

Consultation Summary

The following table summarises the substantive comments received by landowners' and an explanation as to why they do not require a fundamental amendment to the Draft Land Use and Design Brief at this stage.

Summary of issues raised	LBTH and LTGDC initial response
The requirement for the proposed neighbourhood centre to comprise 6,700m ² of retail floorspace is not based on a technical assessment of the need for and capacity of the area to accommodating an increase in retail floorspace	The Bromley by Bow Retail Planning Assessment will provide the evidence base on which to decide the type of centre to be created at Bromley by Bow based on an assessment of the need and capacity for new retail floorspace.
The requirement for achieving a target of 50% affordable housing does adequately reflect the need to take into adequate site costs, the availability of public subsidy and development viability	The Land Use and Design Brief is drafted to take into account this requirement.
The requirement to retain the industrial capacity of sites along Hancock Road is not informed by research into the type of, and demand for, new industrial uses.	Discussions will take place with the GLA to clarify the definition of industrial capacity and its application in the design evolution and determination of development proposals.
The proposed building heights are too prescriptive and constrain the housing capacity of the site.	The proposed building heights reflect what is considered to be the preferred development scale and massing on parts of the site which are subject to different development constraints and opportunities.
The major interventions referred to as necessary to overcome the severance caused by the A12 are not deliverable.	While the Draft Land Use and Design Brief does not prescribe major interventions to the A12 corridor beyond significant improvements to the existing subways, discussions are taking place with developers and Transport for London about the feasibility and delivery of works to the A12 that would overcome its barrier effect.

<p>The assumptions about the quantum and type of development is not informed by an appraisal of development viability</p>	<p>The LTGDC has commissioned GVA Grimley to test the viability of a development scheme prepared in broad conformity with the Draft Land Use and Design Brief. This result of this work will be used to inform any amendments to the Brief prior to its adoption.</p>
<p>The Land Use and Design Brief should not require a phase 1 on land at Imperial Street to be delivered in advance of a phase 2 on land at Hancock Road.</p>	<p>It is considered that the redevelopment of the southern part of the site, to deliver the land uses required to create the neighbourhood centre and the subway improvements to improve accessibility to and from the station and across the A12 should form a first phase. Development requiring these community facilities and infrastructure improvements should follow as a second phase.</p>
<p>The proposed housing density and housing mix and tenure is too prescriptive and will constrain the viability of development proposals.</p>	<p>The proposed housing density and housing mix and tenure is identified in the London Plan, London Plan Housing SPG, LLV OAPF and LBTH IPG.</p>
<p>The amount of open space proposed should be reduced in size to take into account the proximity of existing open space (Three Mills Green)</p>	<p>The amount of open space is required to provide a deficiency in open space, particularly west of the A12.</p>