

REVIEW OF THE LEGACY CORPORATION LOCAL PLAN – HOW YOU CAN GET INVOLVED





WHAT IS THE LONDON LEGACY DEVELOPMENT CORPORATION?

The London Legacy Development Corporation (LLDC) was created by the Mayor of London on 1 April 2012 for London's most important and exciting development project: regenerating east London, by making best use of the benefits of Queen Elizabeth Olympic Park and the 2012 London Olympic and Paralympic Games, as well as the unique characteristics of the area. It is responsible for managing the Park and delivering development and other regeneration projects within its area.

As the local planning authority for the area, in addition to preparing a Local Plan and other planning policy, the Legacy Corporation determines applications for planning permission within its area and has adopted its own Community Infrastructure Levy. More information about these responsibilities can be found on the Legacy Corporation website <http://www.queenelizabetholympicpark.co.uk/planning-authority/our-planning-role>

This booklet provides a summary of each of the Local Plan sections, outlining any major changes that potentially affect these. As this is only a summary, we recommend that the full Plan is read here: <http://www.queenelizabetholympicpark.co.uk/planning-authority/planning-policy/local-plan> However, you may find the following summary of the Local Plan helpful.



01

REVIEW OF THE LEGACY CORPORATION LOCAL PLAN

HOW YOU CAN GET INVOLVED

We are reviewing the Local Plan to make sure it is up to date and relevant. We would like your views on what parts of the Local Plan might need to be changed.

You can let us know what you think in the following ways:

- Fill out and return this booklet to us by post or email.
- Go to our online consultation platform and leave your views there.

We are also holding four themed open workshops that you can attend. These will cover:

- Housing
- Economy
- Infrastructure
- Environment and Sustainability

Full details on how to respond to this consultation can be found inside this booklet.

CONSULTATION ON THE LOCAL PLAN REVIEW AND HOW YOU CAN BE INVOLVED

WHAT IS THE LOCAL PLAN?

The Legacy Corporation Local Plan was adopted in July 2015 and is the statutory Development Plan for the Legacy Corporation area. It sets out the strategy for growth and change within the area over the period of time to 2031. It also sets out the policies that are used to shape and decide new development in the area. It also includes 'site allocations' that identify key sites for new development and types of development that should take place on those sites.

WHY ARE WE REVIEWING IT?

The Legacy Corporation area is changing rapidly, with a lot of new development being built and more planned. The number of people living in the area is growing as is the number and type of jobs and business opportunities, for example the creation of Here East in Hackney Wick and development of the International Quarter London in Stratford. We need to consider whether the growth assumptions made in the adopted Plan continue to be correct.



The Mayor of London, elected in 2016, has committed to a review of the London Plan and published his 'A City for All Londoners' in October 2016 setting out the main areas for change in London-wide policy, emphasising issues such as affordable housing and air quality. As a result there will be a need to ensure that the existing policies in the Local Plan conform to the policies in the new London Plan.

A Local Plan also needs to be supported by up to date evidence in key areas of policy. We are updating this evidence and this will help us to determine whether relevant policies continue to be robust or need to be changed. When new evidence base reports are produced these will be made available on the Legacy Corporation website.

HOW CAN YOU BE INVOLVED?

There will be several different ways in which you can be involved in the review of the Local Plan. We will be holding a number of workshops and meetings at which you can find out more about the Local Plan review and make your views known; there will be an online consultation portal where you can find out more about the Local Plan review, read the associated documents and provide your views and feedback; you will also be able to write to us or respond by email with your views.

THE FIRST CONSULTATION: WHAT IS IT AND HOW CAN I RESPOND?

This first consultation is aimed at helping to identify which policies and areas of the Local Plan should be changed and which should remain as they are. As the Local Plan was adopted relatively recently it is unlikely that there will be a need to change the entire Plan. This form provides the opportunity to provide any views you have on each section of the Local Plan in turn. You do not need to provide views or comments on each section if you do not wish to do so. We will consider the views



expressed as well as any new evidence and national planning guidance and policy. We will also take the emerging new London Plan and its policies into account, before concluding which parts of the Local Plan we need to change.

You can respond to the consultation in the following ways:

- Go to the online consultation portal, register your details and enter your comments.
- Fill out and return this form.
- Send an email to: planningpolicy@londonlegacy.co.uk

If you would like to speak to someone about this consultation you can call the Planning Policy Team on 020 3288 1800.

TECHNICAL ELEMENTS OF THIS CONSULTATION

There are two more technical elements that form part of this consultation. These are as follows:

CALL FOR SITES CONSULTATION

To help identify whether any existing Local Plan site allocations need to change or whether there are any new sites that should be included as site allocations for new development in the Local Plan, you can provide details of these by completing Part X of this form or the relevant part of the online consultation portal.



INTEGRATED IMPACT ASSESSMENT CONSULTATION ON STAGE A

We are undertaking an Integrated Impact Assessment of the revised Local Plan as it is prepared. This includes a Sustainability Appraisal, an Equalities Assessment, Health Impact Assessment and a Crime and Safety Impact Assessment. The Stage A part of this sets out the proposed approach to the assessment, including the assessment objectives and indicators that will be used. You can comment on this by completing Part X of this form or the relevant part of the online consultation platform.

WHAT HAPPENS NEXT?

