Reasoned justification

8.10 The design of and materials used in the construction of new buildings (including the need to choose sustainable materials and sustainable construction methods) can make a significant difference to the energy requirements and associated level of carbon emissions. It is important that sustainable design forms an integral part of the design of development taking into account both its construction and operational stages.

Policy application

8.11 In order to maximise the contribution that the buildings themselves make to carbon emissions reduction and minimisation of energy use, the policy identifies the minimum standards that new development will need to achieve. The feasibility of particular measures will be taken into account in assessing the acceptability of proposals within specific planning applications. The viability of each development scheme will also be taken into account. As technology and the skills associated with implementing those measures improve, it is expected that those standards will be exceeded and, for carbon reduction, that the level of carbon offsetting required will reduce. More detailed guidance can be found in the Mayor's Sustainable Design and Construction SPG, April 2014.

Policy S.5: Water supply and waste water disposal

POLICY

The Legacy Corporation will, in making planning decisions, support the implementation of strategic proposals to manage water supply and to implement improved sewerage infrastructure, including the Lee Tunnel and Thames Tideway Tunnel. 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.

Proposals for major development will be expected to demonstrate that they maximise opportunities to reduce water demand and use. Where feasible and viable, for domestic use, it should be demonstrated that those measures are capable of achieving a design standard of water use of less than 110 litres per person per day (including an external water use of 5 litres of water per person per day).

Proposals for major development will be required to demonstrate that there is sufficient existing or planned water supply and waste water disposal infrastructure capacity to meet the demands of the development. Where it is not possible to demonstrate sufficient existing or planned capacity, permission will only be granted where it is adequately demonstrated that the scheme includes capacity improvements sufficient to meet its needs.

Cross-reference to policies: SP.4; S.4; S.10; S.11
London Plan policies: SI5

Superseded - no longer in use

Reasoned justification

8.12 Part of the wider strategy to help London meet its growing demand for water, resulting from an increase in development and increase in population, is the need to ensure that this new development is as water efficient as possible and that opportunities are taken to reduce the amount of potable water required. This is particularly the case in the Legacy Corporation area where a significant amount of new development will come forward over the lifetime of the Local Plan and present a new demand for water and a significant opportunity to implement a range of measures that will make that development as water efficient as possible.

8.13 It is also important that strategic and local projects are supported that help to address the issue of discharge of combined drainage into watercourses. Projects such as the Thames Tideway Tunnel will make a significant difference to water quality in the River Thames, while the Lee Tunnel does this more locally. Locally, smaller-scale projects that help to separate foul and surface water drainage will also be important to help address water quality within the River Lee and associated watercourses and meet the requirements of the EU Water Framework Directive (2000/60/EC).

Policy application

8.14 The Legacy Corporation will seek to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a capacity constraint and no improvements are programmed by the water company, the developer will be required to provide for the appropriate improvements which must be completed prior to occupation of the development.



Superseded - no longer in use

Policy S.6: Increasing digital connectivity, safeguarding existing communications provision and enabling future infrastructure

POLICY

Digital communications and connectivity is a key element in enabling growth and facilitating innovation within the Legacy Corporation area, new development should:

1. As set out in the Draft New London Plan to achieve greater digital connectivity than set out in part R1 of the building regulations
2. Safeguard existing communications infrastructure, or where a significant adverse impact has been identified, prepare an impact statement and implement a mitigation plan as necessary through a Section 106 agreement prior to occupation of the proposed development, especially in relation to mobile connectivity
3. Co-locate services where possible on existing structures, such as masts, or within appropriate street furniture, such as street lighting, to ensure the effective use of public realm to accommodate well-designed and located mobile digital infrastructure that mitigates the impact of new infrastructure on the existing built environment
4. Ensure that sufficient ducting space is provided for future digital connectivity infrastructure

As technologies continue to develop that improve efficiency and help reduce resource usage development proposals should consider the latest innovations to help support requirements around initiatives such as the zero-carbon target and the Healthy Streets Approach. The Legacy Corporation supports the usage of innovations and new technologies that go above the expectations already set in policy to make new development sustainable in the long term. Where it is identified that space should be left for future technology or innovations, such as the requirement for space for ducting already set out above, the Legacy Corporation supports these inclusions and making the most of opportunities to enable future infrastructure where there is evidence to show their benefit.

Cross-reference to policies: B.1; S.4; CIL Charging Schedule; CIL Infrastructure List; Planning Obligations SPD
London Plan policies: SI6

Superseded - no longer in use

Reasoned justification

8.15 Provision of high-quality communications infrastructure is essential for economic growth. The Legacy Corporation therefore supports provision of improved infrastructure and enabling space for new infrastructure. However, it is also important to ensure that new communications and smart infrastructure integrates well into the area and has a satisfactory appearance, and does not have a detrimental impact on the area within which it is proposed.

Policy application

8.16 The Legacy Corporation will require that new infrastructure is located as far as possible on existing buildings and structures to minimise the proliferation of stand-alone telecommunications structures which could have a detrimental impact on the area. Where the policy requires a mitigation plan for new development to address potential effects on communications networks, the scope of this, including any assessment methodology, should be agreed in advance with the Local Planning Authority. New development should, as far as possible, support innovation and enable communications networks and future infrastructure.

Policy S.7: Planning for waste

POLICY

In carrying out its function as a Local Planning Authority, the Legacy Corporation will cooperate with the four Boroughs in matters of strategic waste management and planning. In doing so and in making planning decisions, it will take full account of:

- The waste apportionment targets sets for each Borough within the London Plan
- The adopted local waste plans or waste planning policy for that Borough
- The development of new or review of existing adopted waste plans for that Borough.

Proposals that would result in the loss of an existing waste management facility would only be permitted where it can be demonstrated that:

- An additional waste management facility has been secured, and is deliverable, which will meet the maximum waste throughput of that existing site, or
- An existing site can provide an additional capacity equivalent to that maximum waste throughput, and
- The new site can serve the same waste management needs of the original site, and
- The new site is located within London and continues to meet London's strategic need

Proposals for new waste management facilities will be permitted where:

- It is located within an area designated as Strategic Industrial Locations (SIL) or a Locally Significant Industrial Site (LSIS)
- The proposal does not compromise or otherwise make unviable the existing adjacent employment or transport functions
- Its design and operation will not adversely affect the wider amenity of the proposed location
- It can be demonstrated to have met the tests within the Appendix B of the National Planning Policy: Planning for Sustainable Waste Uses.

Cross-reference to policies: B.1; S.8. ELWA Boroughs Joint Waste Development Plan Document (2012); North London Waste Plan, S.MW1: Managing our waste and D.MW2: New and enhanced waste facilities
London Plan policies: SI7; SI8; SI9

Superseded - no longer in use

Reasoned justification

8.17 It is acknowledged that the Legacy Corporation as a planning authority relies on waste facilities outside its area to manage waste generated within its area and the Local Plan assumes this pattern will continue. Similarly, the surrounding boroughs may rely on waste facilities in the Legacy Corporation area.

8.18 The Legacy Corporation is the waste planning authority for its area by virtue of its role as a planning authority. The Four Boroughs have responsibility for waste planning within the remainder of their area. Each borough has, or will have within the lifetime of this Local Plan, an adopted waste plan or waste planning policies. The adopted East London Waste Plan includes and has effect within the Newham part of the Legacy Corporation area. In each case it will be necessary for the Legacy Corporation to cooperate and work closely with each Borough where adopted plans and policy are reviewed or specific proposals that affect waste management or waste sites arise. The Boroughs of Hackney and Waltham Forest each belong to the North London Waste Planning group which has prepared its Waste Local Plan. The Legacy Corporation will work closely with these two Boroughs, the North London Boroughs and other key stakeholders to make sure that the North London Waste Plan continues to take account of any waste capacity, sites and related evidence within that part of the Legacy Corporation area. The Legacy Corporation will also work with the Borough and relevant authorities in relation to waste arrangements in new development to ensure that these are efficient, well designed and appropriate, where appropriate through encouraging consideration of innovative solutions such as vacuum systems and compactors on site.

8.19 The Draft New London Plan identifies waste apportionment targets that each Borough should meet for its area. The Draft New London Plan does not include a waste apportionment target for the Legacy Corporation area. However, the Legacy Corporation will cooperate with the four boroughs, the GLA and TfL in seeking to meet the borough apportionment targets and strategy for waste. When determining planning applications, these targets will remain the appropriate policy context against which to judge the acceptability of proposals that have an effect on any existing management site or operation, including proposals for new or expanded facilities.

Policy application

8.20 With existing waste management facilities located within the area, the policy identifies the criteria that would be necessary for proposals to meet if they would result in the loss of an existing facility, in order for them to be acceptable in terms of the effect on the waste apportionment targets set for each Borough and in order to meet the requirements set out in policies in Chapter 9 of the Draft New London Plan.

8.21 For proposals on undesignated (windfall) sites, Strategic Industrial Locations (SIL) are the locations within which new waste management facilities would be considered as acceptable, provided proposals meet the acceptability criteria in the policy. In the Legacy Corporation area, these are Fish Island South and Bow Goods Yard (see Policy B.1). Proposals may also be considered acceptable within Locally Significant Industrial Sites (LSIS) where it is possible to demonstrate clearly that there would not be an adverse effect on the surrounding uses or area.

Superseded - no longer in use

Policy S.8: Waste reduction

POLICY

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 and promoting a more circular economy.

Proposals for new development should demonstrate how they have adopted the Waste Hierarchy in their design and how they will enable their residents to minimise waste and maximise both reuse and recycling. Development proposals should demonstrate how they have designed out waste through lean design, maximised the reused and recycled content within the materials used for construction, minimised the production of excess or waste material during construction and maximised the opportunities for reuse or recycling of materials remaining from construction. Excavated materials should, where practical, be retained and reused on site. Planning applications for major development schemes should include a statement within the Design and Access Statement that sets out how the scheme will comply with the requirements of this policy.

Proposals for all development will, where relevant, be required to demonstrate that adequate provision has been made for domestic and commercial waste storage and for collection that allows for a range of future collection options which include separate collection of general waste, recyclable materials and other waste streams.

Cross-reference to policies: SP.4; S.4; S.7
London Plan policies: SI7; SI8; SI9



Superseded - no longer in use

Reasoned justification

8.22 The London Plan sets out the Mayor's policy to manage as much of London's waste as is practicable within London and for this to equate to 100 per cent within the lifetime of this Local Plan. It is also important that the treatment of construction waste and operational waste from development, once completed and occupied, is consistent with the Waste Hierarchy:

1. Reduce the amount of waste generated
2. Reuse
3. Recycle
4. Recovery (of energy and materials)
5. Disposal (least desirable option).

(EU Waste Framework Directive [Directive 2008/98/EC] and the Waste [England and Wales] Regulations 2011).

Policy application

8.23 The reuse of materials and use of materials with a high level of recycled content, such as use of recycled aggregates and street furniture with a high recycled content, can also make a significant contribution to the achievement of this aim. Seeking to balance the material cut or excavated from a site with the requirements for fill material through reuse will also help to reduce requirements for transport of that material and reduce environmental impacts from that transportation. The provisions made within new development should not simply seek to meet the requirements of existing waste collection and management practices but also allow sufficient space and access for future practices and systems that may be introduced. Consultation with the relevant waste management authorities at the time of any proposal's development will be important in establishing that allowance is made for those changes that might require additional space and that those collection arrangements are consistent with existing borough requirements.



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Policy S.9: Overheating and urban greening

POLICY

Proposals for new development should ensure that buildings and spaces are designed to avoid overheating and excessive heat generation internally and externally, while minimising the need for internal air conditioning systems, taking into account Draft New London Plan Policy SI4 and the Mayor's zero carbon target of 2050.

Outside the existing parks and open spaces within the Legacy Corporation area, opportunities to introduce planting of trees in private and public spaces, including streets, along with those for including green roofs, green walls and other planting opportunities, should be taken to maximise the contribution that urban greening can make in creating a liveable environment and maximising local biodiversity and encouraging local food growing.

Planning applications for major development schemes should set out within the Design and Access Statement the measures included to avoid overheating (including overheating analysis against a mid-range climate scenario for the 2030s) and excessive heat generation and, where appropriate, to maximise urban greening.

Cross-reference to policies: BN.3; BN.8; S.1; S.4
London Plan policies: D2; SI14, G5

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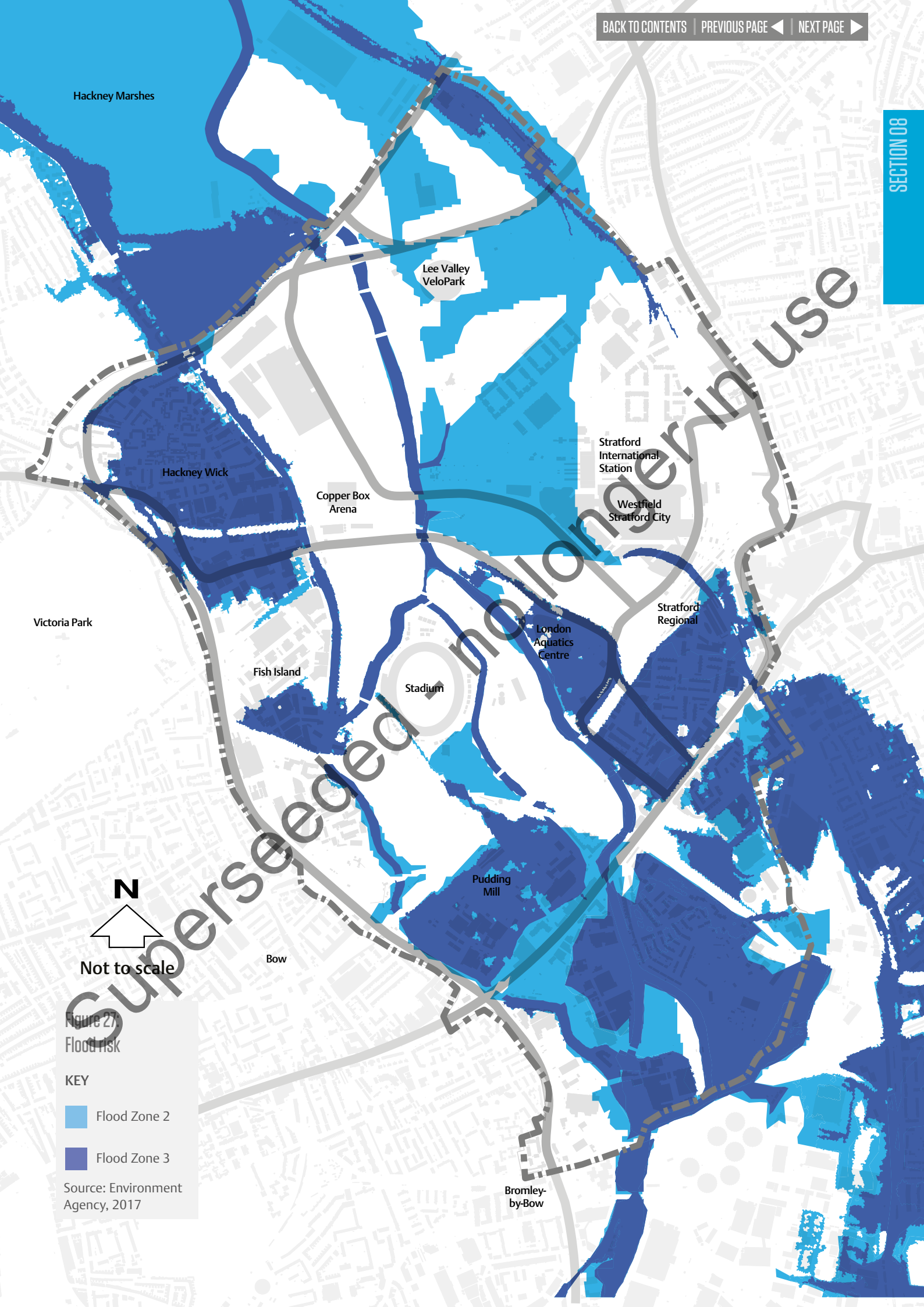
Reasoned justification

8.24 It is predicted that climate change will result in higher average temperatures over time. In order to ensure that the buildings and spaces within the Legacy Corporation area take this into account and continue to provide a comfortable living environment, it is important that the network of open spaces and waterways within the area is protected and that opportunities to increase the number of trees and other vegetation within those spaces and in streets are taken in order to achieve this. Equally, it is important that buildings themselves are designed internally and externally to mitigate this effect, whether through green roofs and walls or the design of internal building ventilation.

Policy application

8.25 All development proposals should consider the opportunities to avoid overheating within buildings and also introduce additional greening to the site environment. Where feasible, and not in conflict with achieving high levels of building fabric efficiency, passive ventilation should be favoured. Applications for major development schemes will be expected to demonstrate that these issues have been addressed within the scheme design. This policy should be read alongside Draft New London Plan Policy SI4 Managing heat risk, in particular taking into account the cooling hierarchy:

1. Minimise internal heat generation
2. Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls
3. Manage the heat within the building through exposed internal thermal mass and high ceilings
4. Passive ventilation
5. Providing mechanical ventilation
6. Active cooling systems (assuming that they are the lowest carbon option).



Superseded - no longer in use

Figure 27:
Flood risk

Policy S.10: Flood risk

POLICY

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.

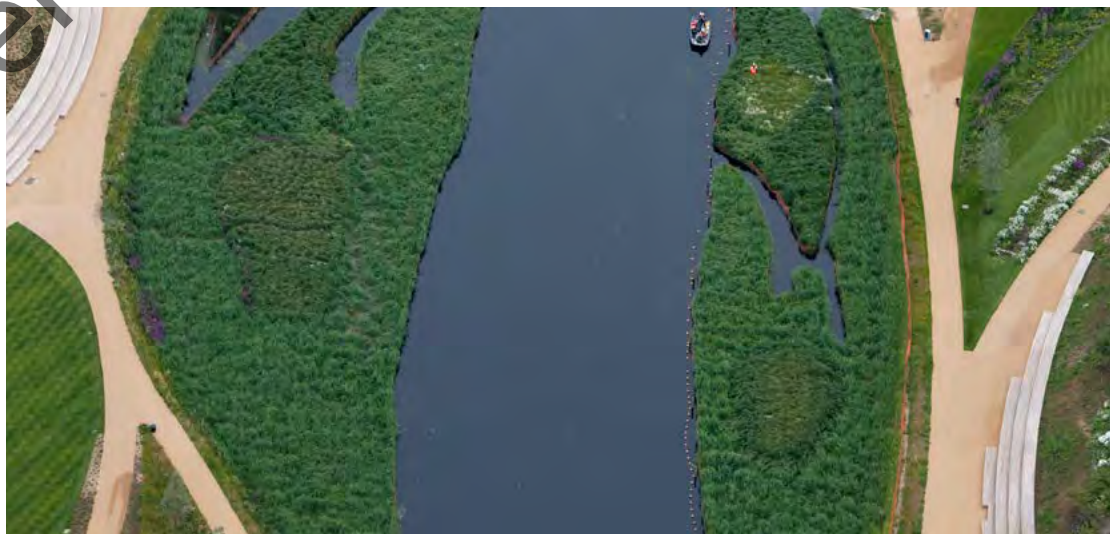
Where development is proposed within Flood Zones 2 or 3 and is outside a Site Allocation within this Local Plan, planning applications should be accompanied by evidence that the proposed development is capable of meeting the Sequential Test and, where appropriate, that the Exceptions Test as defined within the National Planning Policy Framework has been applied to demonstrate that no alternative location for the proposed development is available.

Where no alternative location is available, a flood risk assessment should be submitted demonstrating that the proposal does not increase flood risk to third parties and, wherever possible, reduces flood risk. A site specific flood risk assessment may be required within Local Flood Risk Zones identified in Surface Water Management Plans (subject to location and degree of flood hazard) to ensure that the development will remain safe and will not increase flood risk to others. Where deemed necessary, the development proposals must be supported by a detailed integrated hydraulic modelling within the Flood Risk Assessment.

Development proposals must be designed to reduce vulnerability to climate change, apply the sequential approach on site, be flood resilient and resistant, setting living accommodation finished floor levels 300mm above the predicted flood level for the 1 in 100 chance in any year flood event including an allowance for climate change, and must provide an appropriate means of escape to a higher level within the building or a safe route to a location above the predicted flood level. No basement development will be permitted within Flood Zones 2 or 3.

