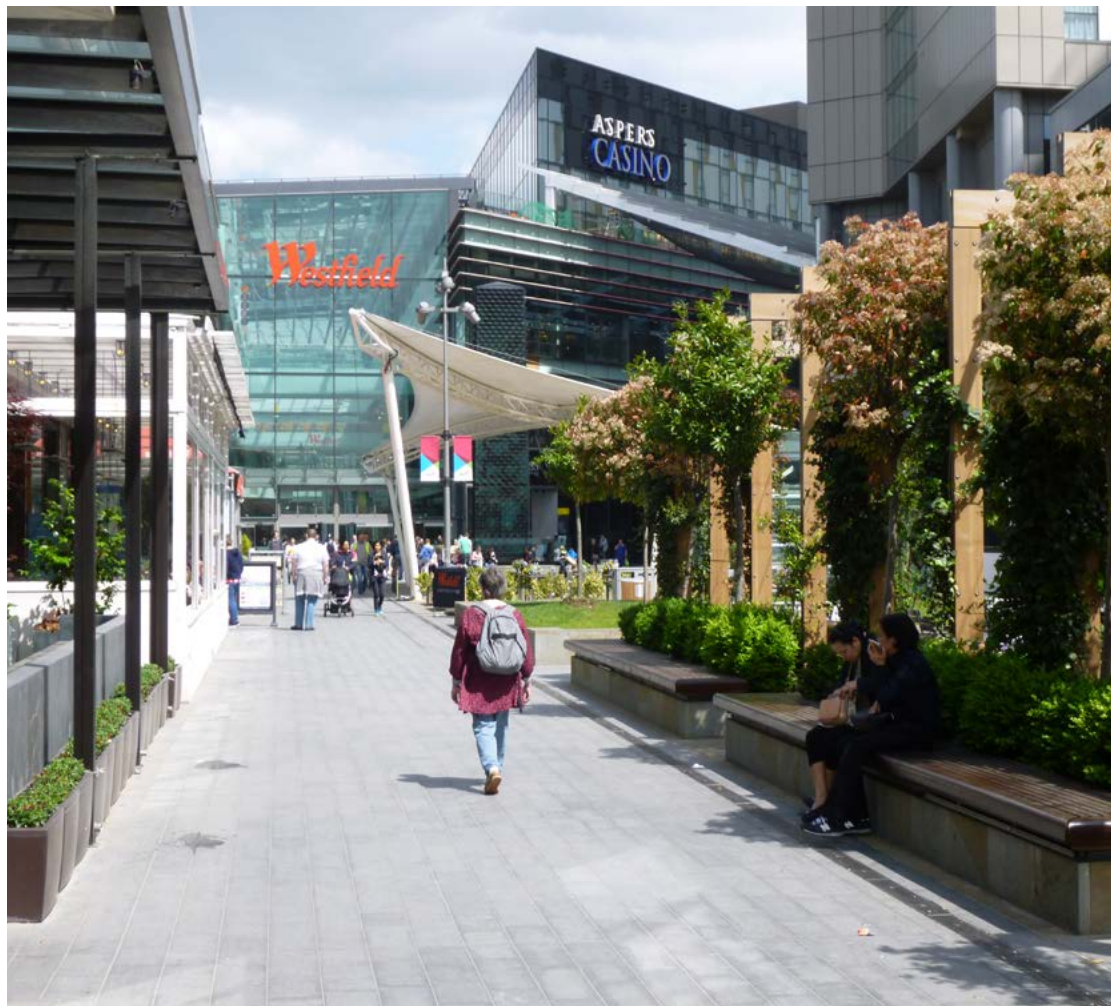


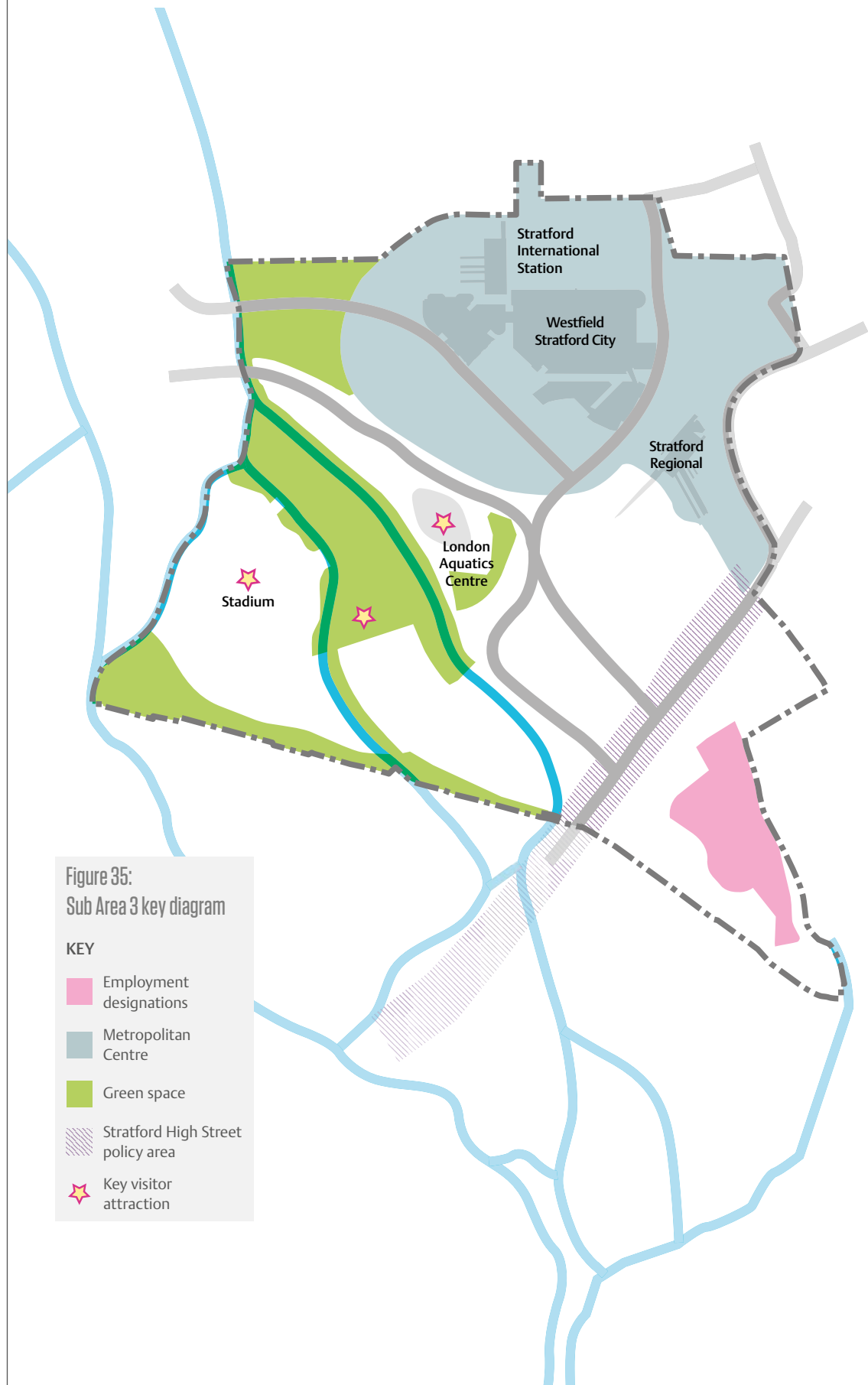
SUB AREA 3 CENTRAL STRATFORD AND SOUTHERN QUEEN ELIZABETH OLYMPIC PARK

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.





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.

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
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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

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

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.



