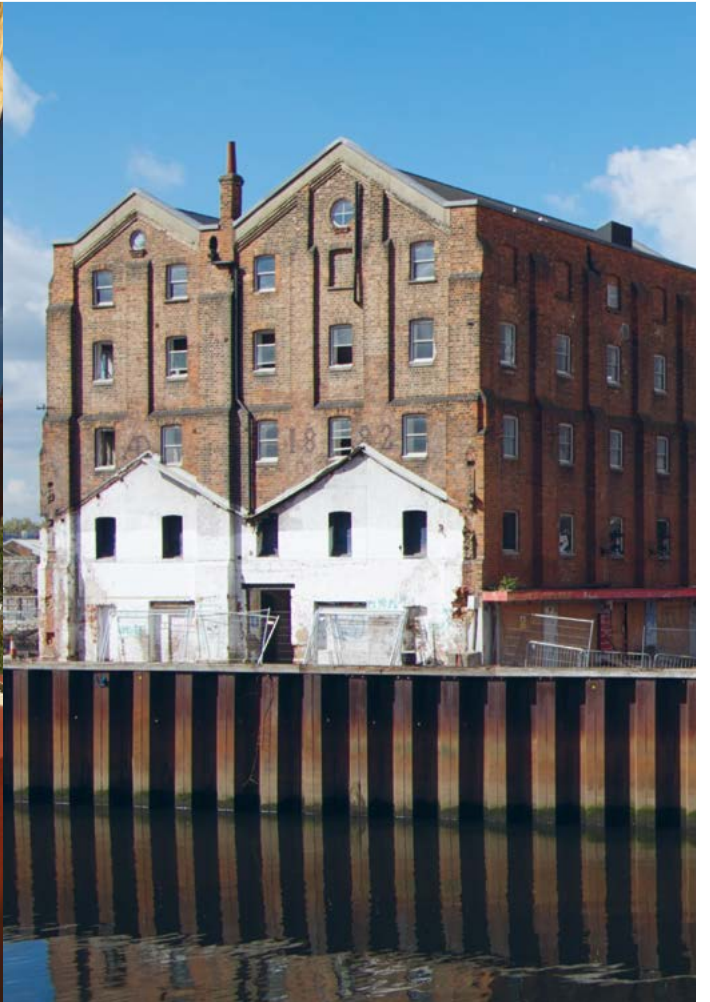


LOCAL PLAN

2020 TO 2036

ADOPTED 21 JULY 2020





CONTENTS

Section 1	Introduction	7
Section 2	Our area	11
Section 3	Our vision – what we want to achieve	17
Section 4	Developing business growth, job, higher education and training	29
Section 5	Providing housing and neighbourhoods	55
Section 6	Creating a high-quality built and natural environment	89
Section 7	Securing transport infrastructure to support growth	129
Section 8	Creating a sustainable place to live and work	151
Section 9	The Local Plan Sub Areas	175
Section 10	Sub Area 1: Hackney Wick and Fish Island	179
Section 11	Sub Area 2: North Stratford and Eton Manor	207
Section 12	Sub Area 3: Central Stratford and Southern Queen Elizabeth Olympic Park	223
Section 13	Sub Area 4: Bromley-by-Bow, Pudding Mill, Sugar House Lane and Mill Meads	245
Section 14	Delivery and implementation	265
Appendices		276
Appendix 1	The policy context	276
Appendix 2	Key housing locations	280
Appendix 3	Schedule of Designated (Nationally Listed) and Non-Designated Heritage Assets	283
Appendix 4	Schedule of Local Open Spaces and its identified function(s)	285
Appendix 5	Glossary	287
Appendix 6	Use Class Table	298
Appendix 7	Abbreviations	300
Appendix 8	Index of Policies	301

Schedule of Tables and Figures

Table	Name	Page
1	Strategic and non-strategic policies in the Local Plan	23
2	Direct jobs from proposals	32
3	Employment clusters	38
4	Retail centre hierarchy	44
5	Existing schools provision	83
6	Planned schools provision	84
7	Public open space categorisation	111
8	Street network	140
9	Site Allocations	177
10	Prevailing building heights in Sub Area 1	193
11	Prevailing heights in Sub Area 2	215
12	Prevailing building heights in Sub Area 3	226
13	Prevailing and generally expected heights in Sub Area 4	247
14	Infrastructure Delivery Policies	266
15	Local Plan Key Performance Indicators	272
16	Housing numbers by phase	280
17	Schedule of Designated (Nationally Listed)	283
18	Schedule of Local Open Space and its Identified Function(s)	285
19	Use Classes	298
Figure	Name	Page
1	Geographical context	11
2	The future of the Legacy Corporation area	15
3	Key diagram	19
4	Economic strategy	31
5	Transport mode to centres	42
6	Extent of town centre boundary	46
7	Location of retail units	46
8	Key neighbourhoods for change	57
9	Housing trajectory to 2036	58
10	Density considerations	61
11	Community facilities	80
12	Major wildlife corridors	88
13	Waterways and indicative moorings	95
14	Representation of building heights	104
15	Local Open Space	108
16	Future Local Open Space	109
17	Lee Valley Regional Park area	110
18	Key views within the Legacy Corporation area	114
19	Areas covered by Archaeological Protection Areas	118

Figure	Name	Page
20	Proposed planning approval process – ground contamination and remediation	120
21	Heritage assets	125
22	Transport and connectivity	133
23	Transport priorities	138
24	Streets and connections	141
25	Key connections	142
26	Heat network	157
27	Flood risk	167
28	The Local Plan Sub Areas	175
29	Site Allocations	176
30	Sub Area 1 key diagram	180
31	Sub Area 1 key connections	189
32	Heritage assets situated within Sub Area 1	190
33	Sub Area 2 key diagram	208
34	Sub Area 2 key connections	214
35	Sub Area 3 key diagram	224
36	Sub Area 3 key connection	231
37	Sub Area 4 key diagram	246
38	Sub Area 4 key connections	250
39	Legacy Corporation: delivery and implementation	268
40	Administrative borough boundaries	277
41	Chain of planning conformity	278