Once this first stage of consultation has closed we will produce a consultation report that will help us to assess what parts of the Local Plan will be changed. We will then start to draft those changes. At that stage we will also provide updates

and information as we progress. We will also re-run the workshops during this time to provide the opportunity for further discussion and input as we develop those changes. We aim to have completed those proposed changes during the summer of 2018. This will be followed by a formal period of consultation on the proposed changes and an Examination which will be held by an independent planning inspector. Any comments provided at this formal consultation stage will form part of the Examination and will be considered by the Inspector. We envisage that the Examination stage will take place in early 2019. If the Inspector considers the changes to the Local Plan to be 'sound' and prepared in a way that was 'legally compliant' the Legacy Corporation will then be able to adopt the revised Local Plan. We envisage that this would take place later in 2019.



OUR AREA

02

WHAT DOES THIS SECTION INCLUDE?

This section includes factual information on the Legacy Corporation area. This will be updated to provide the latest information within the Publication version of the Local Plan.





Main Marsh

Hadney Marsh
UNDESIGNED

LEYTON

Temple Mills

Stratford New Town

Hackney Wick

STRATFORD

Stratford Marsh

Old Ford

Bow

Bromley

Mill Meads



OUR VISION AND WHAT WE WANT TO ACHIEVE

03

WHAT DOES THIS SECTION INCLUDE?

This section sets out the vision for the Legacy Corporation Area including the LLDC's mission and purpose and priority themes.

It also sets out the five objectives that feed into the strategic and detailed policies within the Plan. It illustrates this with a 'Key Diagram' and sets an overall policy for achieving sustainable development.

This section also sets the Local Plan in the context of higher level planning policy contained within the National Planning Policy Framework (NPPF) and the London Plan.

LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

LLDC Mission	LLDC Purpose
LLDC Priority themes	Vision statement
Key diagram	Policy SD.1: Sustainable development

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

The overall mission, purpose and priority themes of the LLDC remain unchanged. The LLDC’s Ten Year Plan was updated in March 2016 and introduces an updated the detail of these elements, with the exception of the Priority Themes which remain unchanged. The current **Ten Year Plan** can be found on the LLDC’s website.

The Vision Statement on page 14 of the adopted Local Plan provides a description of the LLDC area in 2031. This remains consistent with the updated LLDC Ten Year Plan but its detail will need to be reviewed to ensure it remains up to date.

This will also apply to the five Local Plan objectives which are as follows:

- Increase the prosperity of east London through growth in business and quality

jobs, with an emphasis on cultural and creative sectors, promotion as a visitor and tourist destination, and high-quality lifelong learning opportunities.

- Establish and maintain locally distinctive neighbourhoods which meet housing needs, while providing excellent and easily accessible social infrastructure.
- Create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment.
- Secure the infrastructure required to support growth and convergence.
- Deliver a sustainable and healthy place to live and work.





DEVELOPING BUSINESS GROWTH, JOBS, HIGHER EDUCATION AND TRAINING

WHAT DOES THIS SECTION INCLUDE?

The aims of this section of the Local Plan are to increase the prosperity of east London through business growth and quality jobs with an emphasis on culture and creative, visitor and tourism attractions and skills enhancement. This section covers a broad aspect of the economy from protecting traditional employment and providing new forms of dedicated and low cost workspace, to the provision of town centre uses within the centres (Stratford, Bromley-by-Bow, Hackney Wick, East Village and Pudding Mill) and seeking opportunities to enhance skills and education through development.

The policies within this section take a lead from the London Plan, and where appropriate contain cross-references to particular site allocations which deliver the aims of this section.

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LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

B.1 Location and maintenance of employment uses	B.4 Providing low-cost and managed workspace
B.2 Thriving town, neighbourhood and local centres	B.5 Increasing local access to jobs, skills and employment training
B.3 Creating vitality through interim uses	B.6 Higher education, research and development

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

EMERGING NEW LONDON PLAN

Within his **A City for All Londoners (2016)** document, the Mayor of London identifies the need to promote economic growth, within the context of the need to deliver housing. This more creative thinking in relation to employment land and the delivery of housing is likely to influence the future direction of the London Plan with a renewed emphasis on culture and creative industries. This strategic direction will influence the approach taken within the London Plan and, as a Mayoral Development Corporation, that of our own Local Plan.



A number of new GLA studies will provide context and bearing for our own evidence base:

The **London Industrial Land Demand Study (2017)** suggests that the scope to release industrial land across London is far less than previous, recommending that a majority of boroughs retain or expand industrial capacity. It also investigates the potential for intensification of industrial land, co-location with residential, and substitution of capacity with the wider south east (predominantly warehousing and distribution uses). Combined with new local evidence, this may lead to a need to consider modifications to the current policy approach taken for designated and non-designated clusters of employment, and further detail on intensification of uses, where relevant.

The **London Office Policy Review (2017)** projects growth in office employment in London over the plan period, highlighting that Stratford could develop as a potential Central Activities Zone (CAZ) satellite with speculative office developments at its most accessible locations. The study also discusses new forms of occupation, including the rise of co-working initiatives and affordable workspace.

The **Industrial Land Supply and Economy Study (2015)** assessed the supply of industrial land and the rate of historical and planned release in London. It also analyses the potential impacts of a reduced supply of industrial land.

NEW LOCAL EVIDENCE

In relation to our own evidence base for the economy, much of this will be provided within the new Combined Economy Study. This will provide:

- An update of the business profile of the area
- New information on supply and demand for employment land within the area, and future growth scenarios (including the role and influence of Stratford and Here East as key employment locations)
- Investigation of the demand for cultural, creative, leisure and night time economy sectors including space requirements, inter-relationships between uses and potential by location
- Updates on the retail requirements for each centre over the plan period.