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

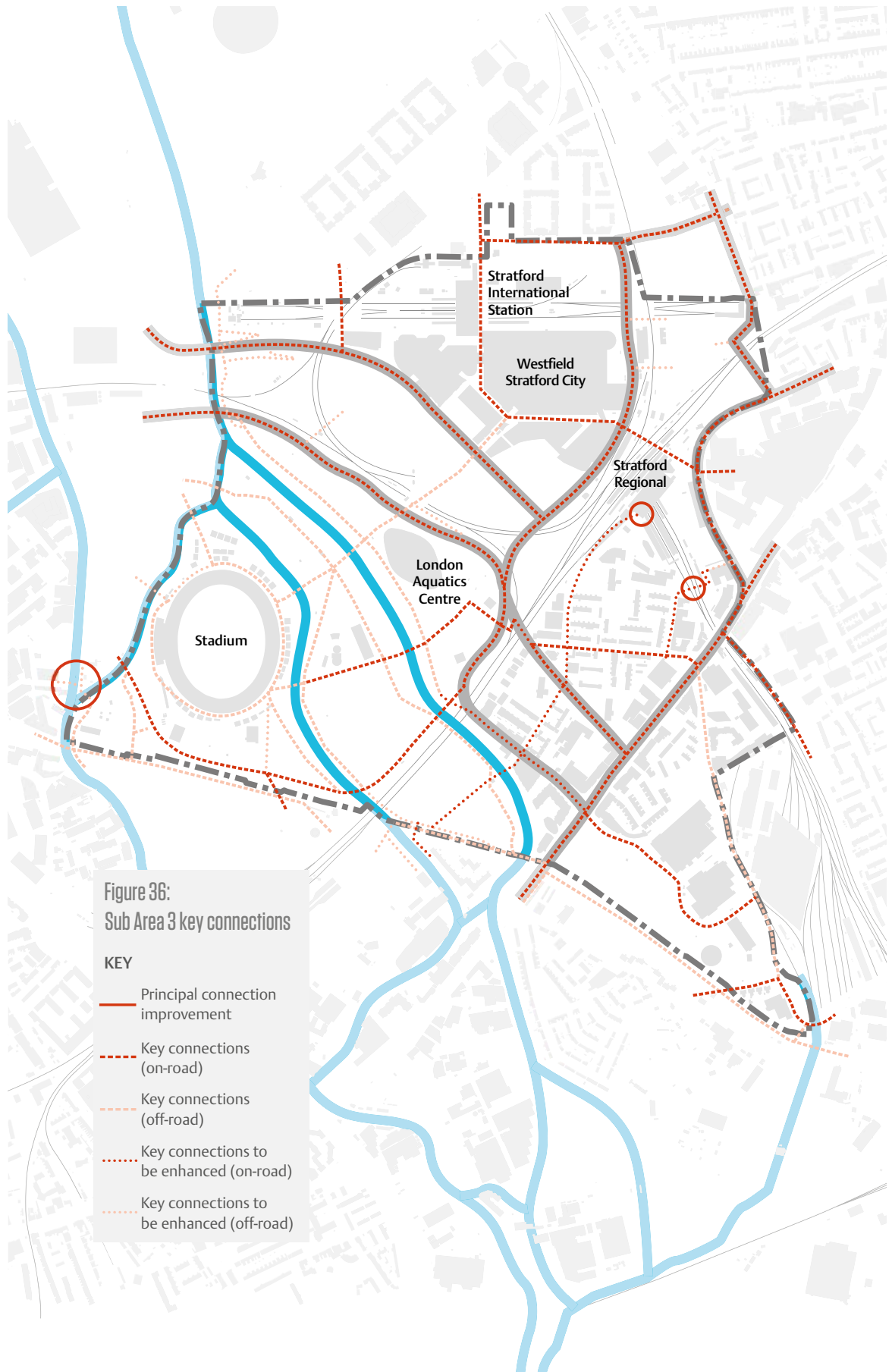
12.13

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.



