existing community of the local area.
## Appendix A – Development Planning Policy Table

### Key Themes

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<thead>
<tr>
<th>Key Themes</th>
<th>Policy overview</th>
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<tbody>
<tr>
<td><strong>Vision, Objectives and Strategic Direction</strong></td>
<td><strong>Statutory Development Plan</strong></td>
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<td></td>
<td><strong>London Plan (March 2016)</strong></td>
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<td></td>
<td><strong>Policy 1.1 ‘Delivering the strategic vision and objectives for London’</strong> indicates that the development of east London will be a priority and has been identified as the location for the largest opportunity for new homes and jobs.</td>
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<td></td>
<td><strong>Policy 2.4 ‘The 2012 games and their legacy’</strong> seeks to maximise the legacy of the London 2012 Olympic and Paralympic Games by securing high quality sustainable development and investment over a long-term period. The Policy further states that this project will be London’s single most important project for the next 25 years which will sustain local communities and promote local economic investment.</td>
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<td></td>
<td>Through the LLDC, the policy indicates that support should be provided for the development of a cultural quarter, contributing to the expansion of London’s offer as an international centre for academic excellence.</td>
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<td></td>
<td><strong>Policy 2.9 ‘Inner London’ identifies a vision for inner London development including supporting and sustaining existing and new communities and improving the quality of life and health of those living, working, studying and visiting within areas of changing economy.</strong></td>
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<td></td>
<td><strong>Policy 2.13 ‘Opportunity areas and intensification areas’ suggests that development proposals within opportunity areas should seek to optimise residential and non-residential output and density as well as provide the necessary social and other infrastructure to sustain growth. Where appropriate this should include a mix of uses.</strong></td>
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<td></td>
<td><strong>LLDC Local Plan (July 2015)</strong></td>
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<td></td>
<td>The London Legacy Development Corporation’s mission is to use the once-in-a-lifetime opportunity of the London 2012 Games and the creation of Queen Elizabeth Olympic Park to develop a dynamic new heart for east London, creating opportunities for local people and driving innovation and growth in London and the UK.</td>
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<td><strong>Business and employment</strong></td>
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<td><strong>London Plan (March 2016)</strong></td>
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<td></td>
<td><strong>Policy 4.1 ‘Developing London’s economy’ seeks to maintain and enhance the regeneration already occurring in inner London.</strong></td>
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<td><strong>Policy 4.10 ‘New and Emerging Economic sectors’ emphasises the importance of London developing as a hub for innovation and research. This should be achieved promoting clusters as focal points for collaboration between London’s HEIs, businesses and other relevant research and innovation agencies.</strong></td>
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<td></td>
<td><strong>Policy SP.1 ‘Building a strong and diverse economy’ confirms that the LLDC will seek to develop a strong local economy driving the transformation of East London through the promotion of cultural, tourist and leisure expansion, creating opportunities for postgraduate study and research as well as strengthening the local area’s economic profile.</strong></td>
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<td></td>
<td><strong>Policy B.2 ‘Thriving Town, neighbourhood and local centres’ indicates that subject to the sequential assessment of sites for main town centre uses, town centres should allow edge-of-centre development to support cultural and visitor growth associated at the Metropolitan Centre.</strong></td>
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</table>
Policy B.5 ‘Increasing local access to jobs, skills and employment training’ confirms that the Legacy Corporation will encourage the participation of current skills and employment training initiatives. Appropriate commitment from major schemes will be sought through Section 106 Agreements.

The specific site description for site allocations SA3.2 ‘Stratford Waterfront East’ and is as follows:

**Comprehensive, phased mixed-use development providing edge-of-centre retail, cultural, education, leisure or community functions incorporating residential to provide for strategic housing requirements.**

The specific site description for site allocations SA3.3 ‘Stratford Waterfront West’ is as follows:

**Comprehensive, phased mixed-use development providing edge-of-centre retail, education, cultural, leisure or community functions potentially incorporating residential to provide for strategic housing requirements.**

### Other material consideration

**Infrastructure Delivery Plan Study Report (LLDC, 2013)**

The Infrastructure Delivery Plan Study Report establishes employment growth estimates for the LLDC area over the Local Plan period so that it can then form assessments of future infrastructure requirements and costs. Based on information on the major development sites within the LLDC area likely to come forward from 2014 to 2031 it is estimated that 20,403 new residential units and 931,722 sqm commercial floorspace will be delivered.

### Housing

#### HOUSING GROWTH

**Statutory Development Plan**

**London Plan (March 2016)**

Policy 3.8 ‘Housing choice’ indicates that taking account of the housing requirements recognised at regional, sub-regional and local levels, Boroughs should identify the range of housing needs arising within their respective areas.

**LLDC Local Plan (July 2015)**

Objective 3 ‘Create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment’ seeks to bring forward development that incorporates the highest standards of design and architecture.

Policy SP.2 ‘Maximising housing and infrastructure provision within new neighbourhoods’ confirms that the LLDC will work with its partners to require new community infrastructure alongside new development.

Policy H4 ‘Providing student accommodation’ suggests that new student accommodations will be acceptable where it is it meets recognized strategic needs, facilitates a positive tenure and income balance for the area, has no adverse amenity impacts and is in a highly accessible location. The accommodation would also have to be secured through planning agreements or condition for long-term use and either establish a relationship with higher education institutions or maximize affordable student provision.

