

APPENDICES

APPENDIX 1: THE POLICY CONTEXT

A Local Planning Authority and a Local Plan

A1.1 On 1 October 2012, the Legacy Corporation became the Local Planning Authority for its administrative area, a role that had previously been divided between the four Boroughs, the Olympic Delivery Authority and London Thames Gateway Development Corporation. It is now responsible for the determination of all applications for planning permission, Listed Building and Conservation Area consent. It also has the powers to declare new Conservation Areas and add buildings and structures to the Local List of buildings, structures or assets of historic or heritage interest.

A1.2 The Legacy Corporation's planning powers and responsibilities are primarily drawn from the following:

- Town and Country Planning Act 1990 (as amended)
- Planning and Compulsory Purchase Act 2004 (as amended)
- The Planning Act 2008 (as amended)
- Town and Country Planning (Local Planning) (England) Regulations 2012
- Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) and other statutory instruments made under Part III of the 1990 Act
- London Legacy Development Corporation (Planning Functions) Order 2012
- The Community Infrastructure Levy Regulations 2010 (as amended).

A1.3 The Legacy Corporation has also been given the plan-making responsibilities for the area. Changes in legislation mean that Local Planning Authorities can prepare a single Local Plan rather than a number of individual Local Development Documents (LDDs). The Legacy Corporation has prepared a single Local Plan for its area. This sets out the planning strategy for the area over the Plan period, how the needs and requirements for various forms of development can be met, and also sets out development management policies to help in determining day-to-day planning applications. It includes Site Allocations to identify the sites available for development and change that will be able to contribute to meeting the growth agenda that this Local Plan identifies.



A1.4

On adoption, the strategy, policies and proposals within the Local Plan have become the most important material consideration in determining planning applications. The Local Plan has replaced the adopted Local Plans of the four boroughs that had previously had effect within the Legacy Corporation area, as shown within Table 13 below.

Table 13: Adopted DPDs within the Legacy Corporation area replaced by the Local Plan

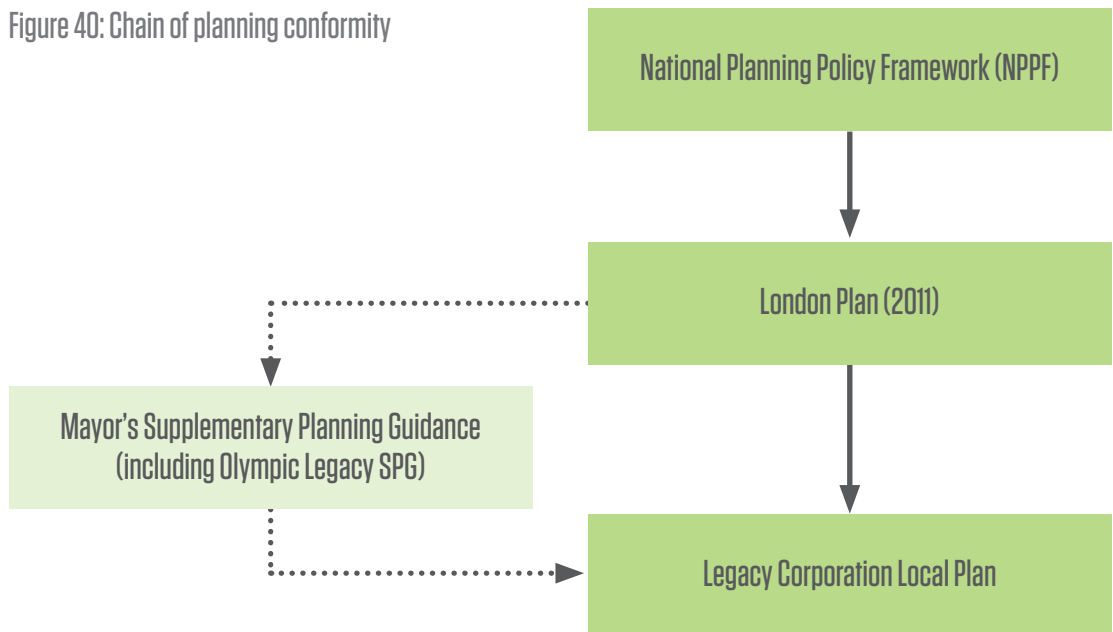
BOROUGH	DOCUMENT	CONTENT
London Borough of Hackney	Core Strategy (2010)	Sets out the over-arching planning policies for development falling within this area, but also identifies and provides high-level policy for strategic sites including Hackney Wick within the Legacy Corporation’s area.
	Hackney Wick Area Action Plan (2012)	Provides further detail to the Core Strategy setting out detail for the redevelopment of the area including Here East, a focus for technology-based employment, a new neighbourhood hub and proposals to link both with existing neighbourhoods and Queen Elizabeth Olympic Park.
London Borough of Newham	Core Strategy (2012)	Contains the most-up-to-date planning policies for the Newham Borough as a whole, but also sets out some clear direction for the Legacy Corporation with regard to Stratford and its emergence as a Metropolitan Centre, Chobham Village, Carpenters District, Sugar House Lane and Three Mills, Pudding Mill Lane and what is termed the Olympic Quarter.
London Borough of Tower Hamlets	Core Strategy (2010)	This document provides strategic planning policies for the relevant area, but also specific policies for Fish Island and Bromley-by-Bow which fall within the Legacy Corporation’s area.
	Fish Island Area Action Plan (2012)	This builds on work within the Core Strategy setting out how the area will develop. Key to this process is enhancing the connectivity of the area with communities beyond and the reuse and redevelopment of industrial premises for mixed uses occurring in a manner appropriate to the historical context.
London Borough of Waltham Forest	Core Strategy (2012)	Sets out the planning policies for the Borough, including parts of Leyton which fall within the Legacy Corporation’s area.