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

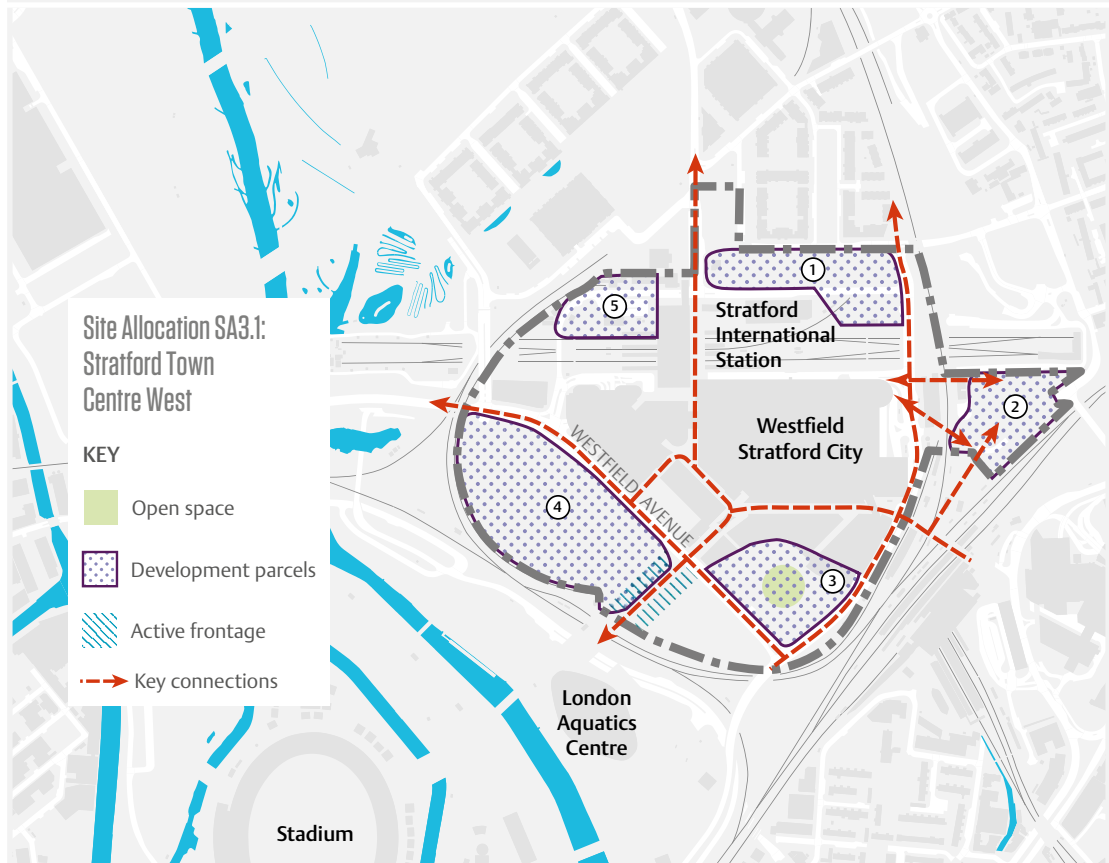
Where major development schemes are proposed outside the Site Allocations within this Sub Area, proposals will have regard to all policies within this Local Plan and shall not lead to the loss of planned residential, business or community provision. The introduction of minor uses ancillary to the large-scale 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.



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.