### Other material consideration

**Olympic Legacy SPG (June 2012)**

Development Principle A1 ‘Building a network of safe, well connected lifetime neighbourhood’ indicates that development within the OLSPG area contributes towards meeting London’s urgent need for new homes by creating a network of lifetime neighbourhoods.
### Statutory Development Plan

#### LLDC Local Plan (July 2015)

**Objective 2** ‘Establish and maintain locally distinctive neighbourhoods which meet housing needs, while providing excellent and easily accessible social infrastructure’ states that new homes should be provided within a range of sizes and tenures and ensure homes are accessible to and affordable for a large number of the existing community.

#### Tall Buildings

### Statutory Development Plan

#### London Plan (March 2016)

**Policy 7.4 ‘Local Character’** suggests that development should have regard to the existing character of an area and enhance areas of poor or ill-defined character. It should also contribute toward a positive relationship between urban and natural features and be at a human scale where people ‘feel comfortable with their surroundings’.

**Policy 7.6 ‘Architecture’** suggests that architecture should make a positive contribution to a coherent public realm, streetscape and wide cityscape. Development should incorporate the highest quality materials and be designed to suit its context.

**Policy 7.7 ‘Location and design of tall and large buildings’** suggests that tall buildings should only be considered appropriate in areas where they would not have an unacceptable negligible impact on their surroundings. Furthermore, proposals for tall or large buildings should be accompanied by an urban design analysis and include have ground floor activities which create a positive relationship with the surrounding streets.

**Policy 7.8 ‘Heritage assets and archaeology’** indicates that development should be sympathetic to heritage assets including listed buildings, World Heritage Sites, archaeological remains.

**Policy 7.11 ‘London view management framework’** will assess development against its impact on the designated views set out in the Mayor’s London View Management Framework SPG (2012). Vistas towards strategically important landmarks will be protected.

**Policy 7.12 ‘Implementing the London view management framework’** seeks to ensure that new development makes a positive contribution to the characteristics and composition of strategic views and their landmark elements.

#### LLDC Local Plan (July 2015)

**Policy BN.1 ‘Responding to Place’** explains that development should respect and respond to the existing context with regard to principles including landscape and water, urban fabric and architectural and historic context.

**Policy BN.9 ‘Protecting key views’** indicates that proposals for development that impact key views will only be considered acceptable if they make a positive contribution to the characteristics and composition of that view.

**Policy BN.10 ‘Proposals for tall buildings’** sets out the instances in which proposals for tall buildings will be considered acceptable. These include proposals of outstanding architectural design, proposals that respect the scale and grain of the existing context, comprise ground floor active frontage. Proposals for tall buildings will however be considered unacceptable when they create an unacceptable adverse impact on the surrounding area, such as overlooking, overshadowing, light spill/reflection.

**Policy BN.12 ‘Protecting archaeological interest’** encourages development proposals to protect archaeological remains where they may be affected by development.

### Other material consideration

#### Olympic Legacy SPG (June 2012)

**Development Principle C2 ‘Improving local connectivity and capacity’** suggests that development proposals and plans in the OLSPG area should help to improve connectivity by reinforcing key local connections.

**Overarching Development Principle D** encourages the use of the OLSPG area’s open...
spaces, waterways, character, sporting facilities, heritage buildings and contemporary city scale architecture in order to create a network of sustainable lifetime neighbourhoods.

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<tr>
<th>London View Management Framework SPG (Greater London Authority, 2012)</th>
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<tr>
<td>The London View Management Framework provides guidance on the policies contained within The London Plan which relate to strategically important views of London and some of its major landmarks such as protected view from St Paul's Cathedral.</td>
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| Policy BN.12 ‘Protecting archaeological interest’ encourages development proposals to protect archaeological remains where they may be affected by development. |

| Policy BN.16 ‘Conserving or enhancing heritage assets’ requires proposals to preserve or enhance heritage assets and promote the significance of those assets by incorporating viable uses consistent with their conservation and heritage-led regeneration. |

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| London Plan (March 2016) |

| Policy 7.1 ‘Lifetime Neighbourhoods’ promotes the preservation and creation of sustainable neighbourhoods where the local community work together to achieve a good quality environment. |
**Policy 7.2 ‘An Inclusive Environment’** suggests that new development should achieve the highest standards of accessible inclusive design. As such, these should be realistic, flexible and offer solutions to balance everyone’s needs.

**Policy 7.3 ‘Designing out crime’** sets out guidance for development to create safe, secure and appropriately accessible environments. Development should seek to reduce opportunities for criminal behaviour through design solutions.

**LLDC Local Plan (July 2015)**

**Policy BN.5 ‘Requiring inclusive design’** suggests that non-residential development should respond to the needs of all users, in line with the principles set out in the Legacy Corporation Inclusive Design Standards. Relevant principles from the mayor of London’s Housing SPG will only be applied where they are equivalent to the Optional Requirements in Part M of the Building Regulations.

**Other material consideration**

<table>
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<th>Inclusive Design Standards (London Legacy Development Corporation, 2013)</th>
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<td>Provides a comprehensive package of policies targeted towards delivering a responsive built environment, achieving solutions that create safe and accessible environments for all members of the community. These standards apply to all projects within the physical boundary of LLDC.</td>
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Design teams must submit an access statement as part of any reserved matters submissions, these statements must provide a statement of compliance with the principles and guidance contained in the LPA’s Inclusive Design Standards.