A1.5 In addition to the above, while not a formal part of the Development Plan, the Lee Valley Regional Park Authority Park Development Framework (2011) and any replacement, sets out the blueprint for the regional park, part of which falls within the Legacy Corporation area. Obligations are placed on planning authorities, including the Legacy Corporation, under the terms of the Lee Valley Regional Park Act (1966). Figure 40 shows the chain of conformity of planning policy documents, upon the adoption of the Legacy Corporation’s Local Plan.

Figure 40: Chain of planning conformity



A1.6 The Legacy Corporation Local Plan must also take full account of higher-level strategies and policies. These are detailed below.

National Planning Policy Framework

A1.7 The National Planning Policy Framework sets out the framework of national planning policy, including those things that must be taken into account in developing a Local Plan. All planning policies and decisions must accord with the policies set out within this document but also be developed having regard to the best practice of the Planning Practice Guidance online resource. (<http://planningguidance.planningportal.gov.uk/>)

The London Plan and Mayoral Strategies

- A1.8** The London Plan (2011) sets out the strategic planning policies for London as a whole and any Local Plan must be in “general conformity” with the policies in the London Plan. The London Plan is accompanied by a range of supplementary planning guidance which is relevant to interpretation of the policies in the London Plan.
- A1.9** Subsequently, aspects of the 2011 London Plan have been formally replaced by the Revised Early Minor Alterations to the London Plan (REMA) published in October 2013, and the Further Alterations to the London Plan (FALP) published in March 2015. The Local Plan reflects the policy position within all these documents, with references where applicable. The Mayor also published in May 2015 some further proposed Minor Alterations to the London Plan (MALP), covering parking standards in outer London and the Mayor’s response to the national technical standards for housing. When finalised the MALP will also form part of the London Plan.
- A1.10** The Mayor’s Olympic Legacy Supplementary Planning Guidance (OLSPG), 2012 is of particular importance, setting out his interpretation of London Plan policies and further guidance for the locations within and around the Legacy Corporation area. This sets a clear strategic context for the Legacy Corporation Local Plan.
- A1.11** The Strategic Regeneration Framework (SRF), originally published by the Growth Boroughs in 2009, sets out a framework of public sector action to address the level of disadvantage evident in those communities in comparison to those living in London as a whole. Underlying the SRF is the concept of ‘convergence’ which is the ambition that over a 20-year period residents of the host Boroughs would achieve the average expected in successful communities within and around the Legacy Corporation area. This sets a clear strategic context for the Legacy Corporation Local Plan.
- A1.12** In 2011, the Mayor of London and the Growth Boroughs agreed a restructured set of convergence objectives under three themes:
- Creating wealth and reducing poverty
 - Supporting healthier lifestyles
 - Developing successful neighbourhoods.
- A1.13** The Legacy Corporation has ensured that all plans and programmes are prepared in conformity with the above documents as well as the relevant planning acts and regulations.