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. Where the need for new or improved flood defences have been identified, relevant planning applications should demonstrate that allowance has been made for the relevant works to take place, including sufficient access for construction. Where a development proposal is dependent on the provision, improvement or repair of a river wall or other flood defence structure, these works should be included within the development applied for within the planning application.

Cross-reference to policies: BN.2; T.10; S.4
London Plan policies: SI12



Superseded - no longer in use

Policy S.11: Sustainable drainage measures and flood protections

POLICY

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.

It should be managed as close to its source as possible in line with the drainage hierarchy set out in policy SI3 of the Draft New London Plan. 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, particularly in areas where a localised surface water drainage problem has been identified within a Surface Water Management Plan (including potential flooding from sewers). The Legacy Corporation will support developments which do not include proposals for impermeable paving. Sustainable drainage systems that have benefits for water quality and storage, efficiency, habitat and landscapes and amenity and recreation should be fully considered before other options. All drainage systems discharging to a watercourse must include appropriate anti-pollution measures that can be easily accessed and maintained.

Development proposals that create an obstruction within a watercourse or obstruct existing flood flow paths across land which cannot be mitigated through compensatory works or provision of additional flood storage capacity will not be permitted. The design and layout of proposed development should incorporate appropriate buffer strips adjacent to watercourses to allow access for flood risk maintenance and biodiversity and adequate space for sustainable drainage techniques.

Cross-reference to policies: BN.2; T.10; S.4
London Plan policies: SI13

Superseded - no longer in use

Reasoned justification

8.26 The Legacy Corporation sits within the River Lea catchment area and is influenced by the risks of fluvial flooding from the Lea and its associated waterway network and from tidal flooding from the River Thames should the tidal flood defences of the Thames be breached. The policy responds to this risk and the risk identified from surface water flooding for the four Boroughs of which the area forms a part.

8.27 At the heart of the Legacy Corporation area, the new topography and landscape of Queen Elizabeth Olympic Park, in particular its wetlands bowl area, have been designed to manage and reduce flooding and resulting flood risk. However, significant parts of the area are within Environment Agency Flood Zones 2 and 3 and particular locations such as Hackney Wick and Pudding Mill are at specific risk as a result of their topography and lower levels of flood defence. Repair and maintenance of existing, and where necessary, construction of new flood defence structures and channel walls, will be encouraged. Where there is particular risk of flooding, adequate measures for escape and evacuation will be needed. Buildings will also need to be flood resilient in their design and in the materials used to ensure that long-term disruption from flooding is minimised. The flood risk map at Figure 26 provides a general picture of flood risk within the area. While the strategic importance of the available development sites helps to underline the need for these to come forward for development, specific development schemes will need to be designed in a way that takes the relevant predicted flood risk into account and to ensure that flooding would not be caused or exacerbated elsewhere. The sequential test and exceptions test has been applied to the site allocations in accordance with paragraph 157 of the NPPF (see Flood Risk Review Summary Report 2017 and the Flood Risk Review Addendum 2018).

Policy application

8.28 The Site Allocations within the Sub Area sections of this Local Plan identify the relevant level of flood risk. Account will also need to be taken of the Surface Water Management Plans prepared by each Borough. Where a Critical Drainage Area (CDA) has been identified, development proposals must ensure that sustainable drainage methods are utilised in order to reduce the risk of flooding from surface water. Where feasible, source control SuDs should be used. Undercroft flood storage and attenuation tanks should be avoided and, wherever possible, level for level and volume for volume flood storage be achieved when designing flood risk mitigation measures for schemes.

8.29 The Flood and Water Management Act 2010 makes each of the four Boroughs the Lead Local Flood Authority within their area. This includes a duty on each Borough to develop, maintain, apply and monitor a strategy for local flood-risk management in its area. Where these strategies have been prepared, these or any related Preliminary Flood Risk Assessment will need to be taken into account in carrying out any site-specific flood risk assessment. Formal approval will be required for new drainage systems for new and redeveloped sites and highways. This will be a separate consent regime. However, even where planning permission is in place, the formal consent of the SuDS Approval Body will be required before development can commence. Once in place, the compliance with the National Standards for Sustainable Drainage will be required. Any interim or final SuDS and SuDS Approval Body guidance published by each Borough will also need to be taken into account in designing drainage and seeking this consent. A potential change to national planning policy could result in a move away from the proposed SUDs Approval Body approach to one which relies on securing approval through the existing planning or other processes. If introduced in the form envisaged, proposals for major development will be required to demonstrate that SUDs have been considered as a first option and that the options chosen are accepted as correct through consultation with relevant bodies. Long-term management and maintenance would also need to be secured. Proposals would also need to accord with the National Standards and Specified Criteria for Sustainable Drainage.

Policy S.12: Resilience, safety and security

POLICY

The Legacy Corporation works with a range of development partners and stakeholders in order to ensure and maintain a safe and secure environment within the area, that is resilient against emergencies and threats such as fire, flood and terrorism. Part of this includes working closely with agencies such as the Metropolitan Police Service and the London Fire and Emergency Planning Authority to identify relevant needs, policies and other necessary infrastructure required to maintain a safe and secure environment. To continue maintaining this environment it is key that:

1. Development proposals should maximise building resilience and minimise potential physical risks through good design, use of the building regulations, Draft New London Plan policies and policies within this Local Plan, such as S.10 and S.11 in relation to flood risk
2. New development should consider measures at the start of the design process which aim to design out crime and deter terrorism, assist in the detection of terrorist activity and help mitigate its effects
3. Where required, physical security and safety measures should support and enhance the Healthy Streets vision and create spaces that people can enjoy, where they feel safe and relaxed and encouraged to choose to walk, cycle or use public transport.

Cross-reference to policies: BN.4; BN.5; BN.6; BN.8; BN.11; BN.12; BN.14; S.1; S.2; S.3; S.4; S.5; S.6; S.7; S.8; S.9; S.10; S.11; London Plan policies: GG5; D10; D11

Superseded - no longer in use

Reasoned justification

8.30 The Legacy Corporation's key aims around LIVE, WORK, VISIT and INSPIRE rely on the development of a safe and accessible built environment. The Draft New London Plan puts an increased emphasis in people feeling safe in their environment and includes policies in Chapter 3 around safety, security and resilience. The Legacy Corporation area includes strategic infrastructure such as stations, key routes and iconic facilities in the Queen Elizabeth Olympic Park, as well as large leisure facilities including Westfield Stratford City. There is also a rapidly increasing population, a range of businesses and new development in the area and events that generate large numbers of visitors. This policy therefore supports the Legacy Corporation to deliver a safe, accessible and relaxed environment as supported by the Draft New London Plan.

Policy application

8.31 The London Risk Register sets out hazards and threats across London and sets out controls in place in order to prepare for these, this is maintained and managed by the London Resilience Group and provides an evidence base for wider challenges that Planning Authorities in London might face. This, combined with information around more localised needs, such as protective security relating to crowded spaces within the Legacy Corporation's area, where there are predictable and high levels of crowding, as well as information about schemes that have or will create a higher level of risk than existed previously, provides the background for the Legacy Corporation's approach to resilience, safety and security in the area. This approach also includes health emergencies, such as the 2020 health pandemic, and ensures that measures to achieve future health resilience, including the healthy streets approach, and impact mitigation are considered with all schemes. Supplementary guidance, such as Transport for London's Healthy Streets and Streetspace for London guidance, will adapt and provide more detailed solutions as information on best practice measures become available and lessons are learnt.

8.32 The Metropolitan Police (Designing Out Crime Officers and Counter Terrorism Security Advisers) should be consulted to ensure that major developments in the Legacy Corporation area contain appropriate design solutions from the outset, which respond to the potential level of risk whilst maintaining high quality of place and reducing the need to retrofit solutions in future. Any proposed physical mitigations should give due regard to their impact on the design of the wider area and public realm and how they encourage walking and cycling and help reduce the dominance of motor vehicles. Where appropriate the Legacy Corporation may also consider protective security or safety measures at other major developments that are identified by the police at the time of the proposal being made as having a significant risk. These proposals and measures will be considered on a case by case basis.

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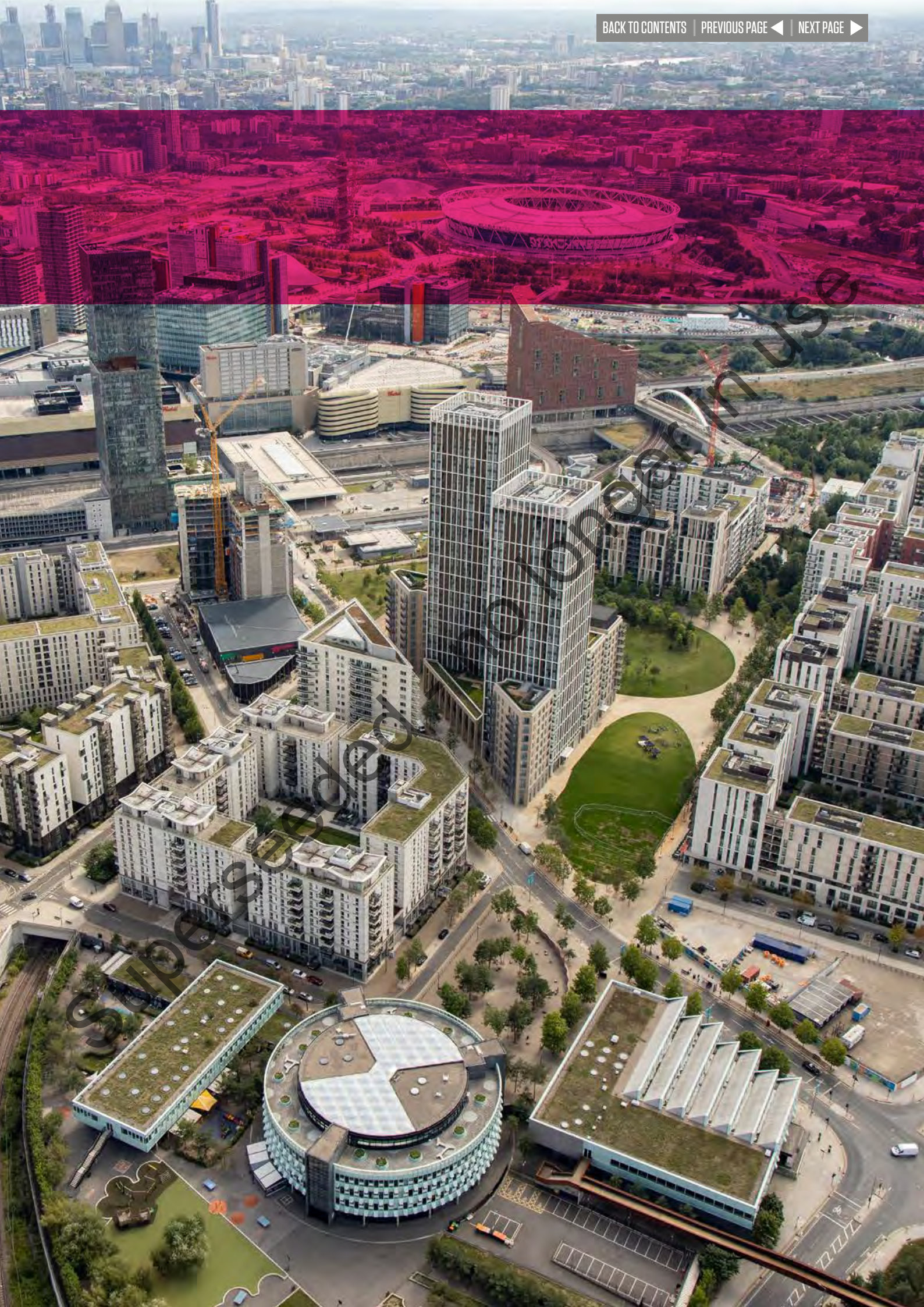
Evidence base references

Draft New London Plan (Greater London Authority 2017)
Draft New London Plan showing Minor Suggested Changes (Greater London Authority 2018)
National Planning Policy Framework (Ministry for Housing, Communities and Local Government, 2018)
Planning Practice Guidance, (Communities and Local Government, 2018)
London Environment Strategy (Greater London Authority, 2018)
Mayor's Energy Planning Guidance (Greater London Authority, 2016)
Thames River Basin Management Plan (Environment Agency, 2009)
Olympic Legacy Supplementary Planning Guidance (Greater London Authority, 2012)
Olympic Legacy Supplementary Planning Guidance: Energy Study (Greater London Authority, 2012)
Infrastructure Delivery Plan Study Report (London Legacy Development Corporation, 2018)
Flood Risk and Sequential and Exceptions Test for the Site Allocations'
(Appendix 6 of Sites Report, LLDC, 2014)
Flood Risk Mapping (Environment Agency 2016)
Flood Risk Within the Legacy Corporation Area, Information Review
(Legacy Development Corporation, 2018)
Hackney Climate Change Strategy (London Borough of Hackney, 2009)
Hackney Surface Water Management Plan, Final Draft (London Borough of Hackney, 2013)
Hackney Strategic Flood Risk Assessment (London Borough of Hackney, 2010)
Planning for a Healthier Urban Environment in Tower Hamlets
(London Borough of Tower Hamlets, 2011)
Tower Hamlets Draft Surface Water Management Plan (London Borough of Tower Hamlets, 2012)
Tower Hamlets Strategic Flood Risk Assessment (London Borough of Tower Hamlets, 2012)
Newham Strategic Flood Risk Assessment (London Borough of Newham, 2012)
Newham Surface Water Management Plan (London Borough of Newham, 2011)
Waltham Forest Level 2 Strategic Flood Risk Assessment (London Borough of Waltham Forest, 2011)
Waltham Forest Surface Water Management Plan (London Borough of Waltham Forest, 2011)
Newham Health and Wellbeing Strategy (London Borough of Newham, 2012)
Hackney's Joint Health and Wellbeing Strategy, 2013–2014 (London Borough of Hackney, 2013)
Towards a Healthier Tower Hamlets, Health and Wellbeing Strategy 2013–2016
(London Borough of Tower Hamlets, 2013)
Tower Hamlets Health and Wellbeing Board
Waltham Forest Health and Wellbeing Strategy (London Borough of Waltham Forest, 2013)
Legacy Communities Scheme Offset Solutions Study
(London Legacy Development Corporation, 2013)
Borough Heat Maps (London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest)

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SECTION 09

THE LOCAL PLAN SUB AREAS

INTRODUCTION

9.1 The Legacy Corporation area, while geographically well defined, also consists of a series of places, some of which are well established, others of which are in the process of change. Some will in time become new places with a new identity. The Local Plan divides the area into four separate Sub Areas that group these places so they are considered in a way that will help to integrate them with Queen Elizabeth Olympic Park at its centre.

9.2 The following Sub Area sections allow the Local Plan to include specific policies that are more relevant to the character and situation of each and include a vision that sets the direction for change in each area over the lifetime of the Local Plan to 2036. These sections include Site-Specific Allocations which set out the type and form of development that will be considered acceptable on sites that are known to be available for future development.

9.3 The four Sub Areas are:

- **Sub Area 1:** Hackney Wick and Fish Island
- **Sub Area 2:** North Stratford and Eton Manor
- **Sub Area 3:** Central Stratford and Southern Queen Elizabeth Olympic Park
- **Sub Area 4:** Bromley-by-Bow, Pudding Mill, Sugar House Land and Mill Meads.

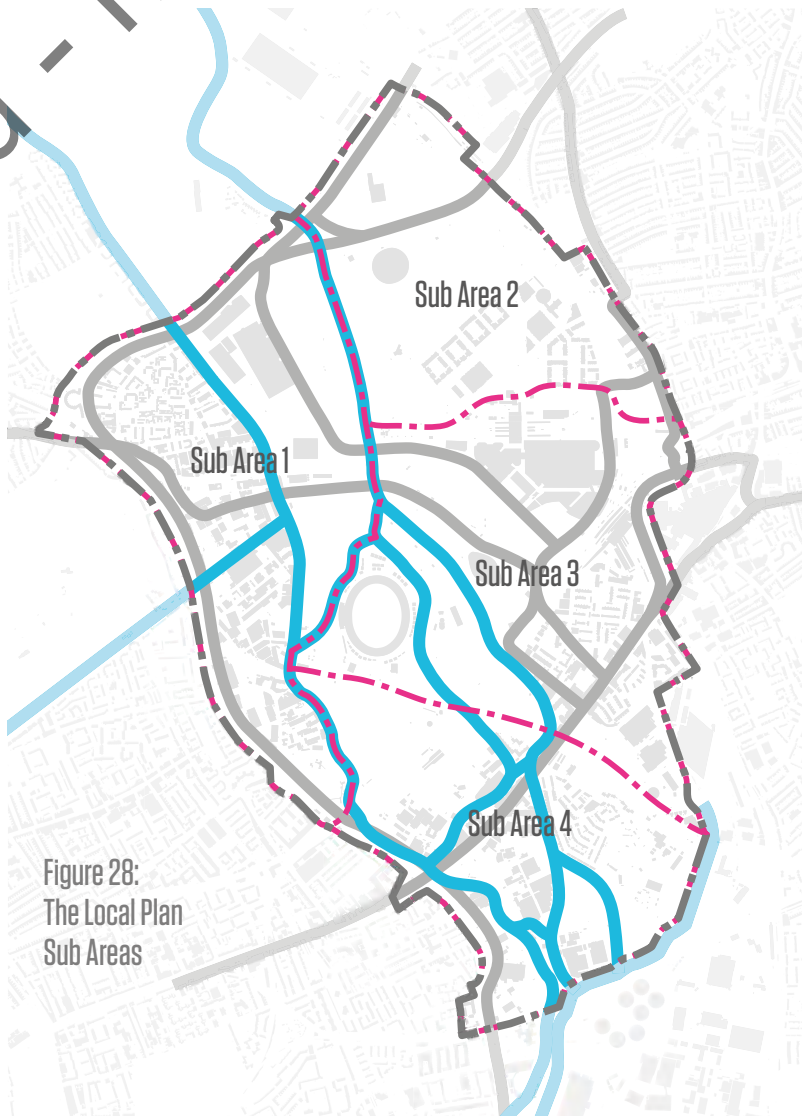


Figure 28: The Local Plan Sub Areas

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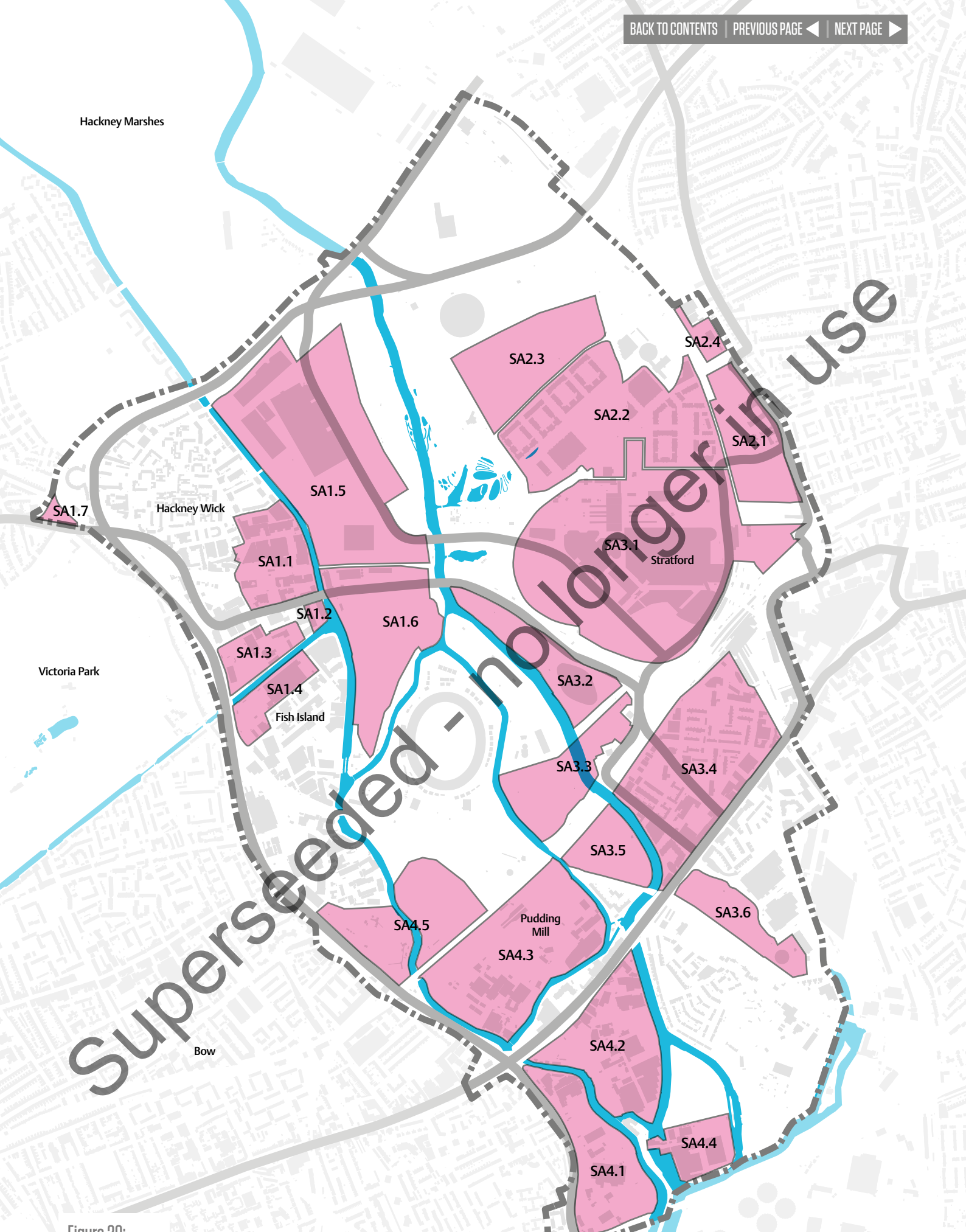