**Accessible London: Achieving an Inclusive Environment (Greater London Authority, 2014)**

The SPG sets out inclusive design principles to achieve an accessible London environment and equal life chances for all.

Implementation point 7 suggests that inclusive access should be secured through planning conditions and Section 106 Agreements however not as a substitute for incorporating provision from the outset.

Implementation point 8 indicates that the highest standards of inclusion will be sought in development proposals. These will be encouraged to where possible exceed the latest national design guidance.

**DAYLIGHT, SUNLIGHT AND OVERSHADOWING**

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<td><strong>Policy 7.6 ‘Architecture’</strong> suggests that architecture should make a positive contribution to a coherent public realm, streetscape and wide cityscape. Development should incorporate the highest quality materials and be designed to suit its context.</td>
</tr>
<tr>
<td><strong>Policy 7.7 ‘Location and Design of Tall Buildings’</strong> suggests that tall buildings should only be considered appropriate in areas where they would not have an unacceptable negligible impact on their surroundings.</td>
</tr>
</tbody>
</table>

**LLDC Local Plan (July 2015)**

**Policy BN.1 ‘Responding to Place’** confirms that proposals will be considered acceptable when they respond to place according to principles including ‘amenity and wellbeing’ which seeks to minimise the impact of development by preventing overshadowing and unacceptable provision/loss of sunlight, daylight or privacy.

**Policy BN.4 ‘Designing residential schemes’** indicates that proposals should seek to minimise their impact on existing surrounding development and not result in unacceptable loss of privacy or overlooking towards habitable rooms and private amenity.
<table>
<thead>
<tr>
<th><strong>PUBLIC REALM</strong></th>
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<tbody>
<tr>
<td><strong>Statutory Development Plan</strong></td>
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<td><strong>London Plan (March 2016)</strong></td>
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<td><strong>Policy 5.10 ‘Urban Greening’</strong> seeks to promote new planting in the public realm and multifunctional green infrastructure to combat the effects of climate change.</td>
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<tr>
<td><strong>Policy 7.5 ‘Public realm’</strong> seeks to promote the delivery of secure, accessible, connected and legible public realm which incorporates the highest quality design. Opportunities for the integration of high quality public art should be considered, and for greening (such as through planting of trees and other soft landscaping wherever possible) should be maximised. Treatment of the public realm should be informed by the heritage values of the place, where appropriate.</td>
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<tr>
<td><strong>Policy 7.24 ‘Blue Ribbon Network’</strong> sets out how development alongside London’s Blue Ribbon Network, a strategically important series of linked spaces, should contribute towards the overall quality and sustainability of London by prioritizing uses of the water space and land alongside it.</td>
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<tr>
<td><strong>Policy BN.1 ‘Responding to Place’</strong> confirms that proposals will be considered acceptable when they respond to place according to principles including ‘Mix’ which states that where new residential uses are proposed within a non-residential context, consideration must be given to layout, access, servicing and amenity.</td>
<td></td>
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<tr>
<td><strong>Policy BN.2 ‘Creating distinctive waterway environments’</strong> seeks to enhance the distinctiveness of waterway environments and create opportunities for recreational activities along the waterways.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy SP.3 ‘Integrating the natural, built and historic environment’</strong> confirms that the Legacy Corporation will create high quality built and natural environments that integrates new development with waterways, green space and the historic environment by ensuring (among others) that development prioritise the creation of places, promotes local distinctiveness and respects the Legacy Corporation’s Design Quality Policy.</td>
<td></td>
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<tr>
<td><strong>Policy SP.5 ‘A sustainable and healthy place to live and work’</strong> sets out a series of measures that will contribute towards the comprehensive and sustainable development of East London.</td>
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<tr>
<td><strong>OPEN SPACE</strong></td>
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<td><strong>Policy 2.18 ‘green infrastructure: the multi-functional network of green and open spaces’</strong> indicates that improvements to London’s green infrastructure should be achieved through development and where a proposal falls within a regional or metropolitan park deficiency area (as defined in Map 2.8). Furthermore, the policy suggests that development proposals should encourage linkages of green infrastructure including Blue Ribbon Network to the wider public realm.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 7.18 ‘Protecting open space and addressing deficiency’</strong> suggests that new open space should be provided to ensure satisfactory levels of local provision to address areas of deficiency. Furthermore, the loss of protected open space will be resisted unless an equivalent of higher quality provision is made within the local catchment area. The replacement of one type of open space with another will need to be supported by an up to date needs assessment showing why this change would be appropriate.</td>
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<tr>
<td><strong>LLDC Local Plan (July 2015)</strong></td>
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</tr>
<tr>
<td><strong>Policy BN.7 ‘Improving Local Open Space’</strong> states that proposals for major schemes will be expected to consider the provision of new, high-quality and publicly accessible Local Open Space where there is an identified deficiency in that location.</td>
<td></td>
</tr>
</tbody>
</table>
Development proposals resulting in the loss of all or part of a Local Open Space will only be permitted where an equivalent or greater amount of Local Open Space with an equivalent function is provided within a location serving the same catchment area.

### Other material consideration

**Olympic Legacy SPG (June 2012)**

- **Overarching Development Principle D** encourages the use of the OLSPG area's open spaces, waterways, character, sporting facilities, heritage buildings and contemporary city scale architecture in order to create a network of sustainable lifetime neighbourhoods.

- **Development Principle E1** states that 'Development proposals and plans in the OLSPG area should protect and improve existing areas of open space, address deficiencies, incorporate measures to improve access and help meet the health needs of the area’s existing and future communities.'