APPENDIX 2: KEY HOUSING LOCATIONS

(all figures correct as at November 2014)

Table 14: Sites with permission

APPLICATION NO.	NAME	ZONE NAME	TOTAL	TO 2015	2015/16–2019/20	2020/21–2024/25	2025/26–2029/30	2030/31–2035/36
11/90621	Legacy Communities Scheme	Zone 1	1787			893	894	
		Zone 2	878			439	439	
		Zone 4	663		332	331		
		Zone 5	864		432	432		
		Zone 6	828		400	428		
		Zone 8	1311			656	655	
		Zone 12	398			199	199	
07/90023/ VARODA		Stratford City	Zone 1*	1105		276	453	376
	Zone 2		333		333			
	Zones 3 to 5		4944	2818	709	709	708	
12/00146/ FUM	Chobham Farm		1036		798	238		
10/90285/ FUMODA	Manhattan Lofts		248		248			
12/00336/ LTGOUT	Strand East (Sugar House Lane)		1200		852	348		
11-070-FUL/ PA/02423	Bromley-by-Bow North Site		741		371	370		
13/00275/ VAR	*Contribution of Angel Lane towards Cherry Park (to make 1224 total)		119			119		
10/02291/FUL	2–12 High Street		191		191			
12/00221/ FUM	Site bordering Great Eastern Road and Angel Lane		759		759			

Continued overleaf

Table 14: Sites with permission (continued)

APPLICATION NO.	NAME	ZONE NAME	TOTAL	TO 2015	2015/16–2019/20	2020/21–2024/25	2025/26–2029/30	2030/31–2035/36
11/90619/ FUMODA	Porsche Garage, 68–70 High Street, Stratford		173		173			
11/90618/ FUMODA	Corner of Westfield Avenue, Stratford City		951		951			
12/00210/ OUT	Neptune Wharf		522		261	261		
2009/1578	St Mary of Eton Church		27		27			
13/00204/ FUM	Monier Road		71		71			
NEWCON/ 07/00026	Station House		220		220			
06/90011/ FUMODA	Stratford Edge, 80–92 High Street		202		202			
	Small sites COU		119	119				
13/00404/ FUM	Alumno, 206–214 High Street		431		431			
TOTAL with permission			20121	2937	8037	5876	3271	0

Table 15: Remaining capacity

SUB AREA	NUMBERS	TO 2015	2015/16–2019/20	2020/21–2024/25	2025/26–2029/30	2030/31–2035/36
Sub Area 1	2334	0	179	795	944	416
Sub Area 2	0	0	0	0	0	0
Sub Area 3	629	0	0	72	389	168
Sub Area 4	1206	0	0	894	207	105
Total	4169	0	179	1761	1540	689

APPENDIX 3: GLOSSARY

Access Refers to the methods by which people with a range of needs (such as disabled people, people with children, people whose first language is not English) find out about and use services and information (London Plan).

Accessibility Refers to the extent to which employment, goods and services are made available to people, either through close proximity, or through providing the required physical links to enable people to be transported to locations where they are available. It also refers to the extent of barriers to movement for users who may experience problems getting from one place to another, including disabled people.

Active frontage Where there is an active visual engagement between the street and uses on the ground floors of buildings. These uses may extend outside and introduce life and vibrancy to the public realm.

Affordable housing Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision (NPPF).

Affordable Rented Housing Let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable) (NPPF).

Amenity The desirable or useful features of a building or place. Amenity can relate to daylight, sunlight, outlook, privacy and noise.

Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Area of High Archaeological Potential An area which is likely to be of archaeological value. These areas are designated by the Legacy Corporation on the advice of Historic England to protect their potential archaeological interest.

Area Action Plan (AAP) A Development Plan Document used when there is a need to provide the planning framework for areas where significant change or conservation is needed (for example, key regeneration areas).

Biodiversity This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.

Biodiversity Action Plans (BAP) This refers to specific plans developed by local, regional and national authorities that outline priorities for biodiversity in the area and set out a series of actions to protect and improve biodiversity, ensuring that best practice, policy and legislation are followed.

Blue Ribbon Network London's strategic network of waterspaces and covers the River Thames, canals, tributary rivers, lakes, reservoirs and docks alongside smaller waterbodies.

Car Club These are schemes such as city car clubs and car pools, which facilitate vehicle sharing.