Figure 29:
Site Allocations

SITE ALLOCATIONS

Table 9: Site Allocations

SITE ALLOCATION REFERENCE	SITE ALLOCATION NAME	PAGE NUMBER
SA1.1	Hackney Wick Station Area	195
SA1.2	Hamlet Industrial Estate	197
SA1.3	Hepscott Road	198
SA1.4	Neptune Wharf	200
SA1.5	East Wick and Here East	201
SA1.6	Sweetwater	202
SA1.7	Bartrip Street South	203
SA2.1	Chobham Farm	216
SA2.2	East Village	217
SA2.3	Chobham Manor	218
SA2.4	Chobham Farm North	219
SA3.1	Stratford Town Centre West	233
SA3.2	Stratford Waterfront North	235
SA3.3	Stratford Waterfront South	237
SA3.4	Greater Carpenters District	238
SA3.5	Bridgewater Road	240
SA3.6	Rick Roberts Way	241
SA4.1	Bromley-by-Bow	252
SA4.2	Sugar House Lane	254
SA4.3	Pudding Mill	256
SA4.4	Three Mills	258
SA4.5	Bow Goods Yards (Bow East and West)	260

Superseeded - no longer in use


Superseded - no longer in use

SUB AREA 1 HACKNEY WICK AND FISH ISLAND

SECTION 10

Vision

VISION

Hackney Wick and Fish Island will become a more vibrant, diverse and well connected series of mixed and balanced neighbourhoods with places of social, cultural and economic activity. The established residential areas in the north, historic character in the centre, and industrial areas to the south, will have been complemented by a mix of new homes, employment floorspace and community facilities around and within buildings of historic interest, a new Neighbourhood Centre and the upgraded railway station.

These will be served by and have direct access to the open spaces and world-class sporting facilities of Queen Elizabeth Olympic Park. A new digital quarter of hi-tech, media, broadcasting and education activities will be clustered within and around Here East, with potential designation of Hackney Wick and Fish Island as a Creative Enterprise Zone, this will be complemented by a significant presence of creative and cultural industries producing bespoke and artistic products west of the Lee Navigation.



Superseded - no longer in use

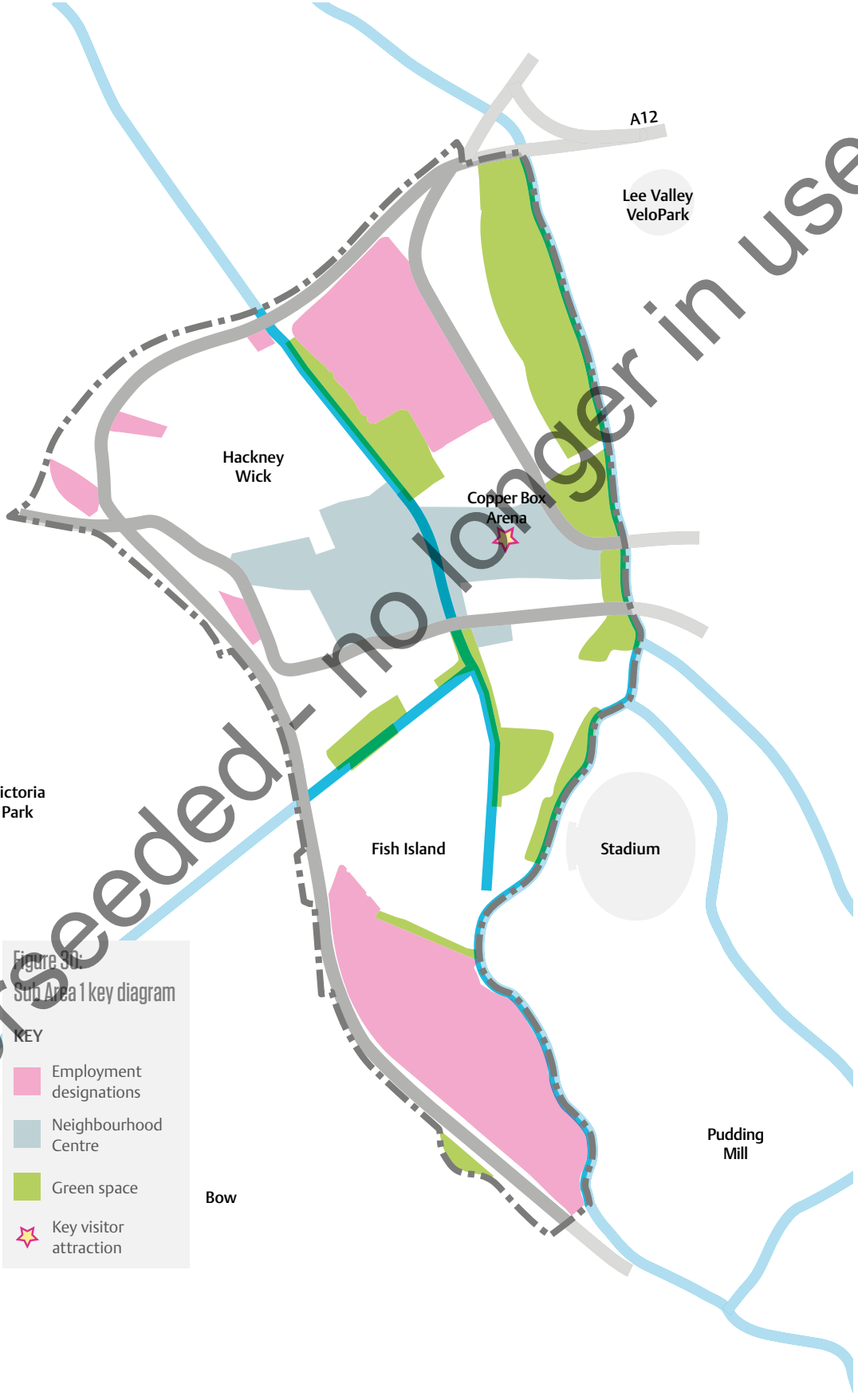


Figure 30:
Sub Area 1 key diagram

Superseded - no longer in use

Area profile

10.1 Hackney Wick and Fish Island represents a significant opportunity to integrate and connect areas of new development and new communities with established communities and an existing concentration of businesses and creative and cultural industries. The area has the potential to accommodate many new homes and to create a genuine and vibrant mix of business, retail, service and community uses. An integral part of this is the creation of a new Neighbourhood Centre around an upgraded Hackney Wick Station. This will ensure that the area is well served by shops and services alongside other local facilities, and help deliver improved connections along streets and bridges to Queen Elizabeth Olympic Park and other clusters of activity such as Roman Road. Here East will complement this by providing a regionally important focus for technology and education that attracts further creative and cultural industries to the area.

10.2 Hackney Wick and Fish Island has the potential to become a diverse location, driving a significant element of business and employment growth, alongside the delivery of new homes, open spaces, education and community facilities. The character of this new development must draw upon and respect the form and character set by the existing streets and buildings within the area. The Hackney Wick and Fish Island area has the potential to evolve into a more sustainable series of communities but still retain its unique identity and sense of place by using its architectural and historic legacy to inform new development. This new development will be supported and serviced by a Neighbourhood Centre and benefit from the area's industrial heritage, waterside setting, improved transport infrastructure and sporting, leisure, cultural and education facilities within Queen Elizabeth Olympic Park.



superseded - no longer in use



Area priorities

10.3 The priorities for Sub Area 1 have been derived from the analysis of the Sub Area. The policies and allocations within this section are tailored to address these priorities and achieve the objectives of the Local Plan within the context of Hackney Wick and Fish Island.

Heritage-led regeneration and high-quality design: Ensuring that proposals for development are designed to respond to heritage assets, and where possible, restore and reuse those assets in a way that reinforces and celebrates their historic significance. Heritage assets are intrinsic to both the historic identity and urban fabric of Hackney Wick and Fish Island, and the Legacy Corporation considers them essential to delivering heritage-led regeneration within this area. Following an exemplary approach to urban, architectural and landscape design will ensure that new residential and employment floorspace is of the highest quality. Proposals for development within the Sub Area must restore heritage assets, and sustain the heritage value within Hackney Wick and Fish Island.

Creative and productive employment: Protecting creative and cultural industrial uses that support the continuation of Hackney Wick and Fish Island's entrepreneurial and enterprising work culture. The Legacy Corporation in its role as Local Planning Authority will support the creative and cultural industries that combine to give Hackney Wick and Fish Island its distinctive sense of place. It will also promote development that incorporates a range of employment floorspace including 'affordable workspace, low cost business space, managed workspace, incubator, accelerator and co-working space suitable for small and medium enterprises. Hackney Wick and Fish Island contains nearly 40 per cent of the employment land within the Legacy Corporation area, and a significant proportion of its individual businesses.

Superseded - no longer in use

Mix of uses: Accommodating a range of employment uses and a significant increase in residential floorspace and community facilities. This Sub Area provides a number of opportunities for re-development in the form of cleared sites and where there are buildings of lower architectural and townscape quality. These should deliver a range of uses through contemporary schemes that are informed by an understanding and evaluation of the area's defining characteristics. Development should not prejudice the comprehensive regeneration of the area through piecemeal proposals.

Neighbourhood Centre: Establishing a new Neighbourhood Centre to provide a focus for retail, community, leisure and service uses, and improving the amenities of the area to support both existing and new residential communities. In order to support the amount of development envisaged within this Sub Area, the area around Hackney Wick Station and the Copper Box Arena is designated as a Neighbourhood Centre within this Local Plan. This will facilitate the delivery of the retail, community and leisure facilities that are crucial to support the demand that will arise from an increase in people living and working in the area. This designation will also help to ensure that existing industry and amenities are retained, and that the area can capitalise on the increased footfall that will be generated between the Here East digital quarter and an improved Hackney Wick Overground Station. The Legacy Corporation anticipates that the Neighbourhood Centre will become a destination and the point at which routes and spines of activity meet.

Clusters of activity: Promoting places where public and employment uses animate the private and public realm. To the east, across the Lee Navigation, there is an employment cluster to support the ongoing development of a technology cluster and associated creative businesses at Here East. This provides flexible business/studio floorspace, a data centre, retail uses, and conference and education facilities in the former International Broadcast Centre (IBC) and Main Press Centre (MPC). Here East will provide an incubator and accelerator space for start-up businesses, and will create more than 5,000 jobs within a new quarter for London that supports the growth of the digital and creative industries.

Connectivity: Repairing movement networks by creating new streets, better pedestrian and cycle routes across the A12 and the waterways, and enhancing access to an upgraded Hackney Wick Station. Local connectivity needs to be improved by repairing, extending and enhancing the existing street pattern to deliver a more coherent and legible movement network. Priority will be given to pedestrians, cyclists and public transport. Employment areas in Hackney Wick and Fish Island currently have poor access to local facilities and amenities. Despite the Sub Area having good access to the road network, there is a need to improve access to local public transport and the adjacent waterways, and to the Lee Valley Regional Park and other local open spaces outside the Legacy Corporation area.

Waterways and open spaces: Enhancing the waterside environment and facilitating the provision of publicly accessible open spaces and the activation of the Blue Ribbon Network. A significant proportion of the Sub Area lies within the Lee Valley Regional Park and is situated at the southern extent of a continuous area of open spaces and waterways. Opportunities for informal leisure on and along the waterways should be provided. As part of the public realm improvements for Hackney Wick and Fish Island, a Canal Park runs along the entire western edge of Queen Elizabeth Olympic Park adjacent to the Lee Navigation. This is a local park and a critical piece of public realm for Queen Elizabeth Olympic Park and Hackney Wick and Fish Island. The park accommodates a varied set of landscapes and routes, providing a consistent and active edge to the canal. The design for the Canal Park responds to the ecology, history and diverse heritage of the Lower Lea Valley and helps to meet the needs of existing and future communities including East Wick and Sweetwater.

Superseded - no longer in use

Strategic Links: Safeguarding the Bow Midland West Rail site for rail use and promoting access to the surrounding road network. Further south in Fish Island, there is a Strategic Industrial Location (SIL) designation that incorporates the safeguarded Bow Midland West Rail site (as identified on the Policies Map). New development should not adversely affect existing businesses and should be designed to take account of their existence and their existing and future operational requirements, particularly where those businesses are located within the designated employment clusters.

Communities: Delivering and integrating development that benefits and connects to existing communities, such as those living within or around Hackney Wick, Fish Island, Wick Village and Trowbridge Estate. Residents within these areas currently lack sufficient access to small-scale retail and community uses. Therefore new development should cater for their needs as well as those arising from new residential development.

Flooding: Parts of Hackney Wick and Fish Island are at risk of fluvial flooding from the River Lee Navigation. To ensure future growth in this area is sustainable, development proposals will need to incorporate appropriate flood mitigation measures in accordance with Policies S.10 and S.11 and the guidance within the most up to date strategic flood risk assessments for this area (see evidence base list at page 172 for the current assessments) and the most up to date flood modelling held by the Environment Agency.



Superseded - no longer in use

HERE EAST – SIL (STRATEGIC TECHNOLOGY CLUSTER)

The 2012 Games time Press and Broadcast Centres in the North West of the Queen Elizabeth Olympic Park have been transformed into Here East providing a mix of studio, business, office, accelerator, education and cultural space, with 5,000 jobs when fully occupied. See Policy B.1 and Table 3 (B.1a1).

Current occupiers and operators include:

- **Broadcast and production, including BT Sport**
- **Plexal Innovation Centre**
- **V&A research and learning hub and storage facility**
- **Higher education and research (including University College London and Loughborough University)**
- **Ford Innovation Office**
- **Studio Wayne McGregor**
- **The Trampery on the Gantry – 21 free standing affordable workspace studio's (focused on local creative businesses).**
- **Event and conference facilities**





Superseded - no longer in use

Policy 1.1: Managing change in Hackney Wick and Fish Island

POLICY

Proposals for development within Sub Area 1 will be considered acceptable where they:

1. Maintain the overall amount of existing employment floorspace (B Use Class), including that used by creative and cultural industries and operating as low-cost and managed workspace (in accordance with the provisions outlined under Policies B.1 and B.4)
2. Propose employment floorspace falling within B1 (a), B1 (b), B1 (c) Use Classes inside the Neighbourhood Centre, and B1 (b), B1 (c), B2 and B8 Use Classes outside it
3. Within the Neighbourhood Centre boundary, includes floorspace for local retail, cultural and other leisure use (within Use Classes A1-A5 and D1-D2). Outside of the boundary retail and leisure uses should be small scale and serve an immediately localised need
4. Restore and reuse heritage assets for employment or other uses.

Cross-reference to policies: B.1; B.4

Reasoned justification

10.4 Proposals for development within Hackney Wick and Fish Island must protect the existing industrial and economic base of the Sub Area and enhance its overall vitality.

Policy application

10.5 Proposals for development should be brought forward as part of a comprehensive and integrated approach, particularly within the Hackney Wick Station Area allocation boundary. A mixture of approaches to the layering and integration of uses is likely to maintain the area's interesting character and deliver an appropriate balance of uses. The balance of uses within proposals for mixed use development will be assessed on the basis of the overall viability of a proposal and any other overriding factors.



Superseeded - no longer in use

Policy 1.2: Promoting Hackney Wick and Fish Island's unique identity and appearance

POLICY

Proposals for development within Sub Area 1 will be considered acceptable where they:

1. Reinforce local distinctiveness by incorporating high-quality and distinctive architecture that uses durable and suitable materials which reference the area's industrial past
2. Enhance existing yards and poor-quality and under-used passages and streets
3. Create new open spaces that complement the identity of the area
4. Allow for future changes in use through flexible design
5. Respect the contribution made by cultural and creative industries to the identity, culture and character of the area.

Cross-reference to policies: BN.1; BN.2; BN.8; BN.17; T.9
Sub Area Policy: 1.4

Superseded - no longer in use

Reasoned justification

10.6 Proposals for development within the Sub Area should reference and reinforce its local distinctiveness and use it as a driver for economic, environmental and heritage-led regeneration. The overall aim is to deliver place-specific development that is well designed for its context.

Policy application

10.7 Development must support long-term heritage-led regeneration through positive high-quality development that takes account of the baseline information and relevant design principles within the Hackney Wick and Fish Island Design and Planning Guidance.



Policy 1.3: Connecting Hackney Wick and Fish Island

POLICY

Proposals for development within Sub Area 1 will be considered acceptable where they:

1. Relate well to key nodes of public activity and routes
2. Enable access to north-south walking routes between Wallis Road and Monier Road
3. Provide active frontages along streets and public routes
4. Connect with existing/proposed bridges where possible
5. Offer passages through yards and building plots where appropriate and support the creation of a new network of pedestrian passages and streets
6. Improve connections across and into the area, including through the provision of new bridges across waterways and the A12, where appropriate.

Cross-reference to policies: T.1; T.2; T.3; T.5; T.6; T.9; T.10

Superseded - no longer in use

Reasoned justification

10.8 With a new foot and cycle bridge built at Wallis Road to connect to East Wick and Here East, the planned route that will cut under Hackney Wick Station, and a vehicular bridge planned to connect Monier Road to Sweetwater, the most significant barriers to movement left within and through Sub Area 1 are the A12 to the west and the limited options for north-south movement across the Hertford Union Canal. The potential development sites identified as Site Allocations present opportunities to improve the existing movement network and, in some cases, provide new infrastructure, including bridges, to help overcome these remaining barriers. The overall aim is to achieve new and enhanced walking, cycling and vehicular routes that intersect with open spaces and nodes of public activity. Together, these improvements will help create a more legible and permeable sense of place.

Policy application

10.9 New bridges and underpasses should be delivered to overcome the physical severance imposed by the waterways, railway embankment, A12 carriageway and the industrial sites either side of the Hertford Union Canal. This will improve the fragmented route network, encourage the use of streets and sustainable modes of transport, and promote pedestrian movement along routes that provide natural surveillance. New connections, particularly those within larger development sites, should be supported by new or enhanced green spaces that animate the public realm at key intersections.