The results of this study are likely to determine the detailed economic strategy within the Local Plan, particularly in relation to the need for and/or scope of review of policies relating to: the protection and re-provision of employment; the role and level of detail provided for the employment clusters; retail forecasts and the future role of the town centres; and the need for policies relating to cultural and creative industries and uses. It is anticipated that a completed report will be made available in early 2018.

MONITORING INFORMATION

This has shown that the Local Plan's objectives for the economy are broadly being achieved. New employment floorspace is focussed at International Quarter London (IQL) and Here East; the economic base is being diversified with the emergence of new industries; job opportunities enhanced through higher job densities; and the employment clusters are providing their designated functions. The town centres are also

developing, with Stratford Metropolitan Centre being a focus for business expansion and East Village now functioning as a Local Centre. However there is still work to do on developing Hackney Wick as a Neighbourhood Centre, and new District and Local Centres at Bromley-by-Bow and Pudding Mill are yet to come forward.

More detail is contained within the **2014/2015 Authority Monitoring Report (AMR)** which shows a substantial net gain of business space and job expansion during the monitoring period. Although the **2016 AMR** highlighted an overall loss of B class floorspace, there was an increase in non-residential floorspace and a replacement of low-grade, low job density B2 and B8 floorspace with new light industrial workshops and significant increases in job density. There was no reduction in supply of industrial land within the designated employment clusters -Strategic Industrial Locations (Industrial Business Park [IBP] and Preferred Industrial Location [PIL]), Locally Strategic Industrial Sites (LSIS) and Other Industrial Locations (OIL).





PROVIDING HOUSING AND NEIGHBOURHOODS

05

WHAT DOES THIS SECTION INCLUDE?

The aims of this section of the Local Plan are to deliver 24,000 homes within the area over the plan period, ensuring homes are accessible and affordable to a broad spectrum of the community and deliver essential community infrastructure. Policies cover annual and affordable housing targets for the area; housing size and mix; and specialist housing products including for gypsies and travellers and students, and new forms of housing products.

This section cross references a number of the built and natural environment policies as they relate to the design of development. It also takes a lead from the London Plan in relation to housing targets and affordable housing requirements.

LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

Housing	Community infrastructure
SP.2 – Maximising housing and infrastructure provision within new neighbourhoods	H.5 – Location of gypsy and traveller accommodation
H.1 – Providing a mix of housing types	H.6 – Houses in Multiple Occupation (HMOs)
H.2 – Delivering affordable housing	H.7 – Large-scale investment in private rented sector
H.3 – Meeting accommodation needs of older person households	CI.1 – Providing new and retaining existing community infrastructure
H.4 – Providing student accommodation	CI.2 – Planning for and bringing forward new schools

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

EMERGING NEW LONDON PLAN

Within his **A City for All Londoners (2016)** document the Mayor of London placed the delivery of housing and affordable housing as the highest priority. As part of the London Plan review further evidence on housing requirements and housing land availability is being collected for London as a whole. This will be used to determine minimum housing targets for each local planning authority. In support of policies for older persons housing within London the **Older Londoners and the London Plan (2016)** shows how small changes to the planning system could be better for older Londoners.

In relation to our own evidence base for the economy, much of this will be provided within the new **Housing Requirements Study**. This will provide an assessment of:

- Up to date evidence and emerging trends within London and the local area
- The general housing requirements arising within the area over the plan period the objectively assessed need
- The need for dedicated gypsy and traveller accommodation within the area, and other housing needs arising within these communities
- The extent to which delivery within the area contributes to wider strategic requirements.

The results of this study will be released in 2018 and are likely to strongly influence the form of the housing mix policies within the area and affordable housing requirements. The needs identified within the study will also be used to guide policies relating to specialist housing requirements and new housing products.

Monitoring information has shown that the Local Plan’s objectives for housing are broadly being met in terms of housing size and mix, however the **2014/2015 AMR** and **2016 AMR** show that housing approvals and delivery have fallen below target. Nonetheless, due to the amount of units currently under construction, delivery is anticipated to meet cumulative targets by around 2019. The AMRs also show that affordable housing percentages have cumulatively fallen below the 35% target, however it is anticipated that the Mayor’s **Affordable Housing and Viability SPG** will have implications for the amount of affordable housing secured in the future.

This section currently also includes policies on the retention and provision of community infrastructure. The evidence behind this is currently being reviewed within the wider **Infrastructure Study**, the results of which will influence the need to revise these policies, and how they are grouped within the Plan itself.



CREATE A HIGH-QUALITY BUILT AND NATURAL ENVIRONMENT

06

WHAT DOES THIS SECTION INCLUDE?

This section sets out the strategy and policies that are designed to protect and enhance the natural elements of the environment within the LLDC area and also those that are designed to help achieve a high quality and standard in new development, which will result in sustainable and liveable places.

The policies in this section build on the character and natural assets provided by the network of waterways and green spaces that run north to south in this part of the Lower Lea Valley, how those waterways and spaces are used and protected, how biodiversity is promoted and enhanced. Policies also cover matters that include air quality, noise and land quality (contamination), building heights and heritage.

LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

Policy SP.3: Integrating the natural, built and historic environment	Policy BN.9: Protecting key views
Policy BE.1: Responding to Place	Policy BN.10: Proposals for tall buildings
Policy BN.2: Creating distinctive waterway environments	Policy BN.11: Reducing noise and improving air quality
Policy BN.3: Maximising biodiversity	Policy BN.12: Protecting archaeological interest
Policy BN.4: Designing residential schemes	Policy BN.13: Improving the quality of land
Policy BN.5: Requiring inclusive design	Policy BN.14: Designing residential extensions
Policy BN.6: Protecting Metropolitan Open Land	Policy BN.15: Designing advertisements
Policy BN.7: Improving Local Open Space	Policy BN.16: Conserving or enhancing heritage assets
Policy BN.8: Maximising opportunities for play	

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

Ahead of the review of the London Plan, the Mayor published the [City for all Londoners'](#) in October 2016 setting out the direction of travel for that review. One of its four themes, Environment, Transport and Public Space emphasises the need to tackle climate change and protect the environment, with a particular emphasis on dealing with the issue of poor air quality.

The [Olympic Legacy Waterways Framework](#) has been published jointly by the LLDC and The Canal & River Trust, setting out a framework and strategy for use of the waterways in the area. [\[Link to document\]](#)

London Assembly recognition of Policy BN.3 Maximising Biodiversity was recognised by the London Assembly as an exemplar policy in its requirement to demonstrate a net gain in habitat. [\[Link to report\]](#).

Some of the four neighbouring boroughs

have completed updated work on Archaeological Priority areas with Historic England updating the approach previously taken. The Legacy Corporation is also reviewing its evidence within an Open Space and Play Assessment which will be made available in early 2018.

While there have been no significant changes to national and London strategic planning policy or standards since the adoption of the Local Plan in July 2015, the LLDC Authority Monitoring report has found that, to date, the development receiving planning permission is meeting the design policy standards set out in the policies, including the Nationally Described Space Standards, the Mayor of London's supplementary 'baseline standards' and the accessibility standards required in the optional building regulations inclusive design standards. [\[Link to the AMR\]](#).



SECURING THE INFRASTRUCTURE TO SUPPORT GROWTH

WHAT DOES THIS SECTION INCLUDE?

This section focuses on a range of infrastructure, specifically utilities, planning for waste and transport, highlighting how well connected the Legacy Corporation is through public transport and potential future opportunities to improve stations and link into new infrastructure, such as Crossrail 2.

It also focuses on the transport infrastructure that serves the LLDC area and is helping to support the level of growth that is planned. It identifies the approach to supporting delivery of new or improved infrastructure, including improvements to local connectivity. It also contains the policies that are designed to promote sustainable transport choices and manage the transport impacts from new development.

07

LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

Strategic Policy SP.4: Planning for and securing transport and utility infrastructure to support growth and convergence	Policy T.5: Street network
Policy IN.1: Telecommunications infrastructure and impact of development on broadcast and telecommunications services	Policy T.6: Facilitating local connectivity
Policy IN.2: Planning for waste	Policy T.7: Transport Assessments and Travel Plans
Policy T.1: Strategic transport improvements	Policy T.8: Parking and parking standards in new development
Policy T.2: Transport improvements	Policy T.9: Providing for pedestrians and cyclists
Policy T.3: Supporting transport schemes	Policy T.10: Using the waterways for transport
Policy T.4: Managing development and its transport impacts to promote sustainable transport choices, facilitate local connectivity and prioritise pedestrians and cyclists	

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

In recent years the LLDC area has benefited from significant investment in new infrastructure, much of it associated with the delivery of the 2012 Games. A revised Infrastructure Delivery Plan is being prepared as part of the Local Plan Review and this will help to test whether the assumptions made about infrastructure in the adopted Plan remain valid. It will include transport matters. This will also help to identify any new specific infrastructure provision that might be needed. The Mayor of London's 'London Infrastructure Plan 2050' will also be taken into consideration.

The current section focuses on transport. However, this review provides an opportunity to consider bringing infrastructure policies within the Local Plan as a whole into an updated infrastructure section.

As part of the Local Plan Review a suite of evidence based documents is being developed, this will include related [Infrastructure and Transport studies](#) to test current policies and support new policy development.



CREATING A SUSTAINABLE PLACE TO LIVE AND WORK

08

WHAT DOES THIS SECTION INCLUDE?

This section covers a range of specific sustainability matters including health and wellbeing, energy generation and efficiency, water use and disposal, sustainable design and construction, waste, and managing the effects of climate change, including flood risk and drainage.

This section is cross referenced with most aspects of the Local Plan as it covers specific issues within the wider strategy of achieving sustainable development and a high environmental quality that the Local Plan as a whole is seeking to achieve.

LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

Strategic Policy SP5 – A sustainable and healthy place to live and work	Policy S.5 – Water supply and waste water disposal
Policy S1 – Health and wellbeing	Policy S.6 – Waste reduction
Policy S2 – Energy in new development	Policy S.7 – Overheating and urban greening
Policy S.3 – Energy infrastructure and heat networks	Policy S.8 – Flood risk and sustainable drainage measures
Policy S.4 – Sustainable design and construction	

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

At the time of this consultation there has been no specific change in the national or London Plan planning policy and guidance affecting the topics areas dealt with in these policies.

The latest **Authorities Monitoring Report (February 2017)** shows that sustainability policy standards are being achieved when measured against the Key Performance Indicators and that while quality of life indicators remain below those for London as a whole, these have generally risen at a greater rate than for London as a whole, thereby narrowing the gap.

The main area that has changed has been the publication by the Environment Agency of updated flood risk mapping and a change in the methodology for calculating the climate change allowance that should be factored in when determining the appropriate level of flood risk that needs to be taken into account.

Consultants have produced a report for the LLDC as Local Planning Authority which factors in these changes in the context of the adopted Local Plan and the area based supplementary planning documents that have been adopted subsequent to this.

For other policies, the content and direction of the new London Plan will also need to be taken into account when this is published in draft.