Centres Designated town centres comprising the Metropolitan, District, Neighbourhood and Local Centres.

Community Usually refers to those living within a specific area but can be any group with shared needs or interests living in the Legacy Corporation boundary, as well as those with business interests and the working population (LLDC Statement of Community Involvement).

Community Infrastructure and Community Facilities Facilities such as health provision, early years provision, schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, public houses, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities. Such uses generally fall within Use Class D1 of the use classes order. This list is not exhaustive and other uses can be included as social infrastructure.

Community Infrastructure Levy (CIL) Standard charge determined by the Local Planning Authority and levied on new development (an amount per square metre). The monies raised will be used to pay for infrastructure (LLDC Statement of Community Involvement).

Comparison goods Goods, including clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.

Connectivity Refers to the number of connections and their integration, layout and relationship to one another and the impact this has on getting from A to B, by foot, bicycle and vehicle.

Conservation The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area This is an area of special architectural or historic interest (the character of which it is desirable to preserve or enhance) designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is a type of heritage asset.

Contaminated land Previous industrial processes disposed of waste by tipping it on the land; raw materials and fuel were often spilt 'contaminating' the land at the sites. Pollution to rivers, groundwater, lakes etc can occur by the leaching of contaminants out of the soil into water courses through the natural drainage of the soil, or through surface runoff of water eroding and transporting contaminant materials into water courses. This in turn can have negative impacts on aquatic plant and animal life, and affect the quality of human drinking water. Typically, such sites are 'cleaned up' during the planning process.

Context The character and setting of the area within which a projected scheme will sit. It is its natural as well as human history; the forms of the settlements, buildings and spaces; its ecology and archaeology; its location, and the routes that pass through it. Context also includes people, the individuals living in or near an area and how communities are organised so that citizens become real participants in the projected development. A thorough appreciation of the overall site context is the starting point for designing a distinct place.

Convenience goods Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.

Convergence The principle drawn from the Strategic Regeneration Framework that the Mayor of London and the Growth Boroughs use following the 2012 Games to ensure that the communities who hosted the 2012 Games will have the same social and economic chances as their neighbours across London by 2030.

Creative and Cultural Industries Industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.

Datum It is important that all levels in a building are measured from a fixed point called a datum. This is expressed in relation to Ordnance Datum.

Density In relation to residential developments, a measurement of the number of dwellings per hectare.

Development Development, as defined under the 1990 Town and Country Planning Act, is “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land”. Most forms of development require planning permission.

District Centre Provide convenience goods and services for local communities and accessible by public transport, walking and cycling. Typically they contain 10,000–50,000 sqm of retail floorspace. Some District Centres have developed specialist shopping functions (London Plan).

Edge-of-centre For town centre uses, this is a location that is well connected to, and within easy walking distance (i.e. up to 300 metres) of, the town centre boundary (NPPF).

Energy Hierarchy The Mayor’s approach to reducing carbon dioxide emissions in the built environment. The first step is to reduce energy demand, the second step is to supply energy efficiently and the third step is use renewable energy (London Plan).

Energy efficiency Making the best or most efficient use of energy in order to achieve a given output of goods or services, for example in heating, lighting or providing other power output for use within buildings.

Fenestration The design and arrangement of windows and doors in a building.

Family housing Generally defined as having three or more bedrooms.

Floodplain Flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. The functional floodplain comprises the land where water has to flow or be stored in times of flood (NPPF).

Greater London Authority (GLA) The GLA is the strategic citywide government for London. It is made up of a directly elected Mayor (the Mayor of London) and a separately elected Assembly (the London Assembly).

Green Belt National policy designations that help to contain development, protect the countryside and promote brownfield development, and assist in the urban renaissance.

Green Grid Network of interlinked multi-functional and high-quality open spaces that connect with town centres, public transport nodes, the countryside in the urban fringe, the Thames and major employment and residential areas.

Green Infrastructure The multifunctional, interdependent network of open and green spaces and green features (eg green roofs). It includes the Blue Ribbon Network but excludes the hard-surfaced public realm. It provides multiple benefits for people and wildlife including: flood management; urban cooling; improving physical and mental health; green transport links (walking and cycling routes); ecological connectivity; and food growing. Green and open spaces of all sizes can be part of green infrastructure provided they contribute to the functioning of the network as a whole (London Plan).