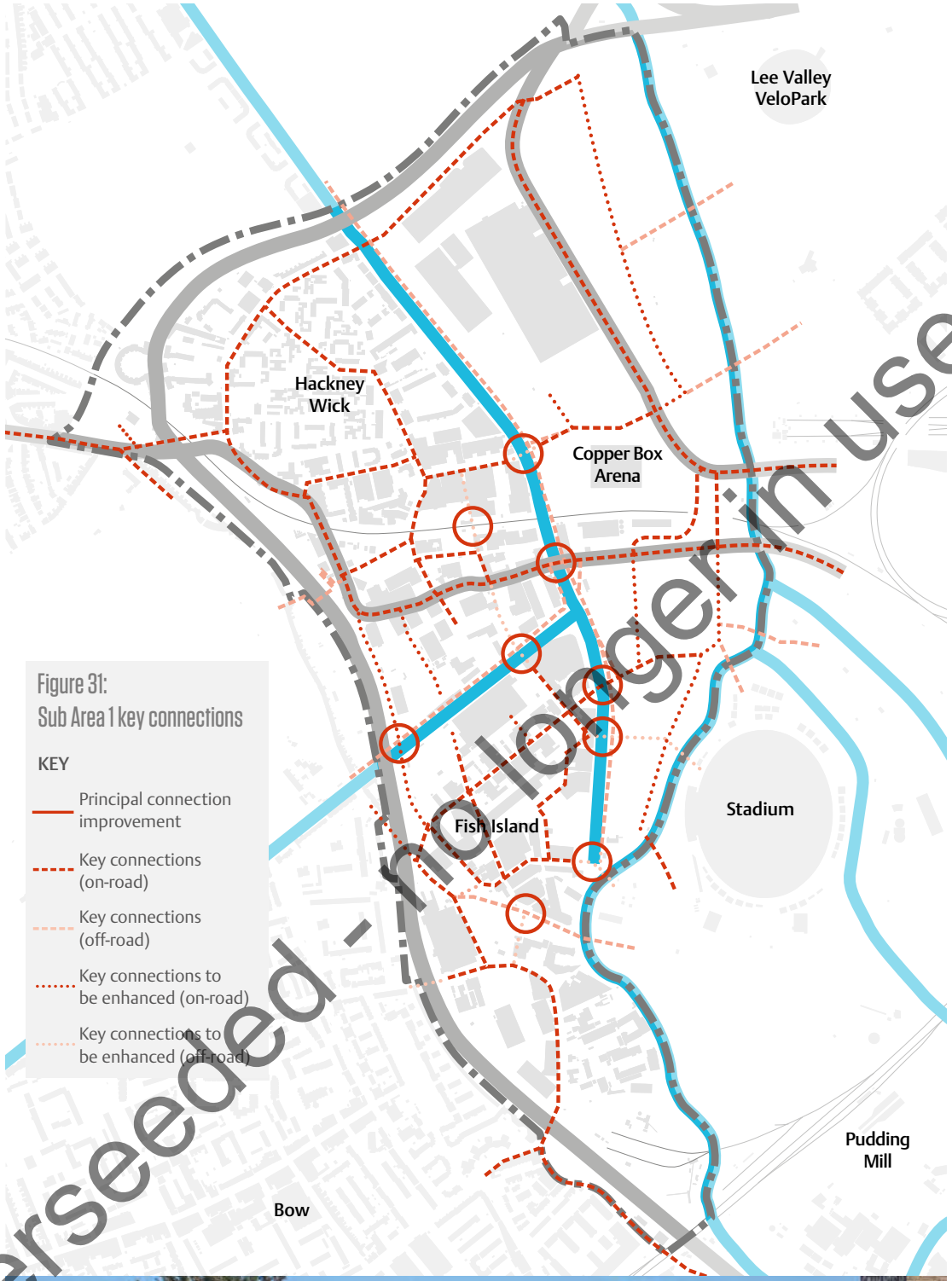


Figure 31:
Sub Area 1 key connections

Superseeded - no longer in use



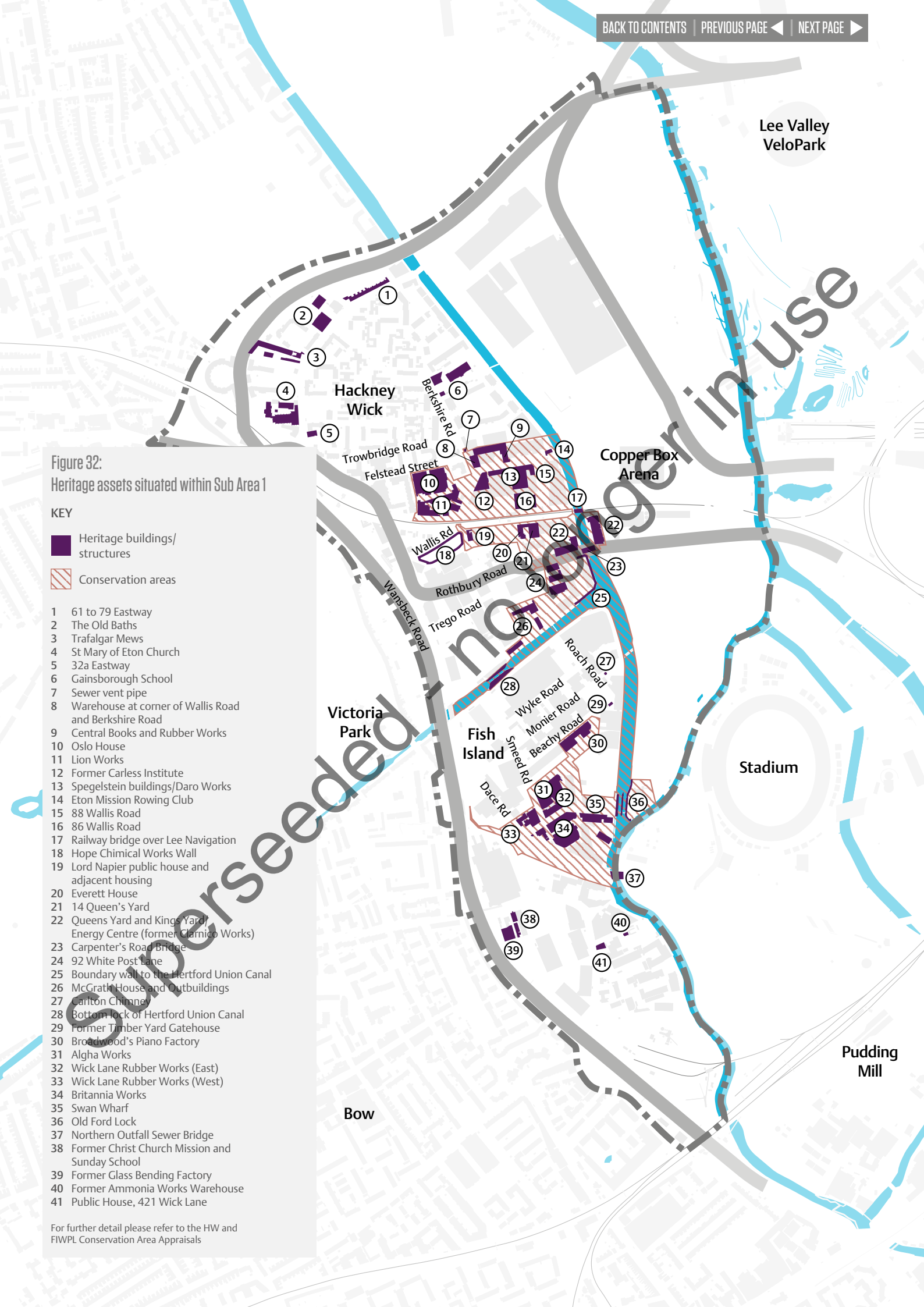


Figure 32:
Heritage assets situated within Sub Area 1

KEY

- Heritage buildings/ structures
- Conservation areas

1 61 to 79 Eastway
2 The Old Baths
3 Trafalgar Mews
4 St Mary of Eton Church
5 32a Eastway
6 Gainsborough School
7 Sewer vent pipe
8 Warehouse at corner of Wallis Road and Berkshire Road
9 Central Books and Rubber Works
10 Oslo House
11 Lion Works
12 Former Carless Institute
13 Spegelstein buildings/Daro Works
14 Eton Mission Rowing Club
15 88 Wallis Road
16 86 Wallis Road
17 Railway bridge over Lee Navigation
18 Hope Chimical Works Wall
19 Lord Napier public house and adjacent housing
20 Everett House
21 14 Queen's Yard
22 Queens Yard and Kings Yard/ Energy Centre (former Clarnico Works)
23 Carpenter's Road Bridge
24 92 White Post Lane
25 Boundary wall to the Hertford Union Canal
26 McGrath House and Outbuildings
27 Carlton Chimney
28 Bottom lock of Hertford Union Canal
29 Former Timber Yard Gatehouse
30 Broadwood's Piano Factory
31 Algha Works
32 Wick Lane Rubber Works (East)
33 Wick Lane Rubber Works (West)
34 Britannia Works
35 Swan Wharf
36 Old Ford Lock
37 Northern Outfall Sewer Bridge
38 Former Christ Church Mission and Sunday School
39 Former Glass Bending Factory
40 Former Ammonia Works Warehouse
41 Public House, 421 Wick Lane

For further detail please refer to the HW and FIWPL Conservation Area Appraisals













Superseded - no longer in use

POLICY

Policy 1.4: Improving the public and private realm in Hackney Wick and Fish Island

In order to ensure that development benefits from the positive qualities of the public and private realm within Sub Area 1, proposals for development will only be considered acceptable where they:

1. Relate well to waterways, green infrastructure and Queen Elizabeth Olympic Park
2. Contribute to the provision of green infrastructure and urban greening
3. Promote pedestrian access to, across or along historic canal and river frontages.

Cross-reference to policies: SP.3; S.9; BN.2; T.9; T.6
Sub Area Policies: 1.2; 1.3

Reasoned justification

10.10 Hackney Wick and Fish Island has a mix of private, semi-public and public open spaces that will inevitably undergo a degree of transition over the coming years. It is important that this change respects, retains and contributes towards the positive characteristics of the public realm that are unique to this area.

Policy application

10.11 Proposals for development should have regard to the historic urban grain and street pattern within the area and demonstrate that their form and function relates well to this and other areas of existing public realm. Areas of new public realm will need to integrate well with the existing street network, waterway frontages, and green spaces.



Superseded - no longer in use

Application of Policy BN.5 within the sub area

10.12 The prevailing height of development within Sub Area 1 has been established at 20 metres above ground level, equating to approximately 4-6 storeys of development. This is represented through a range of intermittent building heights that together form a unique arrangement that contributes to the area's townscape. Policy BN.5 sets out the approach that will need to be applied both in designing new development and in assessing planning applications where this is proposed to exceed this height. Aside from limited variations, it is expected that new development will remain at or below this level. Within the boundaries of Hackney Wick Neighbourhood Centre, Policy BN.5 identifies the centre function and transport connections as being a potential justification for achieving an element of greater height and density provided the character of the area, particularly within the Hackney Wick Conservation Area, is not harmed. Table 10 below specifically sets out the height above which the policy test set out in Policy BN.5 will apply.

Table 10: Prevailing building heights in Sub Area 1 (heights in metres above existing ground level)

Hackney Wick and Fish Island (Sub Area 1 as a whole)	20 metres



Superseded - no longer in use



Superseded - no longer in use



Site Allocation SA1.1: Hackney Wick Station Area

SITE ALLOCATION

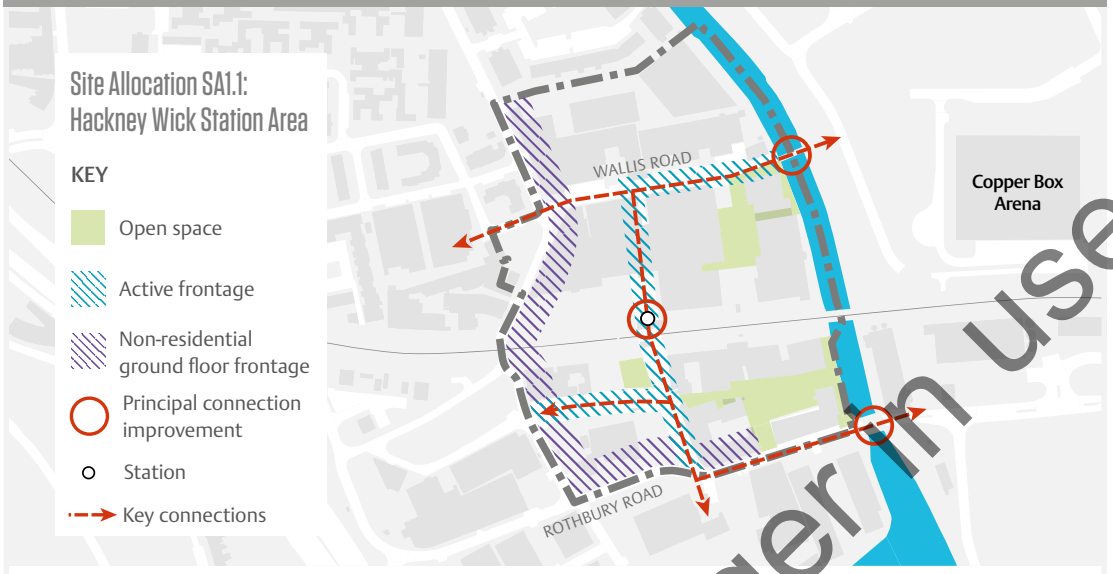
An area around Hackney Wick Station supporting comprehensive employment-focused mixed-use development, including a significant number of new homes complemented by new retail, leisure, food/drink and community facilities. Development should deliver a mix of uses around the rebuilt Hackney Wick Station, integrate with established retail frontage at Felstead Street and Prince Edward Road, and utilise buildings of heritage value.

- Development will be focused around the improved station at Hackney Wick, with active uses concentrated in clusters on primary routes connecting Hackney Wick, Fish Island, Sweetwater and East Wick
- The overall amount of existing employment floorspace (B Use Class) within the allocation boundary must be maintained, with a particular emphasis on retaining and providing for creative and cultural industries and any other businesses that are compatible with residential use
- Conflict between uses should be avoided by consolidating compatible uses together and mitigating potential impacts through careful design
- Yard spaces should be predominantly either residential or employment/ workspace focused
- New retail uses should be mainly focused around the station
- Avoid ground-floor residential use where assessed flood-risk levels indicate such use is inappropriate
- Key locations for public activity and local amenities should be at the points of connection between the four neighbourhoods (Hackney Wick, Fish Island, Sweetwater and East Wick), i.e. clustered around bridges and connections below the railway
- A new direct and legible north-south connection which structures the heart of the area should be delivered between Wallis Road and Monier Road, integrated with Hackney Wick Station and an improved bridge over the Hertford Union Canal extending from Roach Road
- A fine grain of streets, passageways and yards should be established that should create informal secondary connections to the canal edge
- Existing streets should be reinforced with strong building edges and active ground floors
- Where there is no continuous towpath along a canal edge, a series of new public spaces should be created which provide public access to the water and which also integrate informal connections between adjacent bridges, streets, passages or yards
- New tall buildings should not be located adjacent to or compete with existing taller buildings such as that housing Central Books
- Massing should respond to adjacent existing and proposed public spaces and buildings
- Development should preserve or enhance the Conservation Area and, where outside, enhance its setting.

Superseded - no longer in use

Site Allocation SA1.1: Hackney Wick Station Area (continued)

SITE ALLOCATION



Supporting development principles

Mix

- Development should retain or re-provide existing employment floorspace classified as B1 Use Class (business)
- Development should re-provide employment floorspace falling within the B2 to B8 Use Classes, as B1 Use Class (business) and/or B2 Use Class (general industry). B2 uses should be compatible with mixed use development
- Workspace provision should be provided at both upper and ground-floor levels to acknowledge the variety of workspace typologies
- Queen's Yard will act as a high-quality public space defined by a mixture of cultural and public uses that complement existing uses such as The White Building and the Yard Theatre.
- The site allocation is expected to yield a minimum of 800 new homes with an affordable housing threshold of 35 per cent in accordance with Policy H2.

Movement

- New passages connecting pockets of public space should create a varied sense of enclosure
- Narrower passages should be framed by lower buildings (of two to three storeys) to create an asymmetrical street section.

Scale

- Development should make a positive contribution to the characteristics and composition of views within and to/from the area.

Appearance

- Buildings should be detailed to create a sense of weight, solidity and permanence, with brick and masonry as the predominant façade material
- Public realm design should be simple and refined employing a reduced palette of high-quality robust materials
- Generally, continual roof forms should be employed. Where an articulated roof form is proposed, it should be an integrated part of the architectural character and not compete with the setting of existing buildings.

Phasing and implementation
Delivery on site from 2016 onwards.

Relevant planning history
– Hackney Wick Masterplan 16/00166/OUT
– White Post Lane and Wallis Road – Hackney Wick Hub Scheme (LPA ref LTGDC-11-062-OUT)
– Upgrade and improvement works to Hackney Wick Station (14/00275/FUL)

Address

Site address: Area to the east and west of the Lee Navigation around Hackney Wick Station

Existing uses: Employment/cultural/creative/retail/residential

Size: 6.3 ha

PTAL rating: 3

Flood Zone: 1–3 (areas to the west of the Lee Navigation are within Flood Zones 2 and 3)

Superseded - no longer in use

Site Allocation SA1.2: Hamlet Industrial Estate

SITE ALLOCATION

Mixed-use development including employment and residential floorspace complemented by restaurants/cafes.

- Avoid ground-floor residential use where assessed flood-risk levels indicate such use is inappropriate
- Development should improve access to the lower-level towpath along the western bank of the Lee Navigation Canal. There is an opportunity for a public use on this key corner
- New development should vary in height
- Development should respond to the height and massing of the immediate context
- Enhance natural surveillance of the surrounding towpath.



Supporting development principles

- Utilise access to White Post Lane and Queen Elizabeth Olympic Park (using the Lee Navigation vehicular bridge)
- New development should engage with the established townscape of juxtaposed tall and low buildings, such as the relationship between The White Building and Mother Studios
- New proposals should positively engage with 92 White Post Lane through both architectural character and urban design
- Cultural and public uses should be located at the interface of White Post Lane and the Lee Navigation crossing, and have a strong relationship to a public space on the canal edge
- The site allocation is expected to yield a minimum of 100 new homes with an affordable housing threshold of 50 per cent in accordance with Policy H2.

Phasing and implementation
2020 onwards.

Relevant planning history
Not applicable.

Address

Site address: Site with White Post Lane to the north, Lee Navigation to the east, Hertford Union Canal to the south

Existing uses: Light Industrial Units

Size: 0.4 ha

PTAL rating: 3

Flood Zone: 2 and 3 (Flood Zone 3 only along far-eastern edge of site)

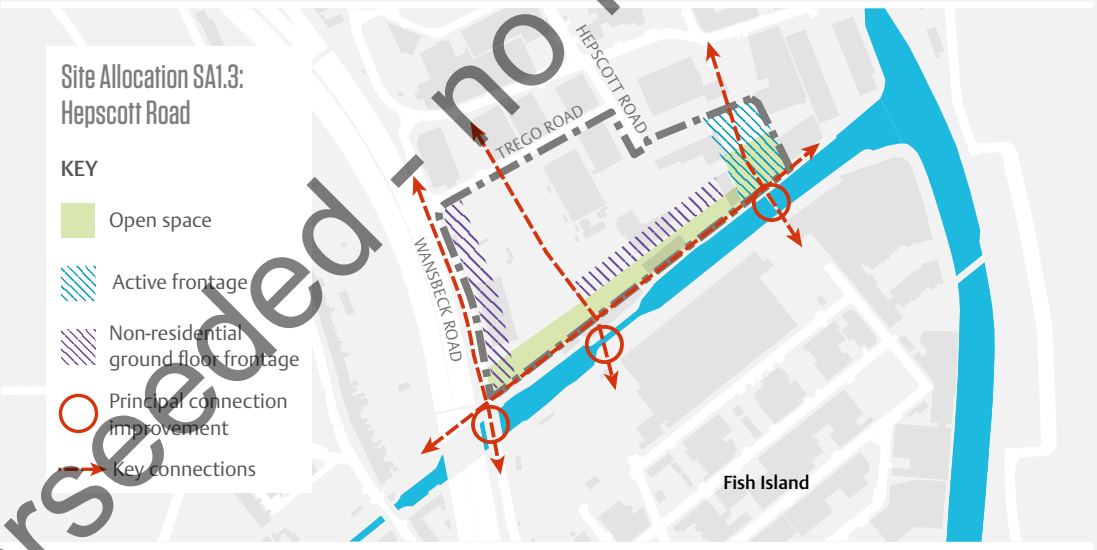
Superseded - no longer in use

Site Allocation SA1.3: Hepscott Road

SITE ALLOCATION

Comprehensive mixed-use development including employment, residential, creative and cultural uses and a linear park.