### EDUCATIONAL FACILITIES

#### Statutory Development Plan

**London Plan (March 2016)**

- **Policy 3.18 ‘Education Facilities’** supports the provision of higher education facilities including in parts of London with poor educational performance.

- **Policy 4.10 ‘New and Emerging Economic sectors’** emphasises the importance of London developing as a hub for innovation and research. This should be achieved promoting clusters as focal points for collaboration between London’s HEIs, businesses and other relevant research and innovation agencies.

**LLDC Local Plan (July 2015)**

- **Policy B.6 ‘Higher education, research and development’** suggests that the provision of facilities for higher education, postgraduate study and research, and wider research and development activities will be encouraged. Such proposals brought forward as part of mixed-use developments will be required to demonstrate that they can achieve a high level of amenity for those living and working in that location. They should be within a highly accessible location.

**Site Allocations SA3.2 and SA3.3** promote the development of education functions within their respective areas.

### Retail provision

#### Statutory Development Plan

**London Plan (March 2016)**

- **Policy 4.8 ‘Supporting a successful and diverse retail sector and related facilities and services’** supports convenience retail in neighbourhood and local centres.

**LLDC Local Plan (July 2015)**

- **Policy B.2 ‘Thriving town, neighbourhood and local centres’** states that the identified function of each centre will be protected by:

  The sequential assessment of sites for main town centre uses
  
  Requiring a retail and leisure impact assessment where a retail and leisure use is proposed of more than 2,000 sqm, outside of Metropolitan Centre boundary and 200 sqm outside of other centres.

- **Policy SP.1 ‘Building a strong and diverse economy’** confirms that the Legacy Corporation will work with partners to develop a strong local economy driving the transformation of east London through (among others) the expansion of opportunities for local, national and international business and promotion of cultural, tourist and leisure expansion.

**Site Allocations SA3.2 and SA3.3** promote the development of edge-of-centre retail functions.

### Transport

#### Statutory Development Plan
<table>
<thead>
<tr>
<th>Movement and Access</th>
<th>London Plan (March 2016)</th>
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</thead>
<tbody>
<tr>
<td><strong>Policy 6.1 ‘Strategic approach’</strong></td>
<td>sets out the London Plan’s strategic approach to integrating development and transport supports sustainable developments which reduces the need to travel by car whilst increasing public transport, walking and cycling capacity, particularly within designated areas for development and regeneration, such as Opportunity Areas.</td>
</tr>
<tr>
<td><strong>Policy 6.2 ‘Providing public transport capacity and safeguarding land for transport’</strong></td>
<td>requires proposals to provide adequate safeguarding for the transport schemes.</td>
</tr>
<tr>
<td><strong>Policy 6.3 ‘Assessing effects of development on transport capacity’</strong></td>
<td>confirms that transport assessments will be required for major planning applications. Additionally, where development will create a surplus in transport demand over capacity, the Borough should ensure that development proposals are phased until it is known this demand can be met, otherwise they may be refused.</td>
</tr>
<tr>
<td><strong>Policy 6.4 ‘Enhancing London’s transport connectivity’</strong></td>
<td>states that development proposals should not adversely impact on London strategic transport proposals.</td>
</tr>
<tr>
<td><strong>Policy 6.12 ‘Road network capacity’</strong></td>
<td>promotes the improvement or extension of London’s existing road network.</td>
</tr>
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<table>
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<tbody>
<tr>
<td><strong>Policy BN.1 ‘Responding to place’</strong></td>
</tr>
<tr>
<td><strong>Connectivity</strong></td>
</tr>
<tr>
<td><strong>Policy T.2 ‘Transport improvements’</strong></td>
</tr>
<tr>
<td><strong>Policy T.3 ‘Supporting transport schemes’</strong></td>
</tr>
<tr>
<td><strong>Policy T.4 ‘Managing development and its transport impacts’</strong></td>
</tr>
<tr>
<td><strong>Policy T.5 ‘Street network’</strong></td>
</tr>
<tr>
<td><strong>Pedestrian and cyclists</strong></td>
</tr>
<tr>
<td><strong>Policy T.6 ‘Facilitating local connectivity’</strong></td>
</tr>
<tr>
<td><strong>Policy T.7 ‘Transport Assessments and Travel Plans’</strong></td>
</tr>
</tbody>
</table>
| **Other material consideration** | }
### Olympic Legacy SPG (June 2012)

**Development Principle C1 ‘Improving strategic connectivity and capacity’** seeks to promote strategic connectivity in new development proposals.

**Development Principle C2 ‘Improving local connectivity and permeability’** confirms that development proposals and plans in the OLSPG area should help reduce physical severance and improve connectivity by contributing towards, implementing or reinforcing the key local connections.

### Infrastructure Delivery Plan (LLDC, 2013)

The Infrastructure Delivery Plan (IDP) identifies the infrastructure that will be needed to support the planned growth within the Legacy Corporation area, and identifies the costs and funding gap for this infrastructure.

### Walking and Cycling

### Statutory Development Plan

#### London Plan (March 2016)

**Policy 6.1 ‘Strategic approach’** sets out the London Plan’s strategic approach to integrating development and transport which supports sustainable developments which reduce the need to travel by car whilst increasing public transport, walking and cycling capacity, particularly within designated areas for development and regeneration, such as Opportunity Areas.