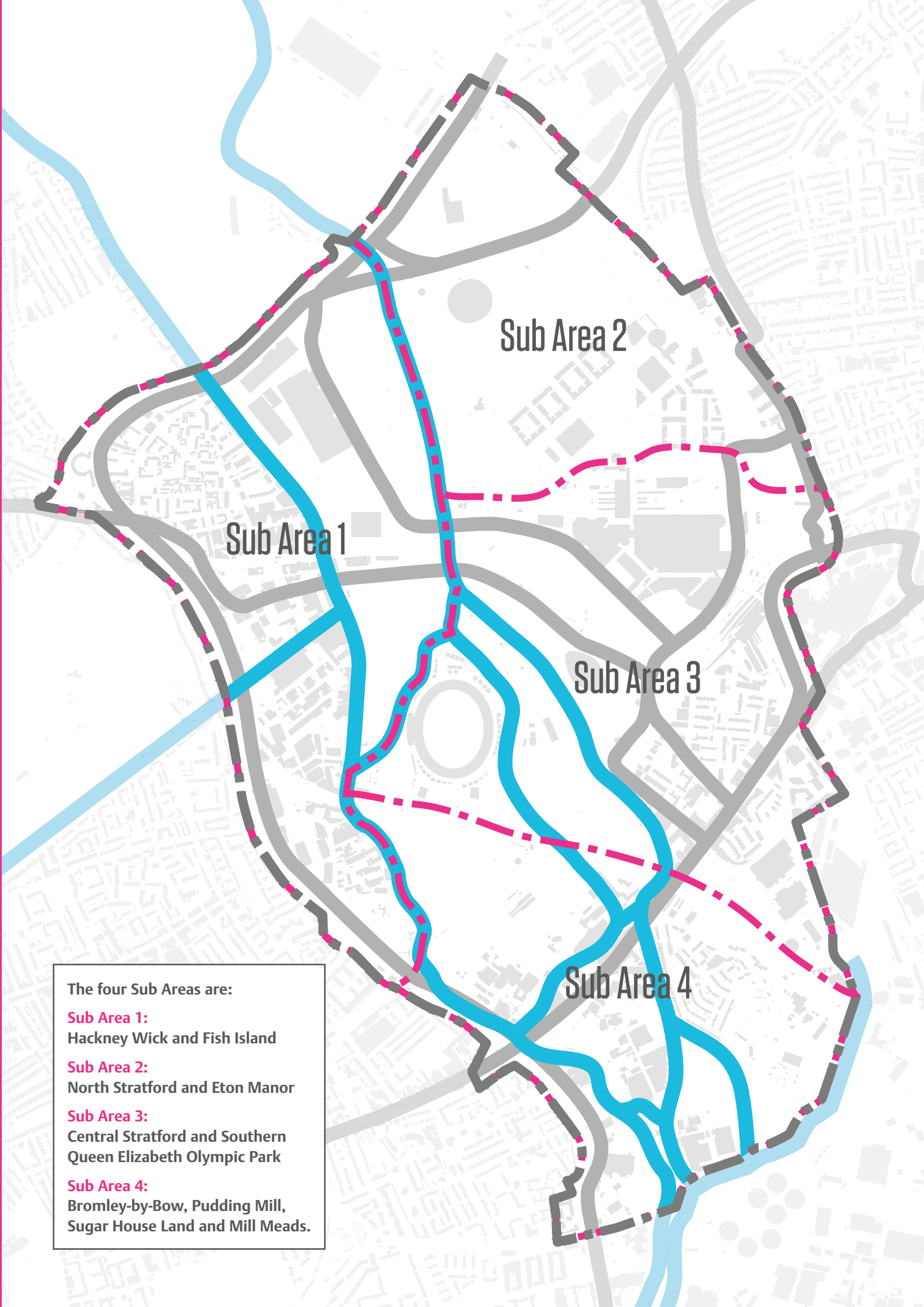


THE LOCAL PLAN SUB AREAS

09

WHAT DOES THIS SECTION INCLUDE?

This section provides an introduction to the Sub Areas, a map of the area and a list of site allocations. This will be updated to provide the most up-to-date information within the Publication version of the Local Plan.



Sub Area 2

Sub Area 1

Sub Area 3

Sub Area 4

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.



SUB AREA 1 – HACKNEY WICK AND FISH ISLAND

10

WHAT DOES THIS SECTION INCLUDE?

This section sets out a focused vision for the sub area which includes the new legacy areas of Here East, East Wick and Sweetwater to the east of the Lee Navigation and the established communities and employment areas to its west at Hackney Wick and Fish Island. It sets out a focused vision for the sub area, a set of specific sub area policies and nine site allocations. Site allocations describe the types of development that should be delivered on those sites and the principles that should be adhered to in designing a development scheme.

LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

Sub area 1 vision	SA1.1 – Hackney Wick Station Area
Policy 1.1 Managing change in Hackney Wick and Fish Island	A1.2 – Hamlet Industrial Estate
Policy 1.2 Promoting Hackney Wick and Fish Island’s unique identity and appearance	SA1.3 – Hepscoth Road
Policy 1.3 Connecting Hackney Wick and Fish Island	SA1.4 – Bream Street
Policy 1.4 Preserving or enhancing heritage assets in Hackney Wick and Fish Island	SA1.5 – 415 Wick Lane
Policy 1.5 Improving the public and private realm in Hackney Wick and Fish Island	SA1.6 – Neptune Wharf
Policy 1.6 Building to an appropriate height in Hackney Wick and Fish Island	SA1.7 – East Wick and Here East
	SA1.8 – Sweetwater
	SA1.9 – Bartrip Street South

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

Since the adoption of the Local Plan in 2015, there has been significant progress in the delivery of new development in Sub Area 1. Here East has been completed and has become a hub for technology and cultural business and education; the first phases of development at East Wick are about to get underway; and a significant amount of new mixed use development around Hackney Wick and Fish Island Mid has gained planning

permission. A number of these sites are now under construction. This provides a context for reviewing the policies and the site allocations to see whether any of these require updating to reflect the latest situation and to take account of any new evidence that is brought to light by the new evidence base studies, particularly the Housing Requirements Study and the Combined Economy Study.