- Development should provide new walking and cycling routes through the site providing connections to the Hertford Union Canal towpath, Roach Point Bridge, and Hackney Wick Station
- Development should respond positively to the waterside setting, enhance the character of the canal and enhance strategic views west towards central London
- Proposals should provide a high-quality frontage and deliver public realm improvements to Wansbeck Road
- Development should enable the delivery of improved or new north-south connections across the canal
- Form, connectivity and delivery of development needs to be considered with the Neptune Wharf site opposite
- Any proposal that does not safeguard the existing waste capacity should be resisted unless it can be demonstrated this capacity can be more efficiently re-provided elsewhere within London and otherwise meets the requirements of Policy S.7 of this Plan.
- Retain and reuse buildings of heritage value. These buildings should anchor new routes, frontages and public spaces
- Development should preserve or enhance the Conservation Area and, where outside, enhance its setting.



Supporting development principles

- Development should provide a new linear park of approximately 1.2 ha, to serve the wider area.
- The site allocation is expected to yield a minimum of 475 new homes with an affordable housing threshold of 35 per cent in accordance with Policy H.2 and extant planning permission.

Phasing and implementation
2020 onwards.

Relevant planning history
– Mcgrath Works Depot 16/00451/OUT
– 25 Trego Road 17/00225/FUL

Address

Site address: Site with Trego Road and Hepscott Road to the north, Hertford Union Canal to the south and Wansbeck Road to the west

Existing uses: Waste Transfer Site

Size: 2.8 ha

PTAL rating: 3

Flood Zone: 1, 2 and 3

Superseded - no longer in use



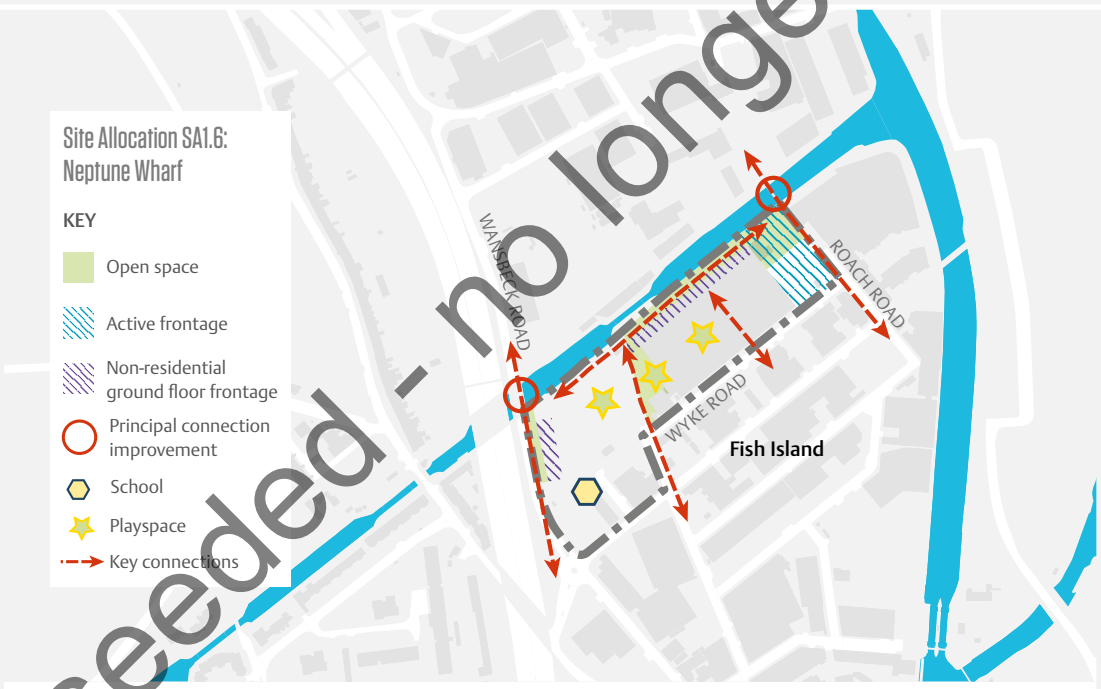
Superseded - no longer in use

Site Allocation SA1.4: Neptune Wharf

SITE ALLOCATION

Comprehensive, phased, mixed-use medium density residential development incorporating public open space and land for a future primary school to help meet education needs arising across Fish Island.

- Focus active frontages/retail uses around public open space and the waterfront
- Ensure improved permeability with the creation of new north-south and east-west public routes through the site, including a new access and visual connection to the Hertford Union Canal from the south
- Ensure building footprints and open spaces allow for future enhanced walking and cycling connections across the canal
- Building heights must provide a transition from a frontage height of six storeys along the Hertford Union Canal down to four to six storeys along Wyke Road.



Superseeded - no longer in use

Supporting development principles

- Development should include 0.44 ha of land for a future primary school (three-form entry) and at least 0.8 ha of public open space
- Workspace should be focused around internal yards or on-street.
- The site allocation is expected to yield a minimum of 520 new homes with affordable housing being delivered in accordance with the current planning permission.

Phasing and implementation
Delivery on site from 2015/16 onwards.

Relevant planning history
Application reference: 12/00210/OUT. Permission for up to 522 residential units.

Address

Site address: Site with Hertford Union Canal to the north, Roach Road to the east, Wyke Road to the south and Wansbeck Road to the west

Size: 2.5 ha

PTAL rating: 2–3

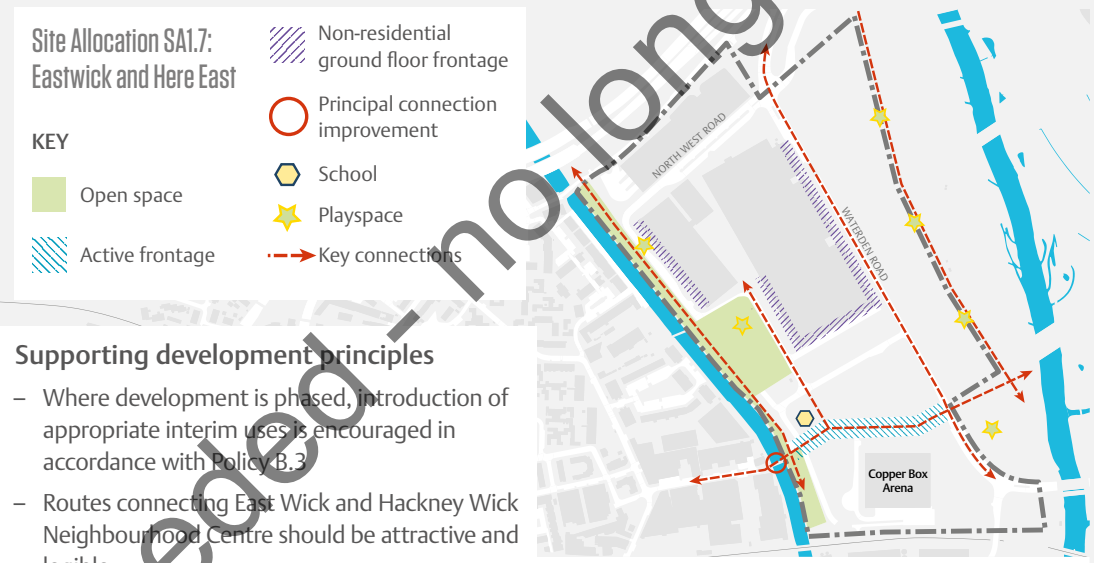
Flood Zone: 1

Site Allocation SA1.5: East Wick and Here East

SITE ALLOCATION

Employment, technology and education cluster and comprehensive, phased mixed-use development, including residential, employment, retail, leisure and community floorspace.

- Development should include two new nurseries
- Development should relate well to Hackney Wick Neighbourhood Centre and Canal Park
- Development should provide a gateway to Queen Elizabeth Olympic Park and establish a high-quality frontage that engages with both the Lee Navigation and Queen Elizabeth Olympic Park
- Development should support the continuation of direct east-west connections from Hackney Wick and Fish Island to the primary school and Queen Elizabeth Olympic Park
- Routes between East Wick and the Neighbourhood Centre should provide frontages to support the generation of active ground-floor uses.
- Development should support the employment, media, education, technological and creative functions of Here East, including the intensification and redevelopment of under-utilised areas and subsidiary retail, leisure or other 'walk to' services (Table 3, B.1a1).



Supporting development principles

– Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3

– Routes connecting East Wick and Hackney Wick Neighbourhood Centre should be attractive and legible

– The site allocation is expected to yield a minimum of 880 new homes with an affordable housing being delivered in accordance with the current planning permission.

Phasing and implementation

2018/19 onwards.

Relevant planning history

East Wick:

– The East Wick site was granted planning permission on 28 September 2012, subject to conditions and a Section 106 (S106) Agreement (LPA ref 11/90621/OUTODA)

Up to 96,097 sqm residential floorspace, approximately 880 homes

Up to 9,001 sqm employment (B1a and B1b/c) floorspace

Up to 4,725 sqm of retail (A1–A5) and leisure (D2) floorspace

Up to 6,888 sqm of community (D1) floorspace, including a new primary school and two nurseries.

Here East:

– Here East was granted planning permission on 25 February 2014, subject to conditions and a Section 106 (S106) Agreement (LPA ref 13/00534/FUM, 13/00536/COU and 13/00537/FUL)

Address

Site address: Land with Queen Elizabeth Olympic Park to the east, Copper Box to the south and the Lee Navigation to the west

Existing uses: Broadcast Centre

Size: 23.4 ha

PTAL rating: 3

Flood Zone: 1

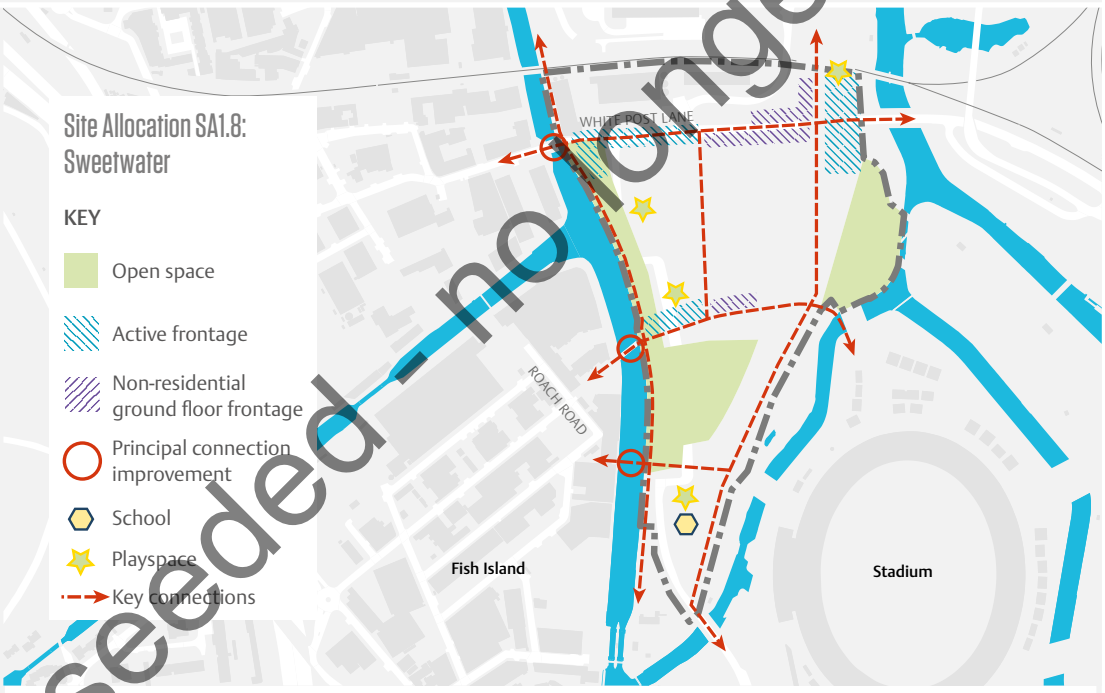
Superseded - no longer in use

Site Allocation SA1.6: Sweetwater

SITE ALLOCATION

Comprehensive, phased mixed-use development, including residential, employment, retail and community floorspace (served by an existing primary school and incorporating a nursery, health centre and library).

- Development should relate well to Hackney Wick Neighbourhood Centre, Canal Park and the Stadium
- Development should support the continuation of direct east-west connections from Hackney Wick and Fish Island to the primary school and Queen Elizabeth Olympic Park
- New bridge links should be provided across the Lee Navigation that align with the street pattern of Hackney Wick and Fish Island.



Supporting development principles

The site allocation is expected to yield a minimum of 650 new homes with an affordable housing being delivered in accordance with the current planning permission.

Phasing and implementation
2021 onwards

Relevant planning history
- This site was granted planning permission on 28 September 2012, subject to conditions and a Section 106 (S106) Agreement (LPA ref 11/90621/OUTODA)
- Up to 67,730 sqm residential floorspace, approximately 650 homes
- Up to 1,065 sqm of employment (B1a) floorspace
- Up to 2,576 sqm of retail (A1–A5) floorspace
- Up to 8,410 sqm of community (D1) floorspace, including:
- nursery, health centre, library.

Address

Site address: Area east of the Lee Navigation, south of the London Overground railway Line

Existing uses: Vacant site

Size: 11.2 ha

PTAL rating: 2

Flood Zone: 1

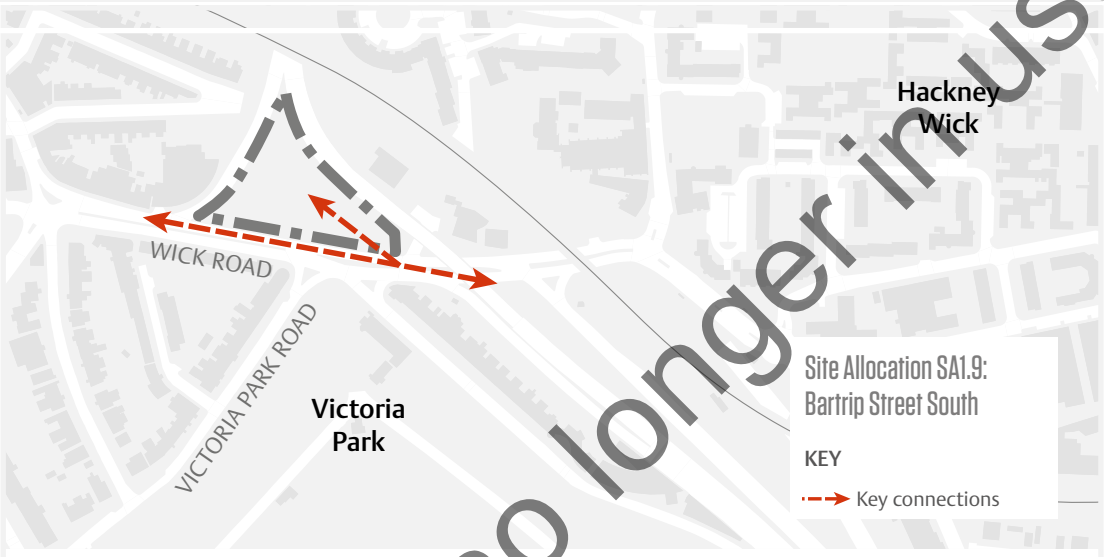
Superseded - no longer in use

Site Allocation SA1.7: Bartrip Street South

SITE ALLOCATION

Land with potential for gypsy and traveller site. Development should:

- Make provision for at least seven gypsy and traveller pitches
- Design must incorporate noise mitigation measures.



Supporting development principles

- Development should be stepped back from surrounding roads and orientated towards Wick Road
- Development should maintain the green amenity and green infrastructure value of the site and existing vegetation where appropriate
- The site should be accessed from the corner of Bartrip Street/Wick Road.

Phasing and implementation
Delivery on site is expected to meet the first five-year requirements for pitches (between 2020–25).

Relevant planning history
Not applicable.

Address

Site address: Triangle of land at Bartrip Street, to the north of Wick Road

Existing uses: Former operational land

Size: 0.42 ha

PTAL rating: 3

Flood Zone: 1

Superseded - no longer in use



Signposting

Other designations applying to this Sub Area are:

Employment Clusters B.1a1, B.1a2, B.1a3, B.1b1, B.1b2, B.1b3, B.1b4, B.1b5 – see Policy B.1

Metropolitan Open Land – see Policy BN.7

Local Open Space – see Policy BN.8, Figure 15, Table 7 and the Policies Map.

Hackney Wick Neighbourhood Centre – see Table 4

Evidence base references

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

Draft new London Plan (Greater London Authority, 2017)

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

Hackney Wick and Fish Island Design and Planning Guidance (LLDC, 2013)

Infrastructure Delivery Plan (LLDC, 2013)

Revised Infrastructure Delivery Plan (LLDC, 2018)

Combined Economy Study Part A(i) - Employment Land Review (March 2018)

Combined Economy Study Part A (ii) - Business Survey (March 2018)

Combined Economy Study Part B – Creative & Cultural Opportunities Assessment (March 2018)

Combined Economy Study Part C – Retail & Town Centre Needs Assessment (March 2018)

Hackney Wick Fish Island Strategic Connectivity Study (LLDC, 2013)

Research and viability study of affordable and managed workspaces supporting artistic practices in east London (LLDC, 2014)

Hackney Wick Area Action Plan (London Borough of Hackney, 2012)

Fish Island Area Action Plan (London Borough of Tower Hamlets, 2012)

Legacy Communities Scheme Planning Application: 11/90621/OUT (LLDC, 2012)

Superseeded - no longer in use



Superseded - no longer in use



Superseded, no longer in use

SUB AREA 2 NORTH STRATFORD AND ETON MANOR

Superseded - no longer in use

Vision

VISION

North Stratford and Eton Manor has become a thriving neighbourhood and an area of new high-quality housing, with generous new Local Open Spaces set alongside the parklands of Queen Elizabeth Olympic Park. This is a family focused area of vibrant new communities, a place for families to grow and stay. It is an area with unrivalled access to public transport, along with excellent schools, community facilities, local shops and services, within easy reach of the employment and business opportunities at Stratford and Hackney Wick. It will have access to a world-class affordable community sport and leisure activities and a location in which people aspire to live.



Figure 33:
Sub Area 2 key diagram



Superseded - no longer in use





Superseded - no longer in use

Area profile

11.1 This area is the earliest established place of change in the Legacy Corporation area. Much of East Village has been constructed and new homes are already occupied. The Chobham Manor and Chobham Farm developments are also starting to become occupied. Chobham Manor residential development phases one and two are now complete, while the final two phases are under construction. The Chobham Farm development, providing new homes, open space and local retail use, is equally well underway, the zones one and four are completed with zone two being currently under construction, and zone three yet to come forward. Chobham Academy accepted its first pupils in 2013 and the Sir Ludwig Guttmann Health Centre has opened to serve the wider area.

11.2 The retail units within the designated Local Centre at East Village are now beginning to thrive, serving local communities. Coupled with other non-residential uses such as the school and health centre combine to provide a heart to the new and expanding community. Stratford Metropolitan Centre and its retail, leisure, employment opportunities and excellent local and regional transport connections are close by. The employment opportunities at Here East and Hackney Wick are a walk or cycle ride away from this Sub Area.

11.3 This concentration of new homes is set alongside the north-western-most part of Queen Elizabeth Olympic Park and Lee Valley Hockey and Tennis Centre, which provides a gateway to Queen Elizabeth Olympic Park from the north. Together, the Lee Valley Hockey and Tennis Centre at Eton Manor and Lee Valley VeloPark provide a full range of cycling facilities and a 3,000-seater hockey stadium. These are important leisure and sporting assets hosting local, regional and international events. With the River Lea running along the western edge of the area, it provides a potentially unparalleled living and working environment within east London.