**Policy 6.9 ‘Cycling’** identifies a wish to significantly increase cycling in London. As such, development proposals should provide accessible and safe parking facilities, provide on-site changing facilities, contribute positively towards and link to the integrated cycling network for London and facilitate the Mayor’s cycle hire scheme through provision of land and/or planning obligations.

**Policy 6.10 ‘Walking’** set out development principles which seek to improve the conditions for walking. As such, development proposals should ensure high quality pedestrian environments and emphasise the quality of pedestrian and street space by referring to Transport for London’s Pedestrian Design.

### LLDC Local Plan (July 2015)

**Policy T.3 ‘Supporting transport schemes’** supports new public transport and highways schemes where they improve public safety and identified walking/cycling connections.

**Policy T.4 ‘Managing development and its transport impacts’** confirms that the Legacy Corporation will support sustainable transport choices and seek to minimise the reliance on private car. In doing so it will, among others, implement a street network that prioritises pedestrians and cyclists, ensure that the ratio of development and growth in the area is proportionate to the capacity of existing or currently planned improvements to transport infrastructure and services, request that major new development provide a Construction Management Plan as well as Delivery and Servicing Plans.

**Policy T.6 ‘Facilitating local connectivity’** suggests that pedestrian and cycle connectivity will be given a greater priority than vehicular connectivity; the need to create a great place to live and work will be prioritised.

**Policy T.9 ‘Providing for pedestrians and cyclists’** identifies that walking and cycling provision should be safe, direct, coherent and attractive and be designed to be in accordance with the best practice guidance in place at the time. Provision should integrate well with the street environment, minimising conflict with other modes wherever possible.

Parking provision for cyclists should meet or preferably exceed minimum standards set out in the current London Plan standards. Provision should be in a safe and secure and overlooked location, preferably under shelter. Work place cycle facilities should also include adequate levels of showering and changing facilities.
**London Plan (March 2016)**

**Policy 6.13 ‘Parking’** seeks to minimise car parking provision that could undermine more sustainable modes of transportation such as cycle, walking and public transport use. Furthermore, development proposals in London must ensure that 1 in 5 spaces provide electrical charging points, provide parking for disabled people, meet the minimum cycle parking standards and provides for the needs of businesses for delivery and servicing.

**LLDC Local Plan (July 2015)**

**Policy T.8 ‘Parking and parking standards in new development’** states that the London Plan Parking Standards will be applied when assessing schemes providing off-street parking spaces. In considering its appropriateness, the Legacy Corporation will require car parking to consider the following (amongst others):

- To be at a low level appropriate to its location, with the highest level of public transport accessibility
- To be provided in a way that is appropriate to the existing and proposed character and form of the built environment
- Does not take precedent over the incorporation of open space, public realm or amenity space within or around the development
- That incorporates the provision of electric charging points and parking bays for electric vehicles as part of any parking provision

The policy suggests that for venues generating a significant amount of visitors at events, there should be no provision for parking of private vehicles during events, except to meet requirements in the standards for blue badge parking bays and for parking for vehicles required for operational purposes.

In the event that a low parking provision is proposed, a contribution may be required towards the setting of new or changes to existing controlled parking schemes.

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**Climate change Mitigation and Environmental Sustainability**

**ENERGY**

**Statutory Development Plan**

**London Plan (March 2016)**

**Policy 5.2 ‘Minimising carbon dioxide emissions’** sets out the Mayor’s strategy for carbon dioxide reduction according to the following energy hierarchy:

1. Be lean
2. Be clean
3. Be green

For non-domestic buildings, between 2016 and 2019, carbon emission requirements will be as per building regulation requirements. Between 2019 and 2031, it will be zero carbon.

The carbon reduction targets should be met on-site however where it can be demonstrated that the specific target cannot be achieved on-site, any shortfall may be provided off-site or through in-lieu contributions.

Under this policy, major development proposals will be required to include a detailed energy strategy assessment.

**Policy 5.4a ‘Electricity and Gas supply’** states that Major schemes should engage with relevant Boroughs and energy providers at an early stage to identify the gas and electricity requirements arising from their development proposals. These requirements should be addressed wherever possible in their local plans.

**Policy 5.5 ‘Decentralised Energy Networks’** indicates that decentralised heating and cooling networks at the development and area wide level should contribute to 25% of the
heat and power used in London by 2025.

**Policy 5.6 ‘Decentralised Energy and Development Proposals’** states that development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems or connecting to existing networks. Where a new CHP system is appropriate also examine opportunities to extend the system beyond the site boundary to adjacent sites.

**Policy 5.7 ‘Renewable Energy’** states that all major developments should aspire to reduce carbon dioxide emissions through the use of on-site renewable energy, where feasible.

**LLDC Local Plan (July 2015)**

**Policy S.2 ‘Energy in new development’** confirms that development will be expected to minimise carbon dioxide emissions as far as possible by applying the Energy Hierarchy as follows:

1. Reducing energy requirements
2. Supplying the energy that is required more efficiently
3. Meeting remaining energy requirements through renewable energy sources viable

Non-domestic proposals should achieve a 35% improvement up to 2016, meet building regulation requirements from 2016 and be zero carbon from 2019 onwards.

Where the above targets cannot be met on site, a financial contribution and until any nationally recognised Allowable Solutions system is in place, a financial contribution to the Legacy Corporation Carbon Offsetting Fund will be required.

Major applications will be required to provide an Energy Statement.