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SUB AREA 2 – NORTH STRATFORD AND ETON MANOR

WHAT DOES THIS SECTION INCLUDE?

This section provides a focused vision for the sub area of the thriving community well integrated into the parklands of Queen Elizabeth Olympic Park, along with unrivalled access to public transport and provision of excellent schools, sports and community facilities, local shops and services. It underlines the significance of the proximity and connectivity to the potential employment opportunities at Here East, Hackney Wick, and Stratford Town Centre.

It also sets out specific sub area policies and three site allocations. The policies were designed to enhance the development of high-quality housing and the establishment of the new Local Centre. The site allocations outline the development principles for each designated area.

LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

Sub Area 2 vision	Policy 2.4 Local Centre and non-residential uses
Policy 2.1 Housing typologies	SA2.1 – Chobham Farm
Policy 2.2 Leyton Road – improving the public realm	SA2.2 – East Village
Policy 2.3 Improving connections	SA2.3 – Chobham Manor

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

Much of East Village has been constructed and new homes have already been occupied; the north and south phases of the Chobham Farm and Chobham Manor scheme phases one and two are now well underway. The adequate amount of retail and other non-residential floorspace have been well established, mainly clustered along Victory Parade at East Village forming the Local Centre.

Further work is needed to promote improvements to the public realm along Leyton Road as little has been changed since the adoption of the Local Plan in 2015.

This provides a context for reviewing the policies and site allocations to confirm whether any of these require updating to reflect the latest situation. It should also take into account new evidence that is brought to light by the new evidence base studies, particularly the Combined Economy Study in terms of the Local Centre boundary along with consideration of the need for designation of new

primary or secondary retail frontage. Likewise, the Housing Requirements Study and the Characterisation Study will indicate the need and scope for reviewing the housing typology policy to ensure the appropriate typology continues to be delivered within the remaining development plots.





SUB AREA 3, CENTRAL STRATFORD AND SOUTHERN QUEEN ELIZABETH OLYMPIC PARK

WHAT DOES THIS SECTION INCLUDE?

This section provides a focussed vision for the sub area of a flourishing Metropolitan Centre, new high profile sporting and educational uses and housing alongside thriving existing residential and business communities. Enhancing connections within and to/from the sub area are also a crucial part of the vision.

It also sets out specific sub area policies and six site allocations. The policies aim to enhance the role, function and vitality of Stratford High Street and enhance connectivity across the area as a whole. Site allocations describe the types of development that should be delivered on those sites and the principles that should be adhered to in designing a development scheme on each site.

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LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

Policy 3.1 Stratford High Street Policy Area	SA3.3 Stratford Waterfront West
Policy 3.2 Improving connections around Central Stratford	SA3.4 Greater Carpenters District
SA3.1 Stratford Town Centre West	SA3.5 Bridgewater Road
SA3.2 Stratford Waterfront East	SA3.6 Rick Roberts Way

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

When adopted in 2015 the Local Plan contained a number of policies and site allocations specific to Sub Area 3. A number of new predominantly residential schemes have commenced along the Stratford High Street and other significant proposals granted, potentially forming a cluster of non-self-contained residential accommodation within the area.

Progress has continued in relation to the delivery of plots within SA3.1 around Westfield Stratford City, most notably in the southern parcel at International Quarter London. Although no other site allocations within the sub area have progressed on site this was anticipated within the long-term delivery timescales set out within the Local Plan. Nonetheless, significant work has taken place bringing forward proposals within a number of the site allocations, including amendments to elements of the Legacy Communities Scheme at Stratford Waterfront East and West (SA3.2 and SA3.3) as well as at Bridgewater Road (SA3.5).

This provides a context for reviewing the policies and site allocations to confirm whether any of these require updating to reflect the latest situation. It should also take account of any new evidence that is brought to light by the new evidence base studies, particularly the Housing

Requirements Study in terms of demand for new forms of housing and the Combined Economy Study regarding the potential for Stratford to become an International Town Centre and emphasis on the night time economy.





SUB AREA 4 – BROMLEY-BY- BOW, PUDDING MILL, SUGAR HOUSE LANE AND MILL MEADS

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WHAT DOES THIS SECTION INCLUDE?

This section provides a focussed vision for the sub area with unique and important heritage assets and the potential for a district centre. The vision for the area also highlights the need for improving a range connections within and to/ from the sub area.

It also sets out specific sub area policies, including those protecting and enhancing the heritage assets in the area which are a significant feature and three site allocations. Site allocations describe the types of development that should be delivered on those sites and the principles that should be adhered to in designing a development scheme on each site.