FOREWORD



FOREWORD

This revised Local Plan provides an updated blueprint for how the Legacy Development Corporation will continue working towards achieving good growth in its area. It positions Queen Elizabeth Olympic Park and its surrounding places at the heart of what will continue to be the capital's most ambitious regeneration project for the next 15 years. Using the Legacy Corporation's planning powers, we want to create a mix of genuinely affordable homes, business space and public amenities that will meet both the needs of local people and of our growing city. We want to create a vibrant, healthy and sustainable place for existing and future communities, providing education, training, jobs and new homes in this part of East London.

The Plan has been brought up to date and reflects the Mayor of London's commitment to increasing the provision of genuinely affordable housing while growing the local economy and jobs. The revised Plan provides strategic guidance for all development within the Legacy Corporation area until 2036 and sets out the local planning policy used for making planning decisions. When next reviewed, the cooperation arrangements in place with the four boroughs (Hackney, Newham, Tower Hamlets and Waltham Forest) will ensure alignment of strategy and policy with their own Plans as these integrate the Legacy Corporation area from 2025.

Since its establishment, the Legacy Corporation has made significant progress in delivering a lasting legacy from the Games in 2012. Following its transformation, the Park fully re-opened to the public in 2014, with long-term partners for each of the permanent sporting venues in place. The former Press and Broadcast Centre has become Here East, a new media, tech and digital hub, Mossbourne Riverside Academy and Bobby Moore Academy schools have been built and opened and substantial progress has been made in delivering new homes and communities at Chobham Manor, East Wick and Sweetwater. East Village, the former athletes' village, has been transformed to become a successful new and growing community, while the development of new homes, commercial and community space at Bromley-by-Bow is laying the foundations for the establishment of a new district centre to the south of the Park. An award winning new station has been delivered at Hackney Wick as a central part of the masterplanned and now emerging new Hackney Wick Neighbourhood Centre.

The first phases of the International Quarter London (IQL) are becoming established, adding to Stratford's growing reputation as one of London's main centres for business and leisure. Construction of the Legacy Corporation's East Bank project is now underway and will see new sites for Sadler's Wells, BBC Music and the V&A, as well as new campuses for University College London and UAL's London College of Fashion. This creative powerhouse of artistic excellence, learning and research will complement the diverse mix of cultural, creative and other businesses within the Creative Enterprise Zone at Hackney Wick and Fish Island.

Sir Peter Hendy CBE

Chair



INTRODUCTION

- 1.1** The London Legacy Development Corporation was established in 2012 as the first of two mayoral development corporations in London. The purpose of the Legacy Corporation is “to promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high-quality sustainable development and investment, ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence”.
- 1.2** As the Local Planning Authority for its area, the Legacy Corporation has prepared a Local Plan. The Local Plan sets out the Legacy Corporation’s strategy for the sustainable development of its area as a whole, including the general amount, type and location of new development it considers could take place and the policies to which applications for planning permission should conform in order to meet these objectives. Its planning powers, including preparing and implementing the Local Plan, represent one part of the Legacy Corporation’s role as a development corporation. Alongside the development of its own land and working with its partners, including the local communities, the four Boroughs, landowners and developers, it will use its powers to implement projects and bring about change that will meet the established purpose of creating a lasting legacy from the 2012 Games and supporting and promoting the aims of convergence.

REVIEW OF THE LOCAL PLAN

- 1.3** The Legacy Corporation as Local Planning Authority is a limited lifespan authority. This Local Plan is the adopted development plan for the purpose of all planning decisions within the Legacy Corporation area until such time as planning powers are returned to the Four Boroughs, and beyond that until such time as it is superseded by revisions to the relevant borough local plans that reincorporate their part of the Legacy Corporation area within those plans.
- 1.4** In Autumn 2017, the Legacy Corporation initiated a review of its Local Plan to respond to new evidence prepared on key matters, as well as the changes that have occurred at local, London and national level, since the Local Plan was adopted in 2015.
- 1.5** Public consultation, including community engagement and consultation with statutory consultees and other stakeholders, was undertaken between 6th November 2017 and 29th January 2018. The comments received were reviewed and influenced the Publication version of the draft Revised Local Plan. Consultation on the Publication Local Plan took place between 5th November and 17th December 2018 seeking comments on its ‘soundness’ as defined by the National Planning Policy Framework (2018).

- 1.6 Following this consultation, the draft Revised Local Plan and consultation responses were submitted to the Secretary of State on 8th March 2019, who appointed an independent Planning Inspector. The Examination hearing sessions took place in September 2019 and following receipt of the Inspector's Report in April 2020, the Local Plan was adopted at the Legacy Corporation's Board on 21 July.
- 1.7 The Local Plan, as set out in this document, makes reference in a number of places to the draft new London Plan. At the time of the publication of this document (the Legacy Corporation Local Plan 2020-2036), the new London Plan had completed its Examination in Public and the Mayor had made available the 'Intend to Publish' version of it. It is anticipated that the final formal version of the new London Plan will be published in early 2021. Once it has been published in this final form, all references within the Legacy Development Corporation Local Plan should be read as meaning the 'London Plan'.
- 1.8 For any queries in relation to the Local Plan please contact the Planning Policy and Decisions team in the following ways:
 Telephone: 020 3288 1800
 Email: planningpolicy@londonlegacy.co.uk