**Policy S.3 ‘Energy infrastructure and heat networks’** confirms that the Legacy Corporation will support proposals to provide new energy infrastructure, including proposals to generate energy from waste, to meet the future energy demands within its area where these are consistent with the Carbon Reduction and other policies within this Local Plan.

Proposals for new heat networks or extension to any existing heat network, or for renewable energy infrastructure, to serve development within the Legacy Corporation area, will be supported subject to such development proposals being consistent with all other relevant policies and should provide evidence that appropriate management mechanisms will be put in place to ensure that end customers are protected in respect of the price of energy provided and that heat losses from the network are minimised.

**Policy S.7 ‘Overheating and urban greening’** states that opportunities should be taken to introduce tree planting in private and public spaces including streets and green roofs, for example.

**Other material consideration**

**Olympic Legacy SPG (June 2012)**

**Development Principle E.3 ‘Sustainable design and construction and energy’** confirms that development in the OLSPG area should also be designed to connect to and be compatible with, and wherever feasible connect to Queen Elizabeth Olympic Park or Stratford City decentralised energy networks.

**Sustainable Design and Construction Supplementary Planning Guidance (Greater London Authority, 2014)**
The SPG sets out a number of measures seeking to introduce efficient energy measures.

### AIR QUALITY

#### Statutory Development Plan

London Plan (March 2016)

**Policy 5.3 ‘Sustainable Design and Construction’** suggests that development proposals should demonstrate that sustainable design standards are integral to the proposal, meet the minimum standards outlined in the Mayor’s SPG. The standards include design principles such as efficient use of natural resources, minimising pollution and ensuring development are comfortable and secure for users and promoting and protecting biodiversity.

**Policy 7.14 ‘Improving Air Quality’** states that the increased exposure to existing poor air quality should be minimised by avoiding introduction of potentially new sensitive receptors in locations where they will be affected by existing sources of air pollution (such as road traffic and industrial processes).

Development proposals should at least be air quality ‘neutral’ and not lead to further deterioration of existing poor air quality.

Where it can be clearly shown that on-site mitigation measure are impractical or inappropriate, and where measures having clearly demonstrated equivalent air quality benefits could be taken elsewhere, local planning authorities should use their planning powers to ensure this.

LLDC Local Plan (July 2015)

**Policy BN.11 ‘Reducing Noise and Improving Air Quality’** states that to contribute towards improving air quality and minimise the effect of noise on amenity, development proposals will be expected to:

1. Be constructed and designed in a manner that minimises emissions of pollutants to the air and public exposure to the adverse impact of noise

2. Demonstrate compliance with policies in this Local Plan and the London Plan which contribute to minimising the effect of emissions and noise

3. Have appropriate regard to the relevant London Borough and the Mayor’s Air Quality Strategies and the Mayor’s Ambient Noise Strategy.

Applications for major development proposals must include an air quality and noise assessment where they are located in areas identified in the most recent strategies and guidance as being significantly affected by poor air quality.

#### Other material consideration

The Mayor’s Air Quality Strategy (GLA, 2010)

This document sets out how the Mayor of London seeks to protect and improve the quality of London’s air and seeks to ensure that new development proposals achieve an air quality neutral standard through the adoption of best practice in the management and mitigation of emissions.

Sustainable Design and Construction Supplementary Planning Guidance (Greater London Authority, 2014)

The SPG provides further guidance on the assessment requirements and air quality reduction measures. This guidance provides further details to the Mayor’s key priority for air quality identified in the London Plan.

### WATER RESOURCES AND FLOODING
### Statutory Development Plan

#### London Plan (March 2016)

**Policy 5.3 ‘Sustainable Design and Construction’** suggests that development proposals should demonstrate that sustainable design standards are integral to the proposal, meet the minimum standards outlined in the Mayor’s SPG. The standards include design principles such as efficient use of natural resources, minimising pollution and the generation of waste/maximising reuse of recycling, avoiding impacts from natural hazards, ensuring development are comfortable and secure for users and promoting and protecting biodiversity.

**Policy 5.12 ‘Flood risk management’** confirms that development proposals should comply with the flood risk management requirements set out in the NPPF and associated technical guidance. Proposals which are required to apply the Exception Test will need to address flood resilient design and demonstrate that the development will remain safe and operational under flood conditions.

**Policy 5.13 ‘Sustainable Drainage’** confirms that development should utilise sustainable urban drainage systems (SUDS) to facilitate a more efficient use of water and ensure that surface water run-off is managed as close to its source as possible to deliver a reduction in flood risk.

**Policy 5.14 ‘Water quality and wastewater infrastructure’** confirms development proposals should ensure adequate wastewater capacity is available in tandem with the development. The policy also provides support for proposals which would benefit water quality while those with adverse impacts should be refused.

**Policy 5.15  ‘Water use and supplies’** indicates that development should minimise the use of mains water by incorporating water saving measures and equipment and designing residential development with limited water consumption per head.

**Policy 7.24 ‘Blue Ribbon Network’** sets out how development alongside London’s Blue Ribbon Network, a strategically important series of linked spaces, should contribute towards the overall quality and sustainability of London by prioritising uses of the water space and land alongside it.

#### LLDC Local Plan (July 2015)

**Policy S.4 ‘Sustainable Design and Construction’** confirms that proposals for development will be required to demonstrate that they can achieve the highest standards of sustainable design and construction.