LIST OF POLICIES WITHIN THIS SECTION OF THE LOCAL PLAN

Policy 4.1: A potential District Centre	SA4.1: Bromley-by-Bow
Policy 4.2: Bringing forward new connections to serve new development	SA4.2: Sugar House Lane
Policy 4.3: Station improvements	SA4.3: Pudding Mill
Policy 4.4: Protecting and enhancing heritage assets at Three Mills Island and Sugar House Lane	

WHAT WE ARE DOING TO REVIEW THIS SECTION OF THE LOCAL PLAN

Since the Local Plan’s adoption in 2015 significant change has taken place within the area, with development beginning to take place in SA4.3 (including an advanced site at Cooks Road), demolition and preparation work on a large area in SA4.2 and further development planned on SA4.1. These comprise of residential and employment led schemes.

Further work is needed in progressing delivery of connectivity work within the area to ensure that access is improved with a range of schemes planned. Continued work and monitoring is needed to ensure that the Three Mills area is preserved and the most is made of the benefit of having such import heritage assets in the area and the impact these have on local character and identity.

This provides a context for reviewing the policies and site allocations to confirm whether any of these require updating to reflect the latest situation. It should also take account of any new evidence that is brought to light by the new evidence base studies, particularly the Housing Requirements Study in terms demand for new forms of housing and the Combined Economy Study regarding the potential in

the future for a local centre, since adoption of the District Plan in 2015, two area based SPD’s have been prepared, the Pudding Mill SPD and the Bromley-by-Bow SPD. these can be viewed or downloaded from the following web-page [\[INSERT LINK\]](#).





DELIVERY AND IMPLEMENTATION

14

WHAT DOES THIS SECTION INCLUDE?

This section provides information on the planning decisions procedures, delivery mechanisms and processes involved in monitoring the Local Plan. It will be updated within the Publication version of the Local Plan to provide the most up-to-date information.



FOR MORE INFORMATION

Visit the Legacy Corporation website at: <http://www.queenelizabetholympicpark.co.uk/planning-authority/planning-policy/local-plan>

Or contact the Planning Policy and Decisions team on:

Telephone: **020 3288 1800**

In writing: **Planning Policy and Decisions Team, London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London, E20 1EJ**

Email: planningpolicy@londonlegacy.co.uk

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HOW TO COMMENT

We would like to hear your opinions on the scope of the Local Plan Review. Please note that any views we receive may be reported publicly as part of the Local Plan Review process. Unfortunately, we cannot accept confidential or anonymous responses.

Please return this form to LLDC address: Planning Policy and Decisions Team, London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London, E20 1EJ

By email: PlanningPolicy@londonlegacy.co.uk

By date:

CONTACT DETAILS

	Owner	Agent (where applicable)
Title		
Name		
Job title*		
Company or organisation*		
Address		
Telephone		
Email		
Do you wish to be informed of future Local Plan consultations? Please indicate by which method:		Email/Post/No thanks

*if applicable

COMMENTS

**Which existing Local Plan policies do you think should be reviewed?
(please explain why and highlight any evidence you think would support that change).**

**Is there anything else you think we should consider?
(i.e. further evidence, legislation)**

Any other comments on any section of the Local Plan. Please indicate.

LOCAL PLAN CALL FOR SITES PROCESS

GUIDANCE AND ADDITIONAL INFORMATION

WHAT IS THE LOCAL PLAN?

The Local Plan was adopted in July 2015. It sets out the strategic direction of future growth in the area, identifies strategic sites which are key to the delivery of the vision for the area, and policies relating to how development proposals within the area will be dealt with. The Plan is currently being reviewed in light of changing guidance and legislation; evidence; and other site-specific circumstances to ensure that it remains up to date. One part of this process is to undertake a Call for Sites process so the Legacy Corporation has the most up to date information on site availability within the area. More information on the Local Plan can be found at: <http://www.queenelizabetholympicpark.co.uk/planning-authority/planning-policy>

WHAT IS A CALL FOR SITES?

The call for sites is an important opportunity for all organisations and individuals to suggest land in the area covered by the Legacy Corporation for development or protection in the Local Plan. The call for sites process will run from x to y. It sits alongside and complements the Scope of the Local Plan consultation by allowing the submission of potential sites for development or protection, which may be incorporated in the Local Plan.

The Call for Sites process also allows the opportunity to input into the Legacy Corporation's Brownfield Register as required by the [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#)

The Call for Sites form has been developed to incorporate all relevant requirements of the Regulations, including the data standard.

HOW SHOULD I RESPOND TO THE CALL FOR SITES?

We would like to hear from you if you wish us to consider a site or sites within the area covered by the Legacy Corporation to be allocated for development or protection. Please complete a separate form and map for each site being submitted. There is no minimum or maximum site size however all sites will be assessed thoroughly against the site selection process set out within Appendix 1.

Submitted sites will be compiled and be subject to detailed assessment, including sustainability appraisal, to evaluate whether they should be taken forward through the Local Plan. You should note that any views you express will be available for public inspection and may be reported publicly as part of the Local Plan preparation process.

WHAT HAPPENS NEXT?

Each site submitted within the Call for Sites process will be assessed against the site-selection process shown within Appendix 1. Sites which meet the criteria for each stage are likely to be allocated within the Local Plan; however there will be the opportunity to comment on the allocation of sites within the formal Regulation 19 consultation stage of the Local Plan, currently anticipated for summer 2018.