11.4 To the east, the area is bordered by the busy Leyton Road, a through route from Stratford to Leyton. This forms an edge of transition from the areas of new development to the mainly low-rise, traditional 19th- and 20th-century areas of housing of North Stratford and Maryland to the east. The opportunities for integration of these new and existing areas over time will come from public realm improvements, alignment of improved routes, infill development and redevelopment, and the social integration that will result from residents accessing community and other facilities and services in both the new and existing areas. Visitors to the Park and sporting venues will pass through the main streets and routes but this will be an area that is predominantly quieter, less dense and more open in its character than many of the surrounding locations.





Area priorities

11.5 Sub Area 2 is an area in which new development has been and continues to be delivered, with outline planning permissions in place for all key development sites. Detailed permission is also in place for some available development plots. Within this framework, the main priorities have been substantially considered and addressed through those permissions. In this context the following priorities apply:

- Continued delivery of the approved housing type, size and tenure mix to ensure a balanced range of homes and a focus on family housing
- Continued delivery of high development quality and sustainability standards
- Maintaining and achieving quality public spaces and public realm
- Ensuring that the Local Centre maintains a local function, distinct to the Metropolitan Centre at Stratford
- Support the on-going operation and viability of the Lee Valley Hockey and Tennis Centre and the Lee Valley VeloPark.

Policy 2.1: Housing typologies

POLICY

Development proposals within Sub Area 2 will be required to provide a mix of housing typologies, with an emphasis on the inclusion of housing appropriate for families, except in those locations where the other policies in this Local Plan indicate that tall buildings or the highest density of development is acceptable. Proposals will be required to demonstrate that the housing typologies will relate directly to, and reinforce, the street hierarchy. Proposals must be able to demonstrate that they contribute to achieving Lifetime Neighbourhoods.

Cross-reference to policies: H.1; H.2; BN.4; BN.5; T.5

Reasoned justification

11.6 The range of new housing sizes, types and tenures that will meet the vision for a series of family-focused new neighbourhoods in this Sub Area are captured within the existing planning permissions. It remains important that these principles continue to be applied should delivery plans change over time so that their contribution to meeting identified housing need in the context of a well designed and high-quality environment continues to be achieved.





Superseded - no longer in use

LEE VALLEY HOCKEY AND TENNIS CENTRE AND VELOPARK

The Lee Valley Hockey and Tennis Centre at Eton Manor and the Lee Valley VeloPark are world class sports facilities. Originally developed for the London 2012 Olympic Games and subsequently transformed they are both important national leisure and sporting venues hosting local, national and international events and support the Legacy Corporation's aspiration to deliver a sporting legacy for local communities. The two venues are owned by the Lee Valley Regional Park Authority and are managed through its leisure trust.

The Legacy Corporation continues to work closely with and support the Park Authority as it seeks to improve and grow the offer associated with the venues and thereby ensure their long term sustainability. This includes the further development of the land and facilities associated with the Hockey and Tennis Centre at Eton Manor which can complement the rest of the Queen Elizabeth Olympic Park.

Superseeded - no longer in use

Policy application

11.7 Where any proposals for new or amended development come forward within this Sub Area, planning applications will need to be able to demonstrate that these generally fit within the established parameters and use mixes within the permitted schemes at East Village, Chobham Manor and Chobham Farm. Development on other sites should be of a form and type that complements this emerging character.

Policy 2.2: Leyton Road – improving the public realm

POLICY

The Legacy Corporation in its role as Local Planning Authority will work with its partners to promote improvements to the public realm along Leyton Road.

Proposals for new development which has a frontage to Leyton Road will be required to demonstrate that it has been designed to improve the streetscape, and provide buildings that can accommodate active frontages, and will be expected to contribute significantly to improvement of the public realm.

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



Reasoned justification

11.8 The existing environment along Leyton Road reflects the past and continuing employment uses along the western side and the manner in which the areas of housing to the west generally turn their backs to the street. As development takes place and changes the eastern side of Leyton Road, it is important that this makes a significant contribution to the improvements that are required to make this a successful and active street.

Policy application

11.9 Development proposals will need to demonstrate that they contribute towards improvement of the streetscape through their design including, where appropriate, front doors on to the street and placing of non-residential uses where they will provide concentrations of activity. Where appropriate to the scale of the proposal and directly related to the development proposed, contribution to street improvement works, either financial or in kind, may be sought through a Section 106 Agreement.

Superseeded - no longer in use

Policy 2.3: Local Centre and non-residential uses

POLICY

Non-residential uses, including B1a and Use Class A1–A5, within Sub Area 2 should be small-scale, serve localised need and be concentrated within the designated Local Centre. The Local Centre boundary has been extended to include the mix of established shop frontages, as defined on the Policies Map. All non-residential floorspace within the Local Centre boundary is designated as Primary Frontage, as identified on Figure 33. Future uses within the primary frontage should support its local retail function and add to the vitality and attractiveness of the primary frontage area. Outside of the Local Centre, proposals for these uses should be located along key routes and/or in relation to public spaces and should be of a scale that will serve the needs of its immediate surroundings or be ancillary to a main use with which it is associated.

Cross-reference to policy: B.2

Reasoned justification

11.10 The designated Local Centre at East Village has now emerged as a fully functioning local centre. The area is also emerging as a strong independent retail destination, serving localised catchment and complementing the offer at nearby Stratford. The Primary Frontage has been designated to support and maintain its local retail function, vitality and attractiveness. No Secondary Frontage has been designated. It is recognised that the key routes also provide an opportunity for small-scale non-residential uses that, provided they remain of a small scale and ancillary to the main uses of the development blocks, can be appropriate and not undermine the Local Centre function.

Policy application

11.11 Any planning applications for new non-residential uses within the Sub Area should be located within the Local Centre boundary or, where they are of a small enough scale, be located along key routes, particularly where these are active frontages as identified in Figure 33. Further uses within Local Centre boundary should maintain appropriate retail uses and support the role and function identified in Table 4.



Superseded - no longer in use

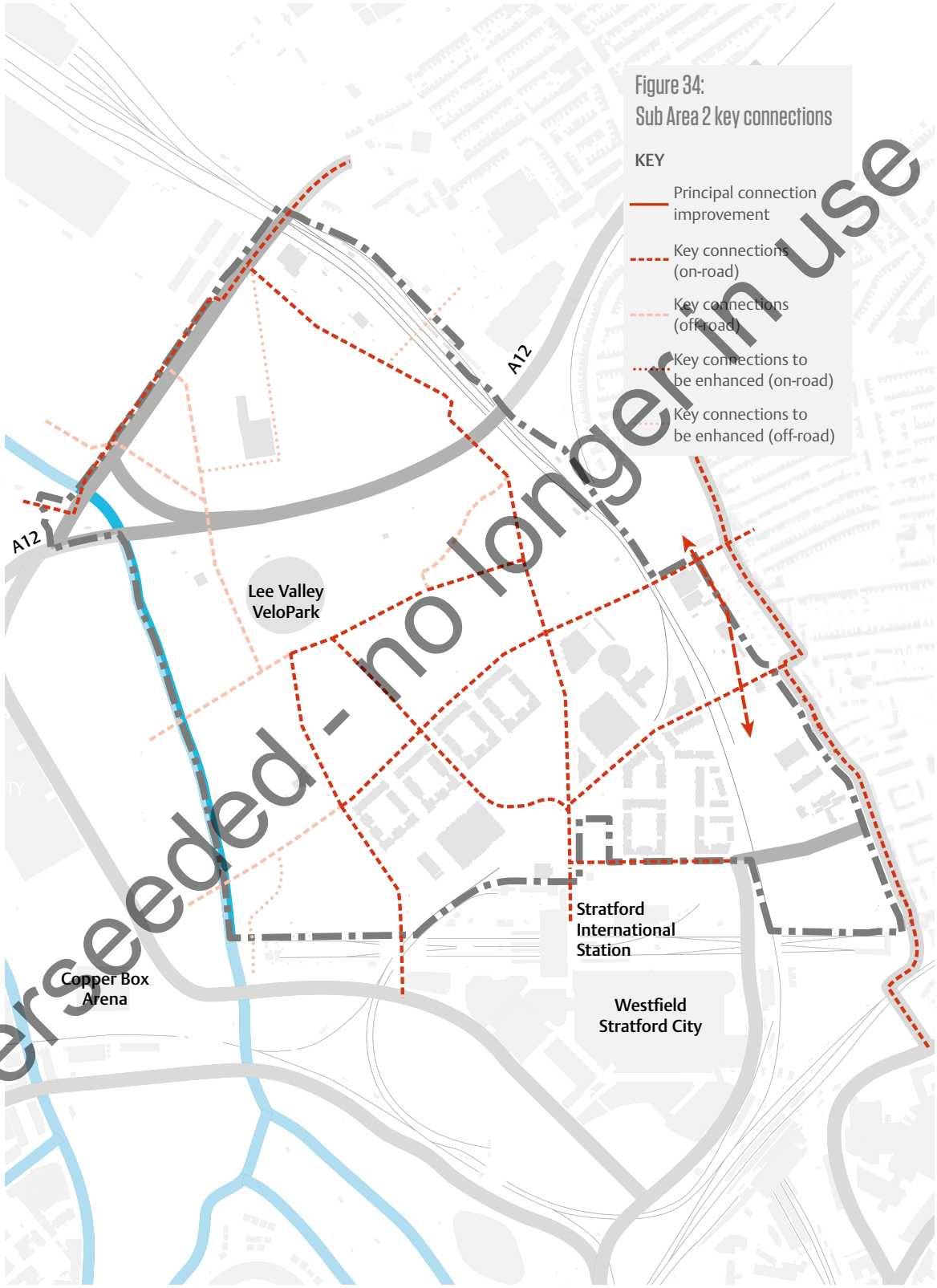


Figure 34:
Sub Area 2 key connections

Superseeded - no longer in use

Prevailing building heights

11.12 The approach to building heights within the Legacy Corporation area is set out at Policy BN.5, relying on the relationship between the development proposal and the 'prevailing' building height. In this Sub Area, planning permissions that cover the vast majority of developable land have established a detailed and assessed approach to development building height, and additional development should relate to this prevailing height in order to ensure that it respects the emerging new character. Table 11 sets out the prevailing height for each location.

Table 11: Prevailing heights in Sub Area 2 (heights in metres above existing ground level)

Chobham Farm (see Site Allocation SA2.1)	20 metres
Leyton Road North (area north of Henrietta Street)	20 metres
East Village (see Site Allocation SA2.2)	30 metres, with tall buildings on undeveloped plots closest to the boundary with the Metropolitan Centre
Chobham Manor (see Site Allocation SA2.3)	20 metres, with higher elements on the southern and northern edge
Chobham Farm North (see Site Allocation SA2.4)	20 metres

Superseded - no longer in use



Site Allocation SA2.1: Chobham Farm

SITE ALLOCATION

Comprehensive, phased, family-focused, medium-density mixed tenure residential development including a significant proportion of family homes, with ancillary non-residential space within Use Classes D1, A1–A5 and B1a, a local open space of at least 0.84 ha.



Superseded - no longer in use

Supporting development principles

- Heights to provide a transition from East Village to low-rise development east of Leyton Road
- Open Space location within central-western part of the site
- Active frontages onto Leyton Road and Henrietta Street
- Non-residential uses focused along Henrietta Street and northern part of Leyton Road frontage
- Allows for improved east-west connections through site to East Village and areas east of Leyton Road
- The site allocation is expected to yield a minimum of 1,030 new homes (gross) with affordable housing being delivered in accordance with the current planning permission.

Phasing and implementation
Delivery on site from 2014/15 onwards.

Relevant planning history
Application reference: 12/00146/FUM. Has permission for up to 1,036 residential units and up to 8,061 sqm of commercial floorspace within Use Classes A1–A3, B1, D1 and D2, along with 8,400 sqm park, including play space.

Address

Site address: Land to east of East Village and west of Leyton Road, Stratford, bounded by High Speed 1 Rail Line in south and Henrietta Street in the north

Existing uses: Part-vacant, part B1c, B2 and B8 Class employment uses. Main area of continuing use in the area of Thornham Grove

Size: 6.8 ha

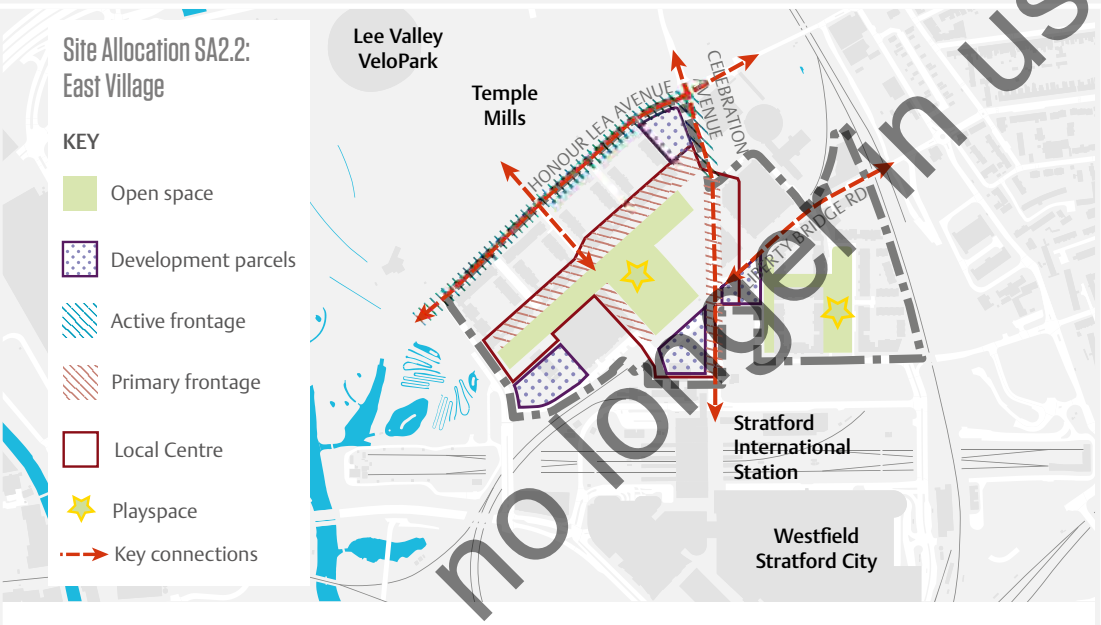
PTAL rating: 3–6a (north to south)

Flood Zone: 1

Site Allocation SA2.2: East Village

SITE ALLOCATION

Family-focused, medium- to high-density residential development with public open spaces and new Local Centre. Remaining development plots provide capacity for residential development and for retail and commercial uses at ground-floor level within the Local Centre. Retail space within Local Centre not to exceed a total of 9,999 sqm.



Superseded - no longer in use

Supporting development principles

- Development around existing open space and street network
- Tall buildings and higher densities in southern area close to Stratford International Station and Stratford Metropolitan Centre, medium densities and heights elsewhere
- Subject to Policy 2.3, seek to provide retail and non-residential activities onto route between Stratford International Station and Chobham Manor
- Ensure strong pedestrian and cycle links to Chobham Academy and Sir Ludwig Guttmann Health Centre
- The site allocation is expected to yield a minimum of 1,950 new homes (gross) with affordable housing being delivered in accordance with the current planning permission.

Phasing and implementation
Delivery on site (of undeveloped plots) from 2018/19 onwards.

Relevant planning history
Part of the Stratford City masterplan planning permission (Reference 07/90023/ VARODA) and associated subsequent planning permissions. Remaining plots can be brought forward through reserved matters applications within this permission. Remaining floorspace within the permission allows the following development within East Village:
Residential: 194,740 sqm
Retail: 4,238 sqm
Leisure: 3,124 sqm
Community use: 726 sqm

Address

Site address: East Village, Stratford

Existing uses: Vacant development plots within East Village with outline planning permission for development (see planning history)

Size: 18.9 hectares (total site area including the development plots)

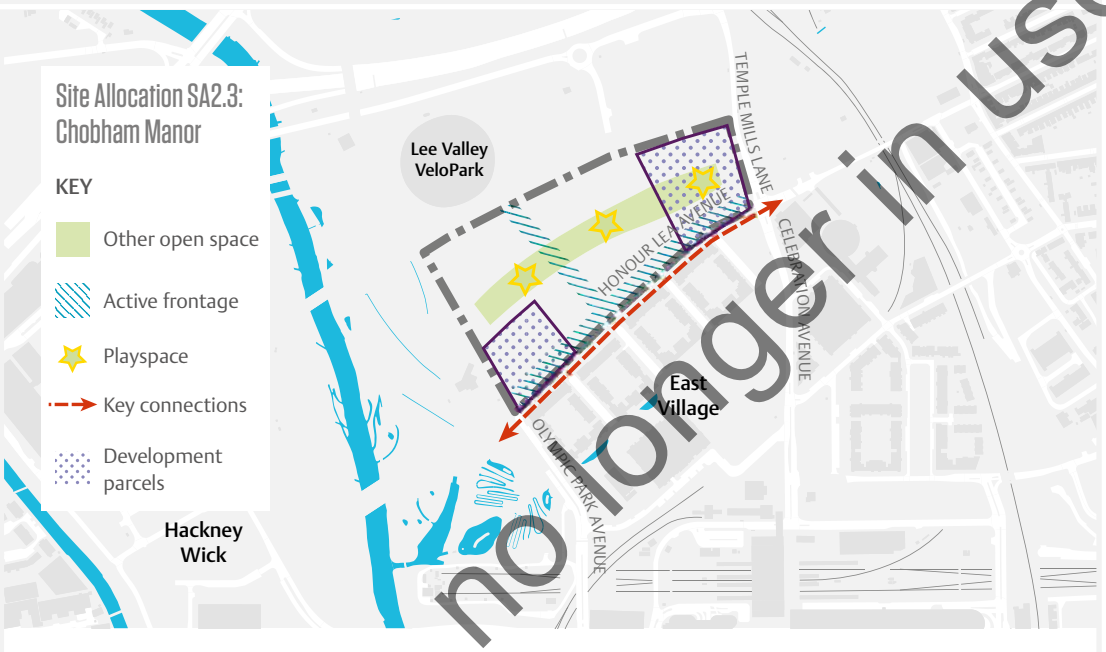
PTAL rating: 2-6

Flood Zone: 2 (western half only)

Site Allocation SA2.3: Chobham Manor

SITE ALLOCATION

Family-focused, phased, comprehensive residential development with public open spaces including areas of public park and play spaces totalling at least 1.4 hectares, community centre and ancillary retail and employment floorspace.



Superseded - no longer in use

Supporting development principles

- Significant proportion of family homes
- Provision for key routes, including route from East Village to the Lee Valley VeloPark
- Provision of east-west pedestrian and cycle connectivity through centre of development
- Provide a stepped transition in scale and massing in relation to East Village
- Provide a strong and consistent edge to the Park, overlooking Timber Lodge and Tumbling Bay
- Ensure non-residential uses are located where they will be well used and in association with public spaces
- Provide a wide mix of residential typologies (mews, terraces, stacked maisonettes, mansion blocks)
- The site allocation is expected to yield a minimum of 860 new homes (gross) with affordable housing being delivered in accordance with the current planning permission.

Phasing and implementation
Delivery on site (of undeveloped plots) from 2018/19 onwards.

Relevant planning history
Part of the Legacy Communities Scheme planning permission (Reference 11/90621/ OUTODA), with approved Zonal Masterplan for Planning Delivery Zone 6 (Chobham Manor) and detailed approval for all Phases (13/00504/REM, 14/00356/REM, 16/00518/REM, and 16/00510/REM).

Residential: up to 112,800 sqm Retail: up to 2,310 sqm Employment: up to 124 sqm Leisure: up to 165 sqm Community facilities: up to 1,141 sqm Publicly Accessible Open Space: 3.65 hectares.