Applications for major development proposals will be required to include evidence within the Design and Access Statement that the following have been taken into account within the development of the scheme:

1. Resource efficiency
2. CO2 emission reduction
3. Natural heating and ventilation
4. Utilisation of decentralised energy sources
5. Living roofs
6. Sustainable drainage systems

Non-domestic space within development will be required to demonstrate that it is capable of achieving a BREEAM 2011 Very Good while achieving a maximum score for water use.

**Policy S.5 ‘Water supply and waste water disposal’** confirms that the Legacy Corporation will, in making planning decisions, support the implementation of strategic proposals to manage water supply and to implement improved sewerage infrastructure. It will also encourage localised and building-specific measures to reduce potable water demand and use, including grey water recycling systems, rainwater harvesting and measures to reduce domestic water use to 105 litres of water per person per day or less.
Policy S.8 ‘Flood risk and sustainable drainage measures’ confirms that the Legacy Corporation will take into account the most up-to-date flood risk information when carrying out its relevant functions and seek to reduce risk to life and property in doing so.

Where development is located within Flood Zones 2 or 3, planning applications should be accompanied by evidence that the proposed development is capable of meeting the Sequential Test, and where appropriate the Exception Test has been applied to demonstrate that no alternative location for development is available. In this case, a flood risk assessment should accompany the application.

Development proposals must be designed to reduce vulnerability to climate change and where development is proposed on a site that includes an existing flood defence structure, development proposals should be designed to maintain the integrity of the existing structure. No basement development will be permitted within Flood Zones 2 and 3.

The rate of surface water run-off from development sites should be restricted to no greater than the equivalent for a Green Field site of an equivalent size using sustainable drainage techniques as a first choice and only using other methods of flow restriction where it can be shown that sustainable drainage methods are not feasible in that location.

Other material consideration

Olympic Legacy SPG (June 2012)

Development Principle E.4 ‘Flood risk and water conservation management’ confirms that development proposals in the OLSPG area must reduce flood risk through appropriate location, design and risk assessment. Particular attention should be given to locations identified in the GLA’s 2009 Regional Flood Risk Appraisal. Development proposals in the OLSPG area should incorporate water efficient fittings within work places and measures should be undertaken to improve water quality.

Sustainable Design and Construction Supplementary Planning Guidance (Greater London Authority, 2014)

The SPG sets out a number of measures seeking to improve water efficiency of new proposals and outlines various water saving measures for non-domestic uses.

NOISE AND VIBRATION

Statutory Development Plan

London Plan (March 2016)

Policy 7.15 ‘Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes’ suggests that development proposals should manage noise by:

- Avoiding significant adverse noise impacts on health and quality of life
- Applying mitigation measures to minimise the existing and potential adverse impact of noise
- Improve and enhance the acoustic environment and promote appropriate soundscapes

Separate new noise sensitive development from major sources of noise.

LLDC Local Plan (July 2015)

Policy BN.11 ‘Reducing Noise and Improving Air Quality’ states that to contribute towards improving air quality and minimise the effect of noise on amenity, development proposals will be expected to:

1. Be constructed and designed in a manner that minimises emissions of pollutants to the air and public exposure to the adverse impact of noise
2. Demonstrate compliance with policies in this Local Plan and the London Plan which contribute to minimising the effect of emissions and noise.

3. Have appropriate regard to the relevant London Borough and the Mayor's Air Quality Strategies and the Mayor’s Ambient Noise Strategy.

Applications for major development proposals must include an air quality and noise assessment where they are located in areas identified in the most recent strategies and guidance as being significantly affected by poor air quality.

**Other material consideration**

**The London Noise Ambient Strategy (GLA, 2004)**

This strategy aims to minimise the adverse impacts of noise on people living, working in and visiting London by using the best available practices and technologies within a sustainable development framework. The Strategy aims to work towards more compact city development, whilst minimising noise. This requires careful consideration of the adverse impact of noise on, from, within or in proximity to a development.

**Sustainable Design and Construction Supplementary Planning Guidance (Greater London Authority, 2014)**

The reports provide further guidance for various mitigation measures to reduce noise and vibration impacts and identifies the various potential sources of noise.

**SUSTAINABILITY**

**Statutory Development Plan**

**London Plan (March 2016)**

**Policy 5.1 ‘Climate change mitigation’** encourages an overall reduction of London’s carbon dioxide emission of 60% by 2025.

**Policy 5.3 ‘Sustainable Design and Construction’** suggests that development proposals should demonstrate that sustainable design standards are integral to the proposal, meet the minimum standards outlined in the Mayor’s SPG. The standards include design principles such as minimising carbon dioxide emissions across the site, avoiding internal overheating and contribution to the island heat effect, efficient use of natural resources, minimising pollution and the generation of waste/maximising reuse of recycling, avoiding impacts from natural hazards, ensuring development are comfortable and secure for users and promoting and protecting biodiversity.

**Policy 5.9 ‘Overheating and cooling’** requires major development proposals to reduce potential overheating and reliance on air conditioning systems and to follow a cooling hierarchy. The design, materials, construction and operation of the development minimizing overheating and meeting cooling needs should be demonstrated.

**Policy 5.11 ‘Green roofs and development site environs’** states that major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible, to deliver as many of the following objectives:

- Adaptation to climate change
- Sustainable urban drainage
- Mitigation of climate change
- Enhancement of biodiversity
- Accessible roof space
- Improvements to appearance and resilience of the building
- Growing food

**LLDC Local Plan (July 2015)**

**Policy 5.4 ‘Sustainable Design and Construction’** confirms that proposals for
development will be required to demonstrate that they can achieve the highest standards of sustainable design and construction.