The Legacy Corporation's Local Development Scheme sets out the formal timetable for the Local Plan Review, leading to anticipated adoption in late 2019. This can be found at:

<http://www.queenelizabetholympicpark.co.uk/-/media/lldc/planning/local-development-scheme-2017.ashx?la=en>

If you require further information, please contact the Planning Policy team at planningpolicy@londonlegacy.co.uk

APPENDIX 1 - SITE SELECTION PROCESS

For a site to be allocated within the review of the Local Plan, it will need to meet all the following criteria and pass all stages as set out below:



STAGE A: SITE SOURCE

To PASS the site must:

- ✓ Be an existing site allocation with the current status of:
 - No permission; OR
 - Unimplemented full, or outline permission with no reserved matters approvals: OR
 - Permission in full or outline with some unimplemented plots or phases
- ✓ Has planning permission which is:
 - Unimplemented full or outline permission with no reserved matters approvals; OR
 - Phased permission in full or outline with unimplemented phases
- ✓ Has been identified within the call for sites process AND has the ability to:
 - Deliver a critical piece of identified infrastructure for the area over the plan period; OR
 - Provide a use/mix of uses which is relevant and necessary and would not necessarily be approved in the required form through other planning policies; OR
 - Contribute significantly to the delivery of overall plan aspirations in relation to housing delivery or other uses identified for the Plan or sub area.

STAGE B: SIZE AND POTENTIAL

To PASS the site must:

- ✓ Have a total site area or remaining developable area², where applicable, of >0.25ha
- ✓ Have a total site or remaining developable area of <0.25ha but site is necessary/has potential to:
 - Deliver a critical piece of infrastructure identified for the area over the plan period; OR
 - Provide a use/mix of uses which is relevant and necessary and would not necessarily be approved through other planning policies; OR
 - Contribute significantly to the delivery of overall plan aspirations in relation to housing delivery or other uses identified for the Plan or sub area.

² 'Remaining developable area' defined as the part of the site which is available for development taking account of any plots or phases which have already been recently developed or completed, or subject to severe development constraints.

STAGE C: CONSTRAINTS

To PASS the site must:

- ✓ Site does not have any over-riding constraints which could not be overcome; reduce the development delivery capacity below developable³ levels; or reduce the characteristics of the site below Stage B qualifying criteria:
 - Planning policy constraints including- designated open space including Metropolitan Open Land (MOL), Strategic Industrial Land (SIL), Locally Significant Industrial Sites (LSIS), Other Industrial Locations (OIL), Safeguarded Wharves
 - Environmental Constraints including- flood risk, air quality and pollution, Health and Safety Executive consultation zones
 - Delivery constraints including - Land ownership, Local Infrastructure, Contamination

STAGE D: DELIVERY

To PASS the site must:

- ✓ Deliverable within 5 years (i.e. suitable- for development, relevant location; available- now; achievable- within 5 years and viable) ; 'Deliverable' is defined in paragraph 5 to Schedule 2 of the 2017 Regulations as, "there is a reasonable prospect that residential development will take place on the land within 5 years beginning"; OR
- ✓ Deliverable within years 6-1, or 11-15 and suitable and reasonable prospect could be viably developed

³ As defined by NPPF, extended to cover non-residential accommodation where relevant

RESPONSE FORM

This form should be used to identify any specific sites within the Legacy Corporation area that you consider should be brought forward for development within the 15 year lifetime of the Plan (which will be from the point of adoption until 2031).

PART 1 – CONTACT INFORMATION

Personal information	Owner	Agent (where applicable) ¹
Title		
Name		
Job title*		
Company or organisation*		
Address		
Telephone		
Email		

¹ Where a response is made by an agent all communications will be with that agent unless subsequently notified otherwise.

Future contact	Please indicate if you would like to be informed of future Local Plan consultations, and by which method.	
Email		
Post		
No Thanks		

PART 2 – SITE INFORMATION

Site address	
<ul style="list-style-type: none">• Please include full address including post code• Grid reference (if known)• Please attach a site plan with the site boundary clearly marked	
Site size	
<ul style="list-style-type: none">• Please include site size in hectares to two decimal places	
Planning status and history	
<p>Please provide information details of any previous planning applications on the site (including reference numbers and associated details if known).</p> <ul style="list-style-type: none">• Has the site previously been submitted to the Legacy Corporation, or borough in a Call for Sites process? Please give details.	

Current use

Please list all current and most recent uses on the site, providing floorspace information, vacancies and last use date, where applicable.

Future uses

Please give details of the uses you consider are appropriate for the site to which this call for sites submission relates (e.g. housing, retail, health, open space, business and commercial, education, sports and leisure, industry, utilities, community facilities, other infrastructure, waste management).

Please specify if you consider the site could qualify for permission in principle, in relation to it meeting the criteria of xxx and the proposed use being 'predominantly residential'. If so please indicate the range of homes this site could support.

Site constraints

Please provide information on any constraints affecting the site within the following categories:

- Environmental/physical (e.g. land contamination, flood risk, access).
- Planning policy (e.g. open space designations, nearby uses)
- Delivery (e.g. multiple ownership, leasehold restrictions, legal covenants, relocation of infrastructure)

Site ownership and market interest	
Owned by a public authority	
Owned by a developer	
Owned by individual/consortium	
Owned by individual/consortium where a developer has an option	
Site in multiple ownership	
Unknown ownership	
If you are not the landowner, is the landowner aware that you are submitting this site for consideration in the Local Plan?	

When do you think the site is likely to come forward for development?	
Immediately	
Up to 5 years	
5-10 years	
10-15 years	
Beyond 15 years	
Not known	

Other relevant information	
Please provide any further information that you consider relevant to the site which you have identified.	

Please return your form by x January 2018 to:

Director of Planning Policy and Decisions London Legacy Development Corporation Planning Policy and Decisions Team Level 10, 1 Stratford Place Montfichet Road London E20 1EJ

Or email planningpolicy@londonlegacy.co.uk