(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

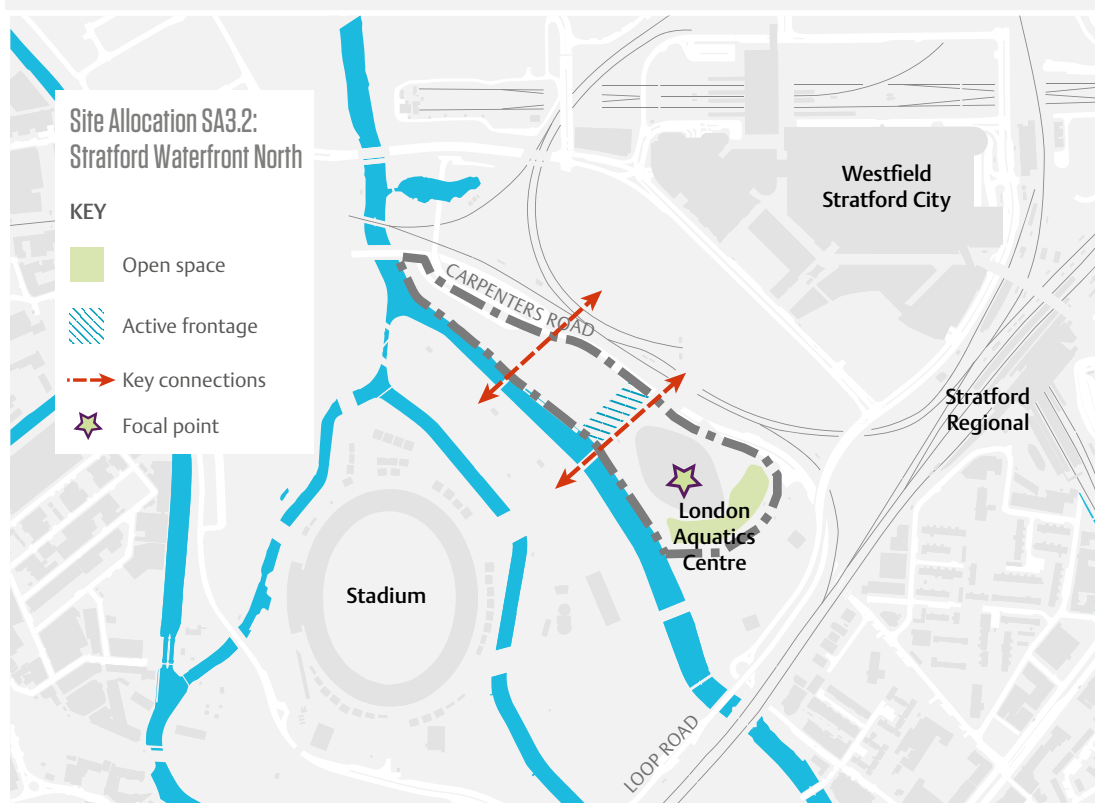
PTAL rating: 1a–6a

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

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.



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)



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

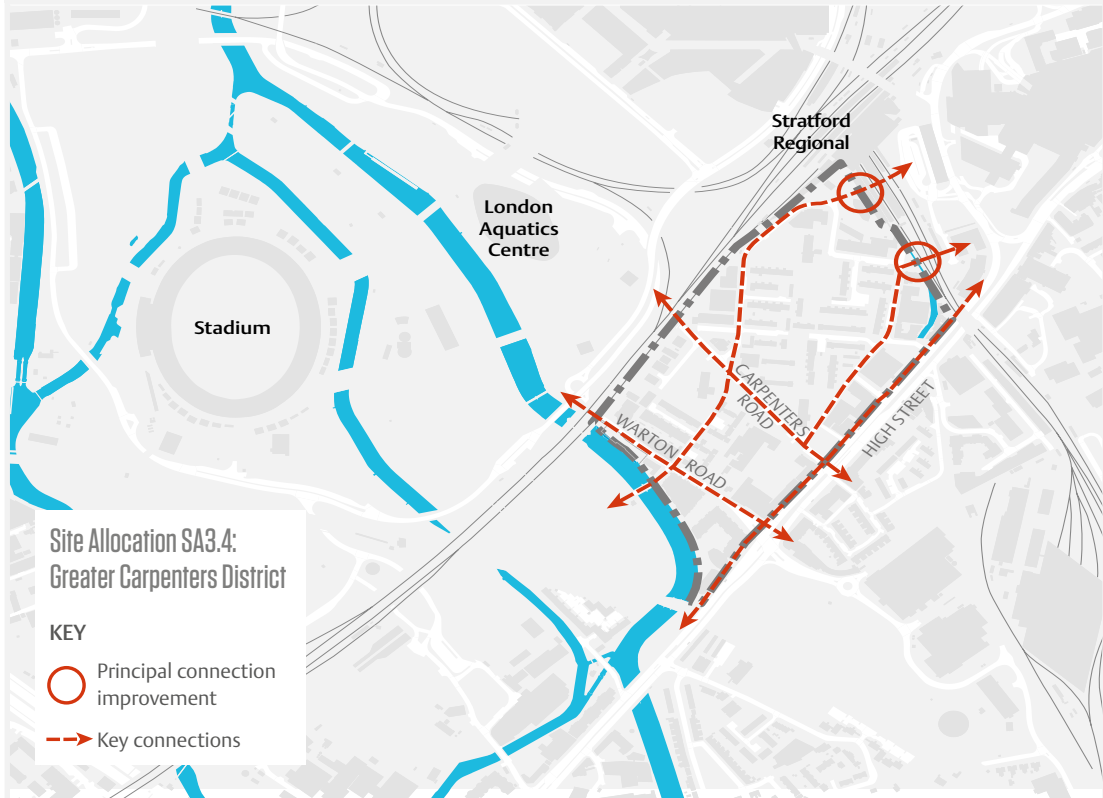
PTAL rating: 1b–2

Flood Zone: 3 (parts)

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.