Greenway The Greenway is the permissive path and green space that provides pedestrian and cycle access over the Thames Water Northern Outfall Sewer between Fish Island and Beckton. Within the Legacy Corporation area it runs between Fish Island and the edge of West Ham.

Growth Boroughs Barking and Dagenham, Greenwich, Hackney, Newham, Tower Hamlets and Waltham Forest (the four Boroughs over which the Legacy Corporation area sits are Newham, Hackney, Tower Hamlets and Waltham Forest).

Gypsy and travellers' sites These are sites either for settled occupation, temporary stopping places, or transit sites for people of nomadic habit of life, such as gypsies and travellers.

Heat Network Heat Networks supply heat from a central source directly to homes and businesses through a network of pipes carrying hot water. This means that individual homes and business do not need to generate their own heat on site.

Heritage Assets A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage Assets fall into two categories, designated (such as Conservation Areas and Statutory Listed Buildings) and non-designated (such as Locally Listed Buildings and those of Townscape Merit).

Heritage-led regeneration Regeneration that makes use of heritage assets and reinforces the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Houses in Multiple Occupation (HMOs) Small shared dwelling houses occupied by between three and six unrelated individuals as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Impacts Assessment Assessment of impact of the development on existing, committed and planned public investment and vitality and viability of the centre for up to five years.

Inclusive Design Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone to participate equally in mainstream activities independently, with choice and dignity.

Industrial Business Park (IBP) Strategic industrial locations that are particularly suitable for activities that need better-quality surroundings including research and development, light industrial and higher-value general industrial, some waste management, utility and transport functions, wholesale markets and small-scale distribution. They can be accommodated next to environmentally sensitive uses.

Infrastructure Services that are necessary for the day-to-day functions of the community and economy such as roads, railways, and social and community facilities. Infrastructure includes utility services, transport, schools, health and leisure services, and energy.

Infrastructure Delivery Plan (IDP) Identifies the existing social, transport and utilities infrastructure within the LLDC area over the period 2014 to 2031. It is based on publicly available information and consultation with the Boroughs and infrastructure providers (LLDC IDP).

Intermediate housing Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not Affordable Rented housing.

Interim uses Uses introduced for a temporary and short period of time.

Key Connections Important links through and across the area which may be on-road or off-road.

Key Connections to be enhanced Improvements to connectivity required, or improvements to existing Key Connections which can be on-road and off-road.

Key Views Views, vistas and sightlines that make a significant contribution to the character and identity of the area because of the landscapes, landmarks (including venues) and special architectural/historic interest framed by/captured within them.

Layout The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one other. The layout provides the basic plan on which all other aspects of the form and uses of a development depend. This includes the pattern of the arrangement of street blocks, plots and their buildings.

Legacy Corporation's Legacy Communities Scheme The Legacy Communities Scheme sought permission for the long-term development of five new neighbourhoods within Queen Elizabeth Olympic Park. Planning Application Reference: 11/90621/OUTODA.

Live Work Accommodation Falling within the sui generis use class, combining C3 residential accommodation with workspace accommodation suitable alongside residential, falling normally, but not exclusively, within B1 Use Class, within a single self-contained unit.

Listed Buildings Includes both local and statutory listed buildings. Locally listed buildings are those that satisfy one or more of the following criteria: historic interest, architectural interest or environmental significance. Statutory listed buildings are buildings of special architectural or historic interest: they are graded as I, II* or II with Grade I being the highest. Statutory listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls within its curtilage). Historic England is responsible for designating buildings for statutory listing in England. Buildings listed as Grade 1, Grade 2 are subject to Historic England direction.

Local Centre Typically serves a localised catchment often most accessible by walking and cycling and includes local parades and small clusters of shops, mostly for convenience goods and other services. It may include a small supermarket (typically up to around 500 sqm), sub-post office, pharmacy, laundrette and other useful local services, and will contain up to 10,000 sqm of retail floorspace (London Plan).

Local Development Order An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development (NPPF).

Local identity The aspects of the historic, built and natural environment that combine to give areas within the Legacy Corporation boundary their unique character.

Locally Significant Industrial Site Site of particular importance for local industrial type functions.

Local Open Space Areas of Local Open Space protected during the lifetime of this Local Plan for their contribution to community infrastructure and the local environment. Each Local Open Space has a unique function(s) and character as identified within Table 6, page 85.