Address

Site address: Vacant development zone, part of Legacy Communities Scheme Planning Permission

Existing uses: Legacy Communities Scheme development platform

Size: 9.2 ha

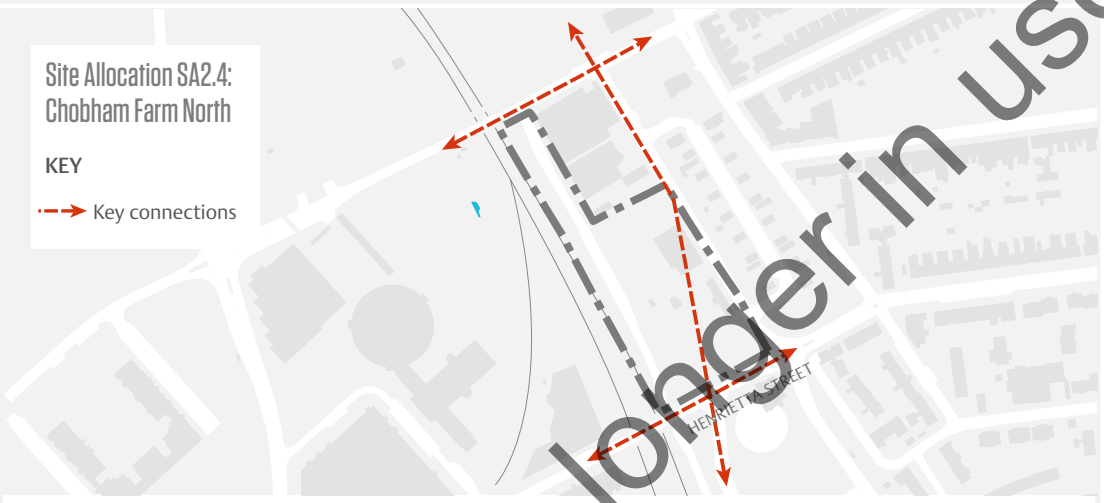
PTAL rating: 1a–3

Flood Zone: 2 (northern part only)

Site Allocation SA2.4: Chobham Farm North

SITE ALLOCATION

Mixed-use development, including family housing, external private or shared amenity space and provision of a link through the site into the Chobham Farm public open space to the south of Henrietta Street.



Supporting development principles

- Minimise impacts on residential amenity from railway line to the west and adjoining community building to the north and on existing residential communities to the east
- Provision of safe pedestrian crossing route over Henrietta Street between site and Chobham Farm site allocation development (SA2.1)
- Improve public realm and street scene of Leyton Road through design of the development and improvements to the street
- Provide a stepped transition in scale and massing in relation to East Village
- The site allocation is expected to yield a minimum of 200 new homes (gross) with an affordable housing threshold of 50 per cent on public sector land in accordance with Policy H.2
- The amount and type of non-residential use should be determined by applying Policy B.1

Phasing and implementation
Delivery on site is expected in three phases, from 2020 onwards.

Relevant planning history
12/00146/FUM - the western part of the site is a part of hybrid planning permission for Chobham Farm redevelopment scheme (Zone 5).

Address

Site address: Land bounded by Liberty Bridge Road, Temple Mills Lane, Leyton Road and the railway.

Existing uses: Part- D1 use and the reminder of site is currently in B1 and B8 use class employment uses.

Size: 1.22 ha

PTAL rating: 6a/6b

Flood Zone: 1

Superseded - no longer in use



Superseded - no longer in use

Signposting

Other designations applying to this Sub Area are:

Metropolitan Open Land, Queen Elizabeth Olympic Park, Lee Valley VeloPark and Eton Manor – see Policy BN.7

Local Open Space in various locations- see Policy BN.8 and Appendix 4, Local Open Space Table

Temple Mills Lane Locally Significant Industrial Site- see Policy B.1

Evidence base references

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

Infrastructure Delivery Plan Study Report (Legacy Development Corporation, 2018)

Stratford City Outline Planning Application 07/90023/VARODA and associated planning applications and detailed approvals

Olympic, Paralympic and Legacy Transformation Planning Application 07/90010/OUMODA and associated planning applications and detailed approvals

Legacy Communities Scheme Outline Planning Application 11/90621/OUTODA and associated detailed approvals

Chobham Farm Planning Application, 12/00146/FUM

Core Strategy (London Borough of Newham, 2012)

Stratford Metropolitan Masterplan (London Borough of Newham, 2011)



Superseded - no longer in use



Superseded - no longer in use

SUB AREA 3
CENTRAL STRATFORD AND SOUTHERN QUEEN ELIZABETH OLYMPIC PARK

SECTION 12

Superseded - no longer in use

Vision

VISION

Central Stratford and Southern Queen Elizabeth Olympic Park will continue to develop as a diverse area of new high-profile culture, education and sporting facilities, retail, leisure and business expansion with high-quality housing alongside long-standing and thriving business and residential communities, all nestled within easy access of the parklands of Queen Elizabeth Olympic Park. The excellent public transport accessibility, with additional potential for international links, will continue to draw business and investment into the area, as well as provide the means of access for the multitude of visitors who come to the area as a sporting, leisure and cultural destination.



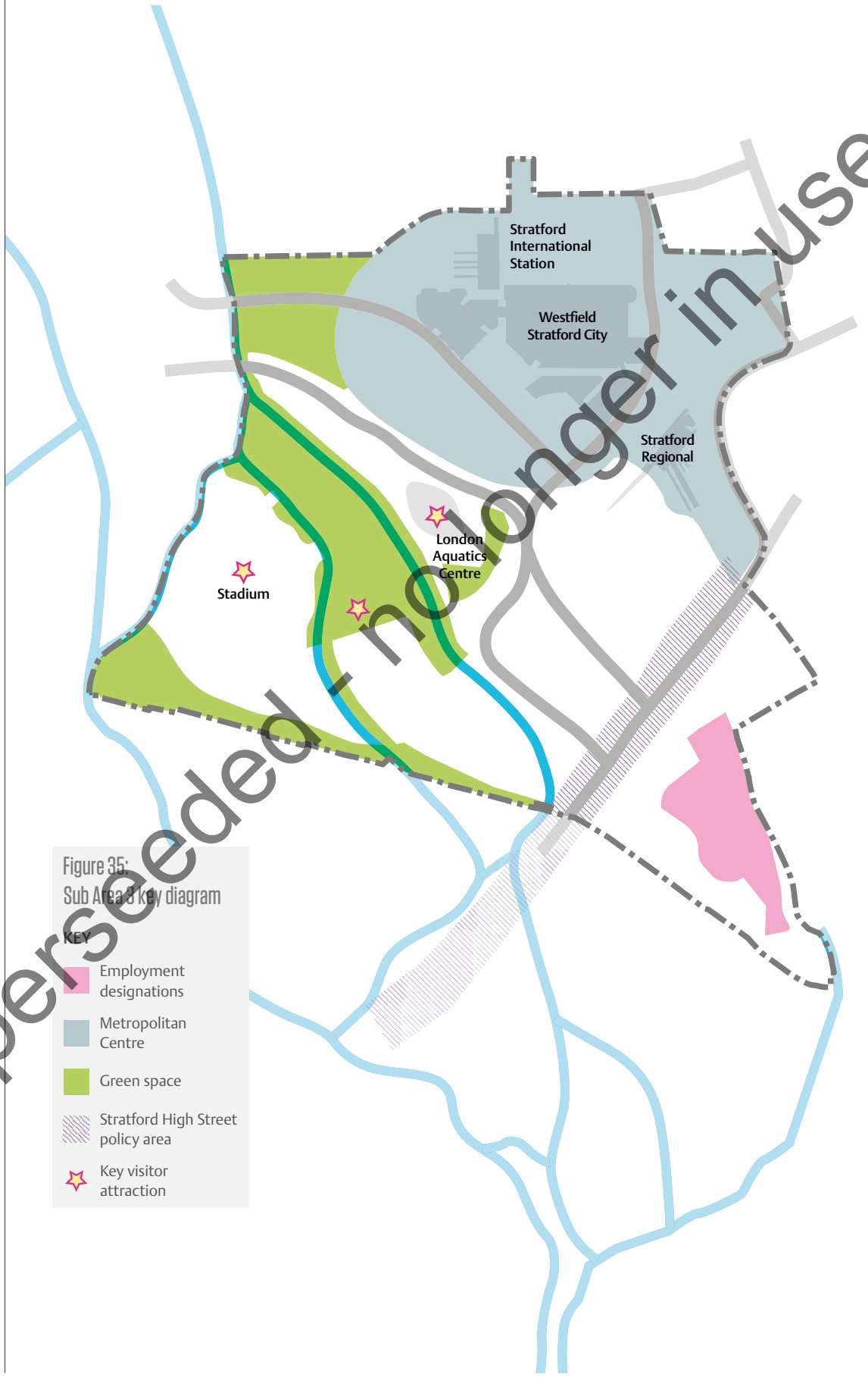


Figure 35:
Sub Area 3 key diagram

Superseded - no longer in use

Area profile

12.1 Much of this area exists within two distinct forms, which determines much of its character. Recently constructed areas are large in scale and dense, which include high-profile retail and leisure provision, sporting facilities, office accommodation and residential. The development of the large amount of available land will take on a similar scale and format. Existing residential and business areas with their supporting uses are generally finer grained, of varying scales and formats and, in the main, development in these areas will be smaller in format, reflecting current forms.

12.2 The area's key strengths are the significant amount of land available in such close proximity to excellent transport links and high-profile retained Games venues, with the waterways and parkland environment adding to this attraction, much of which also falls within the Lee Valley Regional Park Authority. This presents the opportunity to draw international investment, new cultural and education uses, significant office expansion, and housing growth to the area. This area will take on a renewed identity and will be an exemplar of sustainability. There will be a continuation of the pre and post-Games work to break down connectivity barriers in the form of roads, waterways and railway lines that still dissect the area. New cycling and pedestrian enhancements will increase accessibility, also enabling healthy and sustainable communities to flourish. This reinvigorated part of Stratford, a Metropolitan Centre of international importance, combined with Queen Elizabeth Olympic Park, will be the main engine driving growth and regeneration in this part of east London. As a Cultural Quarter the Queen Elizabeth Olympic Park will also be promoted, enhanced and protected.

Area priorities

12.3 Sub Area 3 will continue to see substantial pressure for new development through the Plan period. A significant amount of new residential, retail, education and office floorspace has planning permission. Changing circumstances mean that consented schemes around Stratford Waterfront are in the process of review. Reviewed proposals will help facilitate and contribute towards the future potential for the International Centre status of at Stratford by providing a range of cultural and educational uses alongside the extensive retail, office and residential expansion already planned. Other sites and locations, while not benefiting from a planning permission, do have potential for new development. The following priorities will apply when considering future development opportunities:

- Supporting the Metropolitan Centre and driving change and investment through identifying opportunities for business, cultural, visitor attractions and educational facilities
- Securing and facilitating regeneration for the existing communities, to ensure benefit from the 2012 Games distils into the local communities
- Delivery of new housing development which is appropriate in type, size and tenure mix
- Enhancing pedestrian and cycling connections across the area, including enhancing the role of waterways and Blue Ribbon Network
- Continued delivery of high-quality development, achieving sustainability standards
- Achieving quality public spaces and public realm
- Ensuring excellent on-going provision of community facilities, including schools, medical services, community meeting spaces and open space
- Enhancing access to and internal capacity at Stratford station.

12.4 The Sub Area has potential to deliver many of the strategic requirements of east London as a whole, particularly housing development. Results of the 2017 SHLAA suggest capacity for approximately 11,000 homes within the Sub Area up to 2036.

Superseded - no longer in use

Application of Policy BN.5 within the sub area

12.5 The prevailing height of development within Sub Area 3 has been established at 30 metres above ground level, equating to approximately 10 storeys of development. This is represented through a range of intermittent building heights that together form a unique arrangement that contributes to the area's townscape. Policy BN.5 sets out the approach that will need to be applied both in designing new development and in assessing planning applications where this is proposed to exceed this height. Table 12 below specifically sets out the height above which the policy test set out in Policy BN.5 will apply.

Table 12: Prevailing building heights in Sub Area 3 (heights in metres above existing ground level)

Central Stratford and Southern Queen Elizabeth Olympic Park (Sub Area 3 as a whole)	30 metres



Superseded - no longer in use

Policy 3.1: Metropolitan Centre

POLICY

Stratford will be promoted to function as a potential future International Centre through:

1. Directing large-scale town centre uses to within the centre boundary in accordance with Policy B.2
2. Supporting growth in office floorspace, with the Metropolitan Centre boundary also forming the location for the potential Central Activities Zone reserve
3. Supporting Stratford Waterfront as a new culture and education district and as a future location of town centre boundary extension
4. Focussing higher order comparison retail floorspace, providing at least 80 per cent of the identified retail requirements over the plan period
5. Supporting and enhancing the range of cultural and night time economy uses
6. Delivering new residential accommodation in appropriate locations throughout the centre
7. Ensure development contributes to the development of new connections to the eastern part of the centre (within the London Borough of Newham planning area) and the functionality of the Metropolitan Centre as a whole.

Cross-reference to policies: B.2

Superseded - no longer in use

Reasoned justification

12.6 The Draft New London Plan identifies potential for Stratford to form a future International Centre. In order for this aspiration to be realised the amount and range of town centre uses should be expanded at this location. The Draft New London Plan also identifies Stratford as a potential Central Activities Zone reserve. Given limited land availability within the existing centre boundary, potential locations for expansion also need identifying (as shown within Figure 6).

Policy application

12.7 Any proposals for large-scale town centre uses should be focussed within the existing town centre boundary (including within London Borough of Newham's planning area), or where identified as a potential location for expansion. Other edge of centre locations, such as Stratford High Street Policy Area (see Policy 3.1) also play a role in supporting the diversification of the function of the Centre. Site Allocation 3.1 also guides development of the land falling within the existing Centre boundary, and Site Allocation 3.2 sets out how proposals within Stratford Waterfront North, the potential location for extension of the town centre boundary, should develop. Residential development will be supported in appropriate locations away from the key shopping areas of the Metropolitan Centre. Where located outside the plots identified within SA3.1 mixed use development including residential should support the town centre designation including that of culture and the night time economy.

Policy 3.2: Stratford High Street Policy Area

POLICY

Proposals for mixed-use development along Stratford High Street will be required to demonstrate that it will enhance the character, townscape and function as a lively main street. Appropriate proposals for innovative mixed-use products including shared living and where residential and non-residential components are provided as an integrated product in particular focussing on culture and night time economy uses will be supported at the northern zone of the Stratford High Street Policy area (see Figure 35). All other non-residential elements of mixed-use schemes will be acceptable where they maximise flexibility of function and are vertically and horizontally integrated with residential.

Introduction of new, medium-scale retail, leisure and community uses may be appropriate, subject to a positive retail impacts assessment on planned public and private investment and vitality and viability of the Centres (see Policy B.2).

Proposals for development greater than 30 metres above ground level will be subject to Policy BN.5.

Public realm improvements and key connections as shown in Figure 36 should be enhanced.

Cross-reference to policies: B.2; BN.5

Superseded - no longer in use

Reasoned justification

12.8 Development along Stratford High Street (within Sub Areas 3 and 4) has become disjointed, with a number of high-rise residential developments being introduced, many with ground-floor flexible uses remaining vacant. The high volume of traffic with limited crossing-points means that the function as a traditional 'high street' is limited. The street lacks the vibrancy suited to its location, so measures to re-introduce life to the street will be supported. The introduction of employment-generating uses or cultural and night time economy uses through mixed use development will add to the vitality of the area and contribute to the rejuvenation of the High Street.



Policy application

12.9 Provision of a range of different town centre uses and a focus upon culture and night time economy uses within this location should support the further development of the Stratford Metropolitan Centre and have regard to traffic and safety issues. Shared living and other mixed-use developments where new town centre uses are proposed as an integral part of an innovative mixed-use development product will be considered positively on edge of centre sites at the northern end of the high street where the proposal meets all the requirements of the policy. Mixed-use developments proposing flexible uses on the ground floor should demonstrate that there are reasonable prospects of these units being taken up, have considered the needs of end-users and show that they are suitable to a number of uses such as retail, food and drink, workshops and office, community and leisure uses. Design of such schemes should also consider how uptake can be maximised through vertical integration of non-residential uses. Internal fit-out to support interim uses will be crucial.

12.10 In some cases, in order to make uses viable, medium-scale retail, leisure and community uses above the 200 sqm threshold may be acceptable within this location, subject to the sequential assessment of sites and impacts assessment showing positive results for the immediate area, with no negative impacts on Stratford Metropolitan Centre or the delivery of the proposed Local Centre at Pudding Mill. Retail development should provide a reasonable balance between the sub-classes, and should not result in the over-concentration of A2 Use Classes or A5 takeaways. Community and leisure uses on the ground floor, of an interim or permanent nature, will be supported subject to sequential assessment.

12.11 Despite the existence of tall buildings in this location, new development should generally be considerably lower in height, with key emphasis placed on the design and integration of proposed uses with the townscape. Policy 3.1 sets the building height level above which development proposals will be assessed against Policy BN.5.

12.12 Public realm improvements within this area will green the environment, provide opportunities for leisure, reduce the over-scaled road infrastructure and enhance human scale.





Superseeded - no longer in use

Policy 3.3: Improving connections around central Stratford

POLICY

The Legacy Corporation will work with its partners to promote improved connectivity and public realm improvements shown as key connections, key connections to be enhanced and principal connection improvements within Figure 36, in particular a new pedestrian bridge from Jupp Road and facilitating new entrances and interventions at Stratford Regional Station.

Proposals for new development along these key connections for enhancement should be orientated towards the street scene and maximise active frontages where possible.

Key connections shall be improved to enhance accessibility and multi-functionality for all users.

Section 106 contributions shall also be sought towards these improvements where necessary.

Cross-reference to policy: T.6

Reasoned justification

12.13 The excellent accessibility of the Sub Area is compromised in some locations by physical barriers of roads, railways and waterways and by the capacity constraints experienced at Stratford station. The Legacy Corporation will work towards breaking down these barriers through specific project proposals and seek enhancements through development where this is appropriate.

Policy application

12.14 The Legacy Corporation will work in partnership with other relevant bodies including local communities to improve connections, particularly on key projects, such as the Jupp Road Bridge and new entrances and interventions to Stratford Regional Station. Development proposals affecting a Key Connection, Key Connection to be Enhanced or Principal Connection Improvement (shown in Figure 36) should consider these connections as a key design principle and allow for their implementation. Where appropriate to the development proposed, improvements delivered as part of development proposals will be secured through use of a Section 106 Agreement.