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

(continued from previous page)

- movement to and from a new south-western entrance to Stratford Regional Station and improvements to the Jupp Road bridge
- The identified options for new entrances at Stratford Regional Station and delivery of a western overbridge should be incorporated into redevelopment proposals for this site
- Improve connections from the site to the north and to Stratford Metropolitan Centre; to south-west to the Greenway via Bridgewater Road
- Improve connections within the site along Warton Road, Carpenters Road, Gibbins Road and Jupp Road; and to within Queen Elizabeth Olympic Park
- Subject to the above, proposals should be in accordance with the provisions of other Local Plan policies including B.1 in relation to employment floorspace, H.1 for housing mix, CI.1 for community facilities and BN.7 in relation to Local Open Space
- Safeguarding of land for DLR North Route Double Tracking phase 2
- Consider retention of existing low-rise family housing where this does not prevent the achievement of wider regeneration objectives
- Ensure early community consultation where specific development proposals or regeneration plans are brought forward and take account of the requirements of the Good Practice Guide for Estate Regeneration including residents' ballots

- Support the Greater Carpenters Neighbourhood Forum in its preparation of a Neighbourhood Plan where this conforms to the requirements of the Local Plan and this site allocation and involves cooperation with the Council in its roles as landowner and housing authority.

Phasing and implementation

Delivery of a first phase during 2025/26 to 2029/30.

Planning history

Permission for student accommodation, residential accommodation, education facility and affordable workspace at Duncan House.

Address

Site address: Land containing the Carpenters Estate and to the south of Warton Road

Existing use(s): Mix of uses including low- and high-rise residential, business, community, education and open space

Size: 6.6 ha

PTAL rating: 4–6b

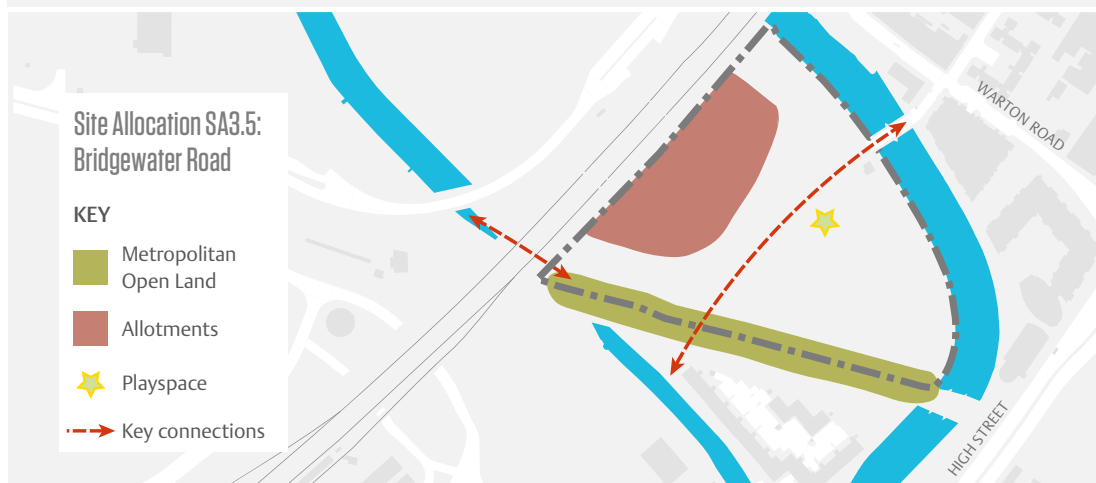
Flood Zone: 3



Site Allocation SA3.5: Bridgewater Road

SITE ALLOCATION

Residential development with ancillary open space and play space, with rebuilt Bridgewater Road Bridge. Cycling and walking access across Greenway to Pudding Mill Local Centre.



Supporting development principles

- Development should maintain the openness of the Metropolitan Open Land
- Development shall be supported by an improved road, pedestrian and cycle bridge from Warton Road
- Take account of the allotment site in the northern part of the site and its access, within scheme design
- Medium-density development reflecting location and public transport accessibility levels providing a transition to the Carpenters District, suitable for provision of family housing and older persons' accommodation
- Heights should generally be no more than 30m from ground level, with heights stepping down to the allotments to the north of the site
- Improved waterways environment
- Extension of district heating network into the site
- Proposals should include Local Open Space according to SPG Standards, including a play space
- Safeguarding of land for DLR North Route Double Tracking phase 2
- Key connections to be protected or provided

- The site allocation is expected to yield a minimum of 300 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 in accordance with Policy H.2

Phasing and implementation

Available from 2018 onwards, following completion of Crossrail works

- 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

- Has permission under the LCS scheme for approximately 300 homes
- 1.1 ha of allotments through the post-Games transformation.