Local Residents Residents of the Legacy Corporation area and Growth Boroughs

Low-cost workspace Affordable workspace is made available to tenants for a rent that is either up to 75% of historic market rent for the previous year for equivalent use within equivalent area; secured at market rate for creative and cultural sectors; subsidised to reduce cost to the user for charitable purposes; or establishes robust management links with a registered workspace provider.

Main town centre uses Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) (NPPF).

Major development Development of 10 dwellings and more, on a site of over 0.5ha or includes more than 1,000sqm of floorspace.

Managed workspace Normally comprises a number of business units or workspaces for individuals and/or small businesses which together are communally managed and provided with a range of support services and facilities.

Marketing strategy Information required to demonstrate that a property has been marketed at a suitable rate, for all applicable uses, in an appropriate forum for at least a two-year period.

Metropolitan Open Land (MOL) Strategic open land within the urban area that contributes to the structure of London with the same planning status as Green Belt as defined by London Plan Policy 7.17.

Metropolitan Centre The second category of town centres defined by the London Plan, serving wide catchment areas covering several Boroughs and offering a high level and range of consumer durable goods. They typically have more than 100,000 sqm of retail floorspace, including multiple retailers and department stores (London Plan).

Mixed-use development A well integrated mix of different land uses which may include retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

National Planning Policy Framework (NPPF) Published on 27 March 2012, the NPPF sets out the government's planning policies for England and how these are expected to be applied. It sets out the government's requirements for the planning system. It provides a framework within which local people and their accountable local planning authorities can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.

Natural surveillance The discouragement of crime by the presence of passers-by or the ability of people to be seen from surrounding windows.

Neighbourhood Centre Typically serves a localised catchment often most accessible by walking and cycling and includes local parades and small clusters of shops, mostly for convenience goods and other services. It may include a small supermarket (typically up to around 500 sqm), sub-post office, pharmacy, laundrette and other useful local services, and will contain up to 10,000 sqm of retail floorspace (London Plan).

Node Points where routes meet and there is a concentration of ground-floor public-facing/non-residential uses. This encourages public activity by attracting people to gather, linger and enjoy the vitality of a space and the amenities it offers.

Non-residential ground floor frontage Where the ground floors of adjacent buildings are unsuitable for residential use, and/or where there is a need to encourage other forms of development.

Open space All land that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers a broad range of types of open space, whether in public or private ownership and whether public access is unrestricted, limited or restricted.

Other Industrial Location Site of particular importance for local industrial type functions where identified limited change from industrial may be acceptable.

Out of centre Locations which are not in or on the edge of the centre but not necessarily outside the urban area. They are not within easy walking distance of the centre and are therefore unlikely to contribute to linked trips or to share the level of public transport accessibility as the town centre (NPPF).

Palette The range of colours used in the design of a building or other structure.

Place An area that generates a positive 'sense of place' by providing a focus for community, civic and economic activity within an attractive, accessible, safe and locally distinctive environment.

Planning permission Formal approval given by the planning authority in accordance with the provisions of the Town and Country Planning Act 1990 (as amended), allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or in detail through full planning applications.

Preferred Industrial Location (PIL) Strategic industrial locations that are particularly suitable for general industrial, light industrial, storage and distribution, waste management, recycling, some transport-related functions, utilities, wholesale markets and other industrial-related activities.

Principal connection improvement Strategic connectivity improvement or project, for example new or improved bridges.

Public realm This is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

Roof line The shape, contours, style or outline of the roof of a building.

Scale The size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines. Massing is the combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces.

Servicing Routine maintenance, deliveries and/or waste collection that requires vehicular access.

Section 106 Agreements These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990 (as amended).

Sequential assessment Requirement to consider town centre sites first, followed by edge-of-centre, and then out-of-centre sites for main town centre uses.

Social Rented Housing Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency (NPPF).

Specialised Housing Housing which meets the specialised housing needs of groups such as the elderly and disabled people.

Strategic Housing Land Availability Assessment (SHLAA) An assessment of land availability for housing which informs the London Plan and Borough local development documents.

Strategic development Development that would be referable to the Mayor of London under the terms of the Mayor of London Order 2008.

Strategic Industrial Locations (SIL) These comprise Preferred Industrial Locations (PILs) and Industrial Business Parks (IBP) and exist to ensure that LLDC provides sufficient quality sites, in appropriate locations, to meet the needs of industrial and related sectors including general and light Industrial uses, logistics, waste management and environmental Industries (such as renewable energy generation), utilities, wholesale markets and some transport functions.