Superseded - no longer in use

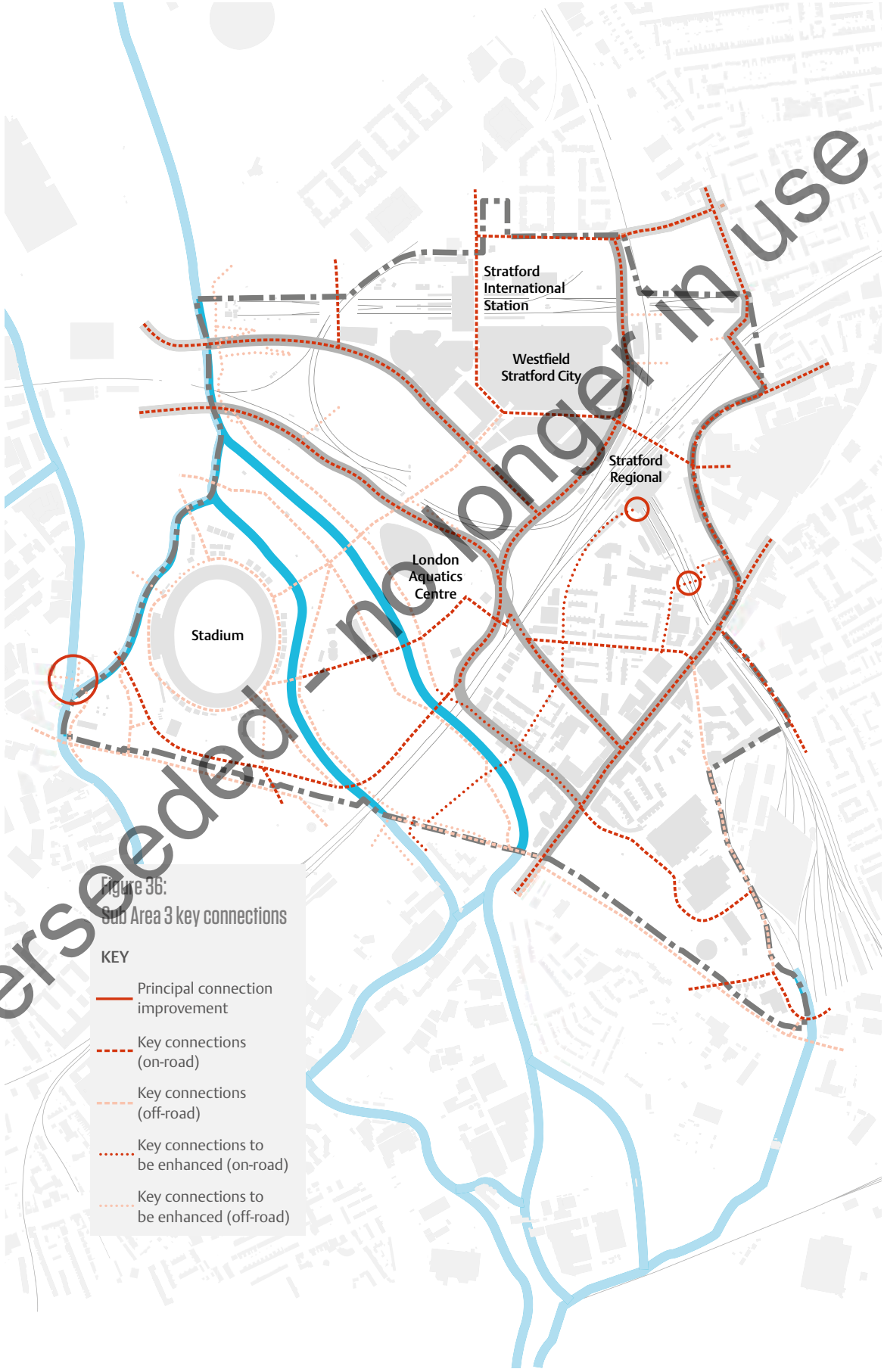


Figure 36:
Sub Area 3 key connections

KEY

- Principal connection improvement
- Key connections (on-road)
- Key connections (off-road)
- Key connections to be enhanced (on-road)
- Key connections to be enhanced (off-road)

Superseeded - no longer in use

12.15 The following sets out the Site Allocations for the area which will be the main locations for major development within this Sub Area. As well as setting out the type and form of development which is considered acceptable within this Sub Area, the allocations are also the means of securing social infrastructure to sustain this growth and integrate sustainable development. The allocation of sites to become a focus for retail, leisure and office development at Stratford and a destination for high-profile visitor, education, sporting and cultural attractions will be a further catalyst for change, enabling the economy to build on its current strengths, accelerating the performance and transformation of east London. The development of other significant development plans across sites within the town centre may also support this role of the Metropolitan Centre. Exciting new and invigorated residential districts with supporting community and economic uses will be within easy access of the opportunities and attractions offered in this part of revitalised Stratford.

12.16 Where major development schemes are proposed outside the Site Allocations within this Sub Area, proposals will have regard to all policies within this Local Plan and shall not lead to the loss of planned residential, business or community provision. The introduction of minor uses ancillary to the large-scale venues within the area may be appropriate. Proposals covering more than one Site Allocation, or parts of one, should facilitate, through a portfolio approach the delivery of the aims of each of the principles of the relevant site allocations as a whole.

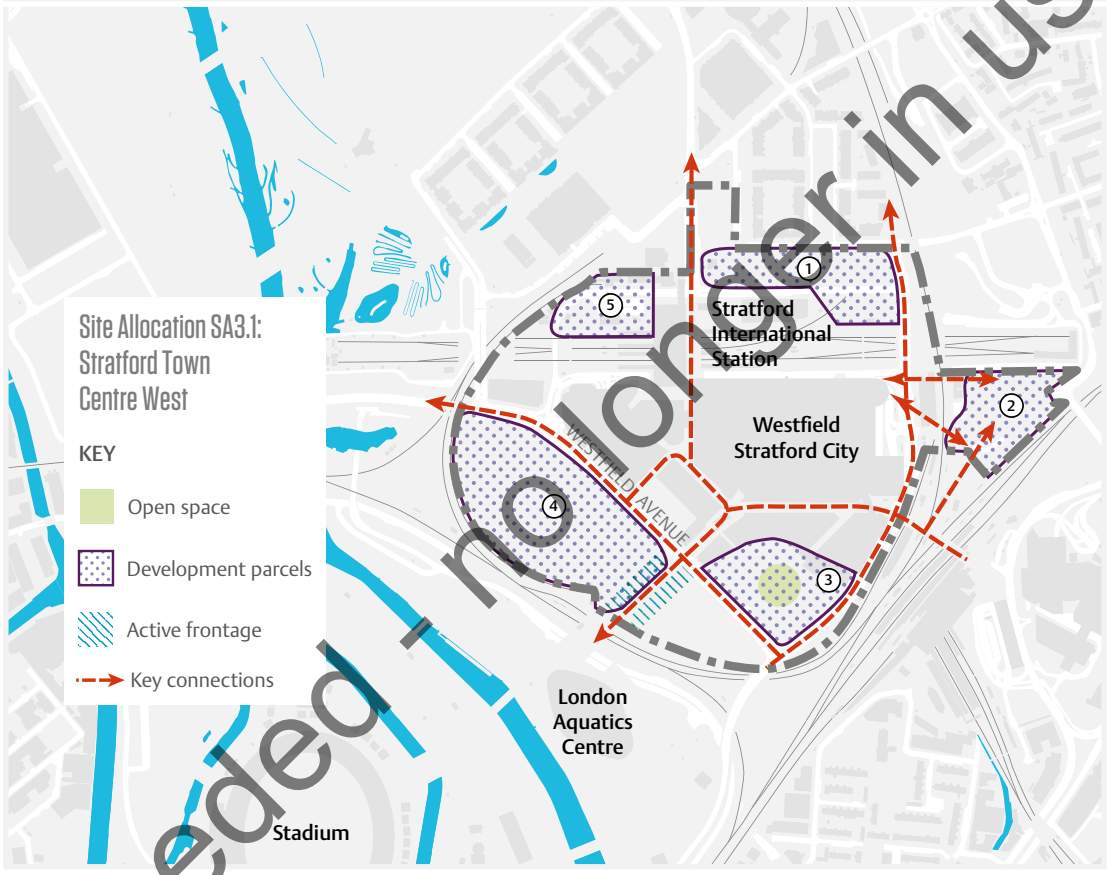


Superseded - no longer in use

Site Allocation SA3.1: Stratford Town Centre West

SITE ALLOCATION

A range of town centre uses and residential accommodation appropriate to the scale and form of the Metropolitan Centre designation. The eastern parcel providing access to the town centre by a Link Bridge. Active uses shall be on the ground floor along enhanced key connections.





Superseded - no longer in use

(continued from previous page)

Supporting development principles

- Provide an overall mix of town centre uses respecting the existing character, scale, and massing within the allocation area
- The site allocation is expected to yield a minimum of 2,000 new homes with an affordable housing threshold of 35 per cent, or 50 per cent on public sector land, in accordance with Policy H.2
- Suitable for main town centre uses appropriate to the Metropolitan Centre designation
- Development parcel 1 should provide a mix of uses, including residential, office and ground-floor local service retail providing a transition to the residential area to the north
- Development parcel 2 should provide a large-scale town centre use with supporting elements, with a link bridge
- Development parcel 3 should largely be a mixed use of retail and residential with a transition from retail and other uses, and containing Local Open Space
- Development parcel 4 should provide employment uses including offices and residential with the localised retail functions on the ground floors
- Development parcel 5 should provide residential accommodation, with supporting ground floor uses
- Key connections shall be enhanced: to the north to East Village; from Stratford town centre to the east; from Montfichet Road across to the Chobham Farm South site (Development Plot 2) from the south through to London Aquatics Centre; and from the west along Westfield Avenue to Queen Elizabeth Olympic Park
- Existing and proposed connectivity routes in private ownership should maintain and enhance the format and appearance of public space and the public realm
- Points where key connections meet the allocation shall be gateways for enhancement
- Maintain the view from the core of Stratford City through The International Quarter to London Aquatics Centre and beyond in line with the Views Policy BN.9
- Inclusion of land for new platforms at Stratford Station to support enhanced rail links to the north where required.

Phasing and implementation

- Other northern and south-western parts of The International Quarter to be delivered from 2020
- The housing development at Cherry Park will be delivered from 2020
- Delivery of the Chobham Farm South shall depend on access to the site via the town centre Link Bridge and is anticipated to be post-2020.

Planning history

- Has permission under the Stratford City scheme for 450,000 sqm of office approximately 1,440 residential units (TIQ-333, Cherry Park-1,105); 25,500 sqm hotel; 3,000 sqm retail; 2,000 sqm leisure
- Permission under the Manhattan Loft Gardens scheme for 248 residential units to the north of the International Station
- Outline permission has also been granted for retail anchor store and 1,200 homes at Cherry Park.

Address

Site address: Land at Westfield Stratford City, north of Stratford International Station, Chobham Farm South, International Quarter and Cherry Park

Existing use(s): Large shopping centre including retail and leisure uses, office accommodation, vacant land and land for transport

Size: 34.5 ha

PTAL rating: 1a–6a

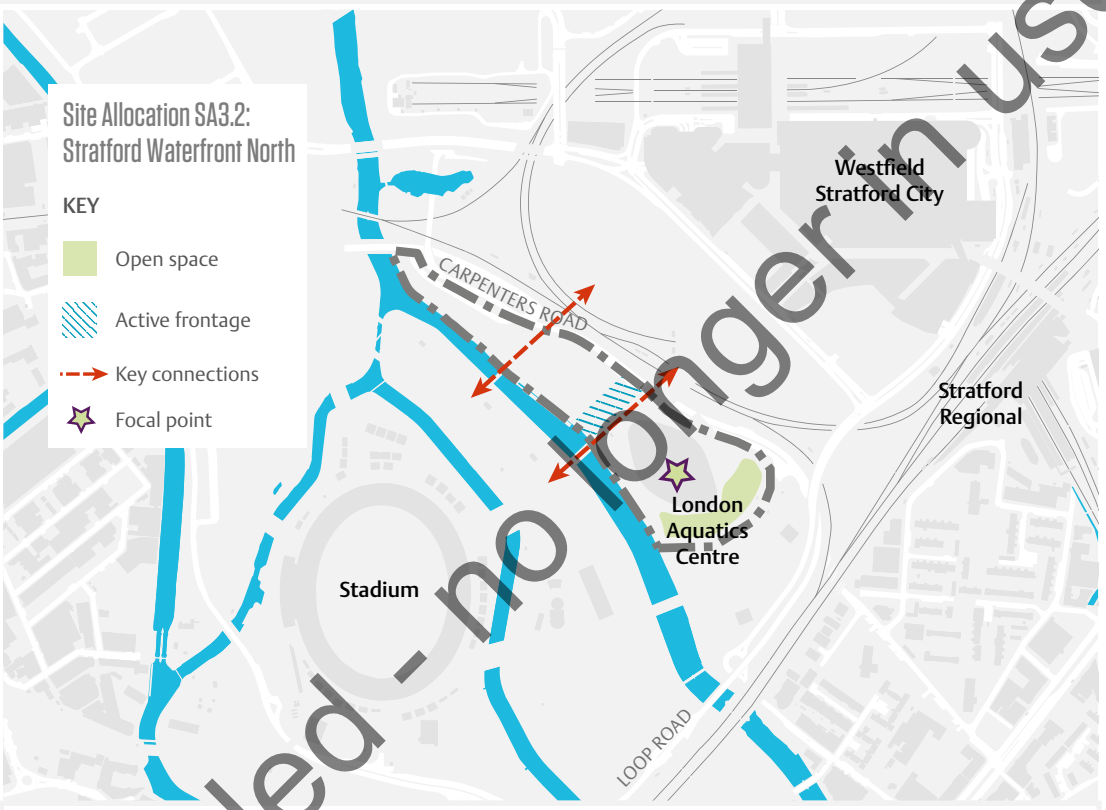
Flood Zone: Zone 2 (parts) and Zone 3 (limited)

Superseded - no longer in use

Site Allocation SA3.2: Stratford Waterfront North

SITE ALLOCATION

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



Superseded - no longer in use

Supporting development principles

- Provide a mix of uses to support the Metropolitan Centre function (with future potential for inclusion within the town centre boundary) in accordance with SP.1, B.2 and B.6
- The site allocation is expected to yield a minimum of 500 new homes
- Provide affordable housing across the portfolio sites (site allocations SA3.2, SA3.5, SA3.6 and SA 4.3) based on an affordable housing threshold of 50 per cent on public sector land in accordance with Policy H.2
- Building form should avoid the 'canyonisation' of Carpenters Road. Tall buildings that may be acceptable in this location will be subject to Tall Buildings Policy (BN.5)
- High residential development density to reflect location and public transport accessibility
- Design to take into account waterside setting and the positioning of the London Aquatics Centre and enhance these as focal points
- Provision and protection of key connections to and within the site from The International Quarter London to Stratford Waterfront West and beyond via the northern edge of London Aquatics Centre; and a new pedestrian/cycle connection between The International Quarter and Stratford Waterfront North. This should align with the existing urban grain to support permeability and access to Queen Elizabeth Olympic Park and the visitor and sporting facilities within it
- Protection of the view through the above connection in line with the Views Policy (BN.10)
- Active uses shall be on the ground floor along key connections to the north-west of London Aquatics Centre and river frontage.

Phasing and implementation

- Delivery on site is expected from 2020 onwards
- Delivery of the different uses along the Stratford Waterfront should be phased to ensure a coordinated delivery
- Proposals for the site allocation which are linked to other sites should facilitate the delivery of the principles of this site allocation through a portfolio approach.

Planning history

A hybrid permission (18/00470/OUT) granted for a comprehensive, phased, mixed use development at Stratford Waterfront. The detailed element approved for 72,899sqm for cultural and educational buildings. The outline element, with all matters reserved, approved for up to 65,000sqm, including 62,800sqm of residential development and up to 2,200sqm of retail, food and drink.

Address

Site address: Land between railway line and Carpenters Road

Existing use(s): Vacant land

Size: 7 ha

PTAL rating: 1a–5

Flood Zone: 2 and 3 (parts)



Superseded - no longer in use

Site Allocation SA3.3: Stratford Waterfront South

SITE ALLOCATION

Comprehensive, phased mixed-use development providing education, workspace, edge-of-centre retail, and residential to provide for strategic housing requirements.



Supporting development principles

- Provide a mix of uses appropriate to the location in accordance with SP.1, B.2, B.5 and B.6
- Development should ensure the openness of the Metropolitan Open Land including within the site allocation
- Density reflecting location and Public Transport Accessibility Levels
- Tall buildings may be acceptable in this location subject to Tall Buildings Policy (BN.5)
- Active uses shall be on the ground floor along key connections including frontages adjacent to the ArcelorMittal Orbit
- Design to take into account the waterside setting and open space character of Queen Elizabeth Olympic Park and enhance the setting of the ArcelorMittal Orbit and Queen Elizabeth Olympic Park
- Proposals should be designed to take account of, and mitigate, any noise impacts of the rail lines to the south
- Protect key connections adjacent and through the site
- Where student housing is provided this should be directly linked to the adjacent education uses in accordance with Policy H.4 and will be monitored on a 2:5 basis (2.5 bedspaces are equivalent to one residential unit)
- The site allocation is expected to yield a quantum equivalent to a minimum of 600 new homes with an affordable housing threshold of 50 per cent on public section land in accordance with Policy H.2

- Proposals should be designed to take account of, and mitigate, any noise impacts of the rail lines to the south
- Protect key connections.

Phasing and implementation

- Delivery on site from 2018 onwards
- Delivery of the different uses along should be phased to ensure a coordinated delivery.
- Proposals for the site allocation which are linked to other sites should facilitate the delivery of the principles of this site allocation through a portfolio approach.
- Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3

Planning history

Permission granted for mixed use development for academic development and commercial research space, student accommodation and small scale retail space.

Address

Site address: Land to the south of the ArcelorMittal Orbit bounded by Pool Street and Loop Road

Existing use(s): Vacant land

Size: 3.7 ha

PTAL rating: 1b–2

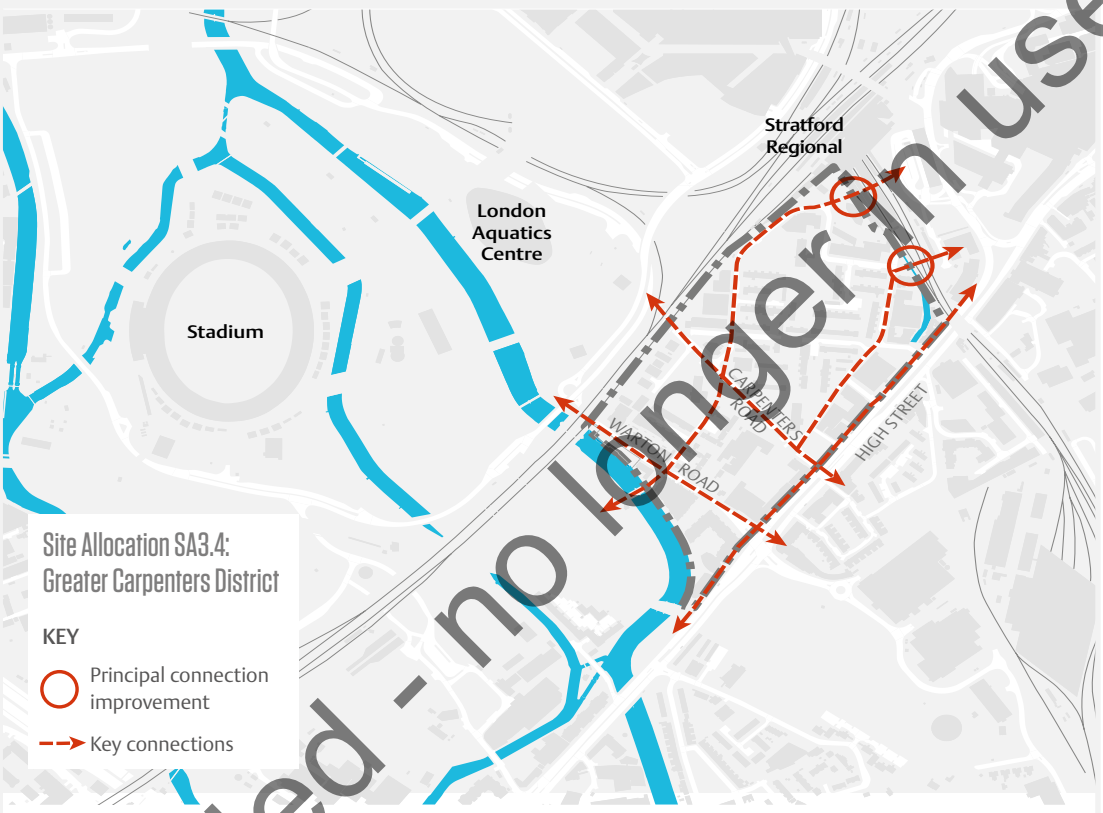
Flood Zone: 3 (parts)

Superseded - no longer in use

Site Allocation SA3.4: Greater Carpenters District

SITE ALLOCATION

Existing mixed-use area with potential for extensive mixed-use redevelopment. Achieve a mixed-use development including residential, and more extensive business, commercial, education and community uses.



Superseded - no longer in use

Supporting development principles

- The detailed development principles for this area will be formulated through the emerging Greater Carpenters Neighbourhood Plan. Consideration will be given to a range of options including refurbishment, opportunities for infill development, comprehensive redevelopment and combinations of these options for the site allocation area. Proposals should seek to facilitate a net increase in residential accommodation, optimising delivery in accordance with Policy SP.2 and H.1 of this Local Plan
- The precise size of the housing allocation will be determined following the outcome of consideration of the options referred to in the bullet point above, which will involve full community consultation, with an affordable housing threshold of 35 per cent or 50 per cent on public sector land, in accordance with Policy H.2.
- Proposals should maximise affordable housing delivery through the Viability Tested Route re-providing equivalent affordable housing floorspace through equivalent tenures as a minimum
- Development densities and uses should reflect location, and public transport accessibility and the town centre boundary
- In accordance with Policy BN.5 any tall buildings should be directed towards the town centre boundary
- Where provided, commercial and other active uses shall be on the ground floor along key connections, related to the station, Metropolitan Centre and Stratford High Street
- Maximise and reflect in any new development or public realm improvement the potential arising from pedestrian