Applications for major development proposals will be required to include evidence within the Design and Access Statement that the following have been taken into account within the development of the scheme:

7. Resource efficiency
8. CO2 emission reduction
9. Natural heating and ventilation
10. Utilisation of decentralised energy sources
11. Living roofs
12. Sustainable drainage systems

Non-domestic space within development will be required to demonstrate that it is capable of achieving a BREEAM 2011 Very Good while achieving a maximum score for water use.

**Policy S.5 ‘Water supply and waste water disposal’** confirms that the Legacy Corporation will, in making planning decisions, support the implementation of strategic proposals to manage water supply and to implement improved sewerage infrastructure. It will also encourage localised and building-specific measures to reduce potable water demand and use, including grey water recycling systems and rainwater.

Proposals for major development should demonstrate that they have sought to reduce water demand and use.

**Policy S.6 ‘Waste reduction’** confirms that the Legacy Corporation will, in making planning decisions require that new development proposals contribute to the reduction of waste during construction and once operational, by minimising the amount of waste produced and maximising reuse, recycling and composting.

**Policy S.7 ‘Overheating and urban greening’** states that opportunities should be taken to introduce tree planting in private and public spaces including streets and green roofs, for example.

**Other material consideration**

**Olympic Legacy SPG (June 2012)**

**Development Principle E3 ‘Sustainable design and construction energy’** states that development proposals should seek to incorporate the highest reasonable standards of sustainable design and construction should be secured within the OLSPG area with sustainable urban drainage systems and urban greening measures provided within all new developments.

**Development Principle E5 ‘Waste management and contamination’** states that development proposals in the OLSPG area should promote an efficient approach to the management of waste.

**Sustainable Design and Construction Supplementary Planning Guidance (Greater London Authority, 2014)**

The reports provide further guidance on the implementation of London Plan policy 5.3 ‘Sustainable Design and Construction’ as well as policies relating to environmental sustainability.

**GEOLOGY**

**Statutory Development Plan**

**London Plan (March 2016)**

**Policy 7.20 ‘Geological conservation’** indicates that wherever possible, developments should make a positive contribution to the protection and enhancement of geodiversity. Negligible adverse impact should be avoided.
LLDC Local Plan (July 2015)

Policy BN.13 ‘Improving the quality of land’ states that in order to prevent harm to health and the environment from the effect of contamination and the release of pollutants proposals should demonstrate that land is of an appropriate standard for the proposed use, ensure drainage methods are suitable for the site conditions and protect groundwater and ensure suitable measures are taken where construction works are carried out.

The policy’s supporting text confirms that for or outline planning a site wide remediation strategy would be required rather than a remediation statement required under reserved matter applications.

ECOLOGY AND BIODIVERSITY

Statutory Development Plan

London Plan (March 2016)

Policy 2.18 ‘Green Infrastructure: the multi-functional network of green and open spaces’ indicates that improvements to London’s green infrastructure should be achieved through development and where a proposal falls within a regional or metropolitan park deficiency area (as defined in Map 2.8).

Furthermore, the policy suggests that development proposals should encourage linkages of green infrastructure including Blue Ribbon Network to the wider public realm.

Policy 5.10 “Urban Greening” seeks to promote new planting in the public realm and multifunctional green infrastructure to combat the effects of climate change.

Policy 5.11 ‘Green roofs and development site environs’ confirms that the inclusion of green roofs and walls will be encouraged where feasible in order to adapt to climate change, deliver sustainable urban drainage and enhance biodiversity.

Policy 7.19 ‘Biodiversity and Access to Nature’ sets out the expectations for conserving and enhancing London's biodiversity and natural heritage. Wherever possible make a positive contribution to the protection, enhancement, creation and management of biodiversity and the delivery of BAP targets set out in the London Plan should be prioritised.

Policy 7.21 ‘Trees and Woodland’ states that trees and woodland should be protected, enhanced and maintained following the guidance of the London Tree and Woodland Framework.

LLDC Local Plan (July 2015)

Objective 3 ‘Create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment’ means that development will help meet the targets set out in BAPs and contribute to green infrastructure networks.

Policy BN.2 ‘Creating distinctive waterway environments’ seeks to enhance the local distinctiveness of waterway environments and create opportunities for recreational activities along the waterways.

Policy BN.3 ‘Maximising biodiversity’ seeks to ensure the protection and enhancement of biodiversity within open space, parks, and built-up neighbourhoods. Under this policy development will be required to provide a net gain in the extent of habitat suitable for species to thrive and support other measures to address BAP objectives, including monitoring.

Major applications should be accompanied by a Biodiversity Statement.

Policy SP.3 ‘Integrating the natural, built and historic environment’ confirms that the Legacy Corporation will create a high-quality built and natural environment that integrates new development with waterways and green space and the historic environment, by
ensuring development (amongst others):

- Protects biodiversity and provides green infrastructure, complementing local ecology
- Connects existing green infrastructure networks where possible

Is at least air quality neutral and minimises impact from noise

**Other material consideration**

**Olympic Legacy SPG (June 2012)**

**Development Principle E2 “Biodiversity and access to nature”** confirms that development proposals in the OLSPG area should improve access to and protect and enhance the area’s important wildlife, biodiversity and ecological assets.