Strategic Regeneration Framework (SRF) The regeneration framework of the six Growth Boroughs (first published in October 2009), which sets out an agreed framework for achieving the goal of 'convergence'. It identifies seven key themes:

- Create a coherent and high-quality city within a world city region
- Improved educational attainment, skills and raising aspirations
- Reducing worklessness, benefit dependency and child poverty
- Homes for all
- Enhancing health and wellbeing
- Reducing serious crime rates and anti-social behaviour
- Maximising sports legacy and increasing participation.

Streetscape The visual treatment of the spaces between buildings. Streetscape is concerned with surfaces (i.e. roads/pavements/hard and soft public spaces) and the items placed upon them (lighting/street furniture/public art). Streetscape is fundamental to the appearance, character, vitality and success of any area.

Street section Representing the view down a street through an architectural drawing. An asymmetrical street section would incorporate buildings of various heights and widths at either side of the street to make it appear more interesting and less uniform.

Sub Area The four Sub Areas identified within the Local Plan that make up a geographical framework for implementing strategic policy, as shown within Section 9.

Supplementary Planning Document (SPD) A Local Development Document that may cover a range of issues focusing on either a specific area or theme, and that provides further details of policies and proposals in a 'parent' document.

Supplementary Planning Guidance (SPG) Supplementary Planning Guidance are produced by the Mayor of London to provide further guidance to policies within the London Plan.

Sustainable development This covers development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Sustainable Drainage Systems (SUDs) A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routing run-off through a pipe to a watercourse.

Tall Buildings Buildings that are higher than an area's prevailing or generally expected height.

The London Plan The Spatial Development Strategy for London prepared by the Mayor of London, which the Local Plan must be in conformity with.

Transport Assessment This is prepared and submitted alongside planning applications for developments likely to have significant transport implications. For major proposals, assessments should illustrate the following: accessibility to the site by all modes; the likely modal split of journeys to and from the site; and proposed measures to improve access by public transport, walking and cycling.

Transport for London (TfL) The primary role of TfL, which is a functional body of the Greater London Authority, is to implement the Mayor of London's Transport Strategy and manage transport services across London.

Typology A form or type of development, for example mews, terraces, stacked maisonettes and mansion blocks are examples of residential typologies.

Urban grain The degree to which an area's pattern of blocks and plot subdivisions is respectively small and frequent (fine grain), or large and infrequent (coarse grain).

Urban greening The introduction or increase of planting into the urban environment to improve appearance, habitat for wildlife, help slow surface water run-off rates, absorb pollutants and minimise overheating/provide shade and can include green/living roofs, 'Green Walls', trees, formal and informal planting within the public realm and private outdoor spaces.

Wildlife Corridor This refers to generally continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

APPENDIX 4: USE CLASS TABLE

Local Planning Authorities put uses of land and buildings into various categories known as ‘Use Classes’. The table below gives an indication of the types of use which may fall within each Use Class.

Table 16: Use Classes

CLASS	USE
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 Financial and professional services	Banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.
B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	This class includes open air storage.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges, training centres and secure residential institutions (Class C2A)

<p>C3 Dwelling houses</p>	<p>This class is formed of 3 parts:</p> <p>C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p>
<p>C4 Houses in multiple occupation</p>	<p>Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.</p>
<p>D1 Non-residential institutions</p>	<p>Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.</p>
<p>D2 Assembly and leisure</p>	<p>Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).</p>
<p>Sui Generis</p>	<p>Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.</p>



APPENDIX 5: ABBREVIATIONS

BAP	Biodiversity Action Plan
BREEAM	Building Research Establishment Environmental Assessment Method
CIL	Community Infrastructure Levy
DPD	Development Plan Document
GLA	Greater London Authority
HMO	Houses in Multiple Occupation
IDP	Infrastructure Delivery Plan
IBP	Industrial Business Park
LLDC	London Legacy Development Corporation
MOL	Metropolitan Open Land
NPPF	National Planning Policy Framework
PDZ	Planning Delivery Zone, see Legacy Communities Scheme application (11/90621/OUTODA)
PIL	Preferred Industrial Location
PTAL	Public Transport Accessibility Level
SHLAA	Strategic Housing Land Availability Assessment
SIL	Strategic Industrial Location