Address

Site address: Land at Bridgewater Road

Existing use(s): Vacant land, allotments

Size: 3.8 ha

PTAL rating: 2–3

Flood Zone: 3 (limited)

Site Allocation SA3.6: Rick Roberts Way

SITE ALLOCATION

Comprehensive, mixed use development of residential with education uses including provision of a primary school and open space.



Supporting development principles

- The site allocation is expected to yield a minimum of 750 new homes
- Provide affordable housing across the portfolio sites (site allocations SA3.2, SA3.5, SA3.6 and SA 4.3) in accordance with Policy H.2 based on an affordable housing threshold of 35 per cent, and applying an affordable housing threshold of 50 per cent on public land or industrial land where there is a net loss of industrial floorspace capacity.
- In determining the affordable housing threshold to be applied for each part of the site, the Legacy Corporation will consider for surplus utilities site land, evidence of extraordinary decontamination, enabling and remediation costs, including viability evidence, to determine whether a 35 per cent affordable housing threshold can apply when bringing the site forward
- Development should ensure an active frontage onto Stratford High Street and the junction should be safe and welcoming
- Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.
- Development should maintain the openness of the Metropolitan Open Land along the western boundary of the site
- Meet any identified demands for school places through provision of a school alongside residential development
- respecting the existing character, scale and massing of the site and its surrounding area
- Residential capacity could be increased with associated open space alongside the introduction of business space should the primary school no longer be required.
- Unless school place demand has been or will be demonstrably met elsewhere, retention of sufficient land for delivery of an additional primary school in the later part of the Plan period will be sought
- Development should plan for the associated costs of remediation of the site
- Design to reflect the close proximity of industrial and other uses and the potential for wider place-making
- Development will preserve or enhance the listed cottages and the setting of the Conservation Area to the south
- Enable safe access to and across the site for pedestrians and cyclists
- Development shall respect the existing character, scale and massing of the site and its surrounding area
- Cycling and walking access improvements along the Greenway including links to the Channelsea Path beyond the site
- Proposals to include Local Open Space including play space and BAP habitat
- Proposals for development above 30 metres from ground level will only be acceptable subject to the provisions of Policy BN.5

Phasing and implementation

- Development shall take place once remediation of the land and removal of equipment has taken place including revocation of Hazardous Substance Consent
- Delivery on site from 2021 onwards.
- Comprehensive delivery across the whole of the site, phased to allow for the timely delivery of housing, for land availability, and to ensure infrastructure requirements are met
- Proposals for the site allocation which are linked to other sites should facilitate the delivery the principles of this site allocation through a portfolio approach.

Planning history

Has permission under the LCS scheme for: approximately 400 residential; 550 sqm retail; 11,600 sqm community use (school). A secondary school associated with the Legacy Communities Scheme has subsequently been provided on Stadium Island (The secondary school associated with the Legacy Communities Scheme has subsequently been built and opened on a different site, adjacent to the London Stadium).

Address

Site address: Land between Rick Roberts Way to the north and Greenway to the south

Existing use(s): Existing use(s): utilities infrastructure and interim uses

Size: 4.3 ha

PTAL rating: 2–5

Flood Zone: 2 and 3





Signposting

Other designations applying to this Sub Area are:

Rick Roberts Way Locally Significant Industrial Site – see Policy B.1

Stratford Metropolitan Centre – see Policy B.2

Metropolitan Open Land, Queen Elizabeth Olympic Park – see Policy BN.7

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

Evidence base references

Retail and Leisure Requirements Review (London Legacy Development Corporation, 2014)

Retail and Town Centre Needs Study (London Legacy 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

Post-Games transformation permission 07/90010/OUMODA

Manhattan Loft Gardens planning permission 10/90285/FUMODA

Core Strategy (London Borough of Newham, 2012)

Stratford Metropolitan Masterplan (London Borough of Newham, 2011)

Retail and Town Centre Needs Study (London Legacy Corporation 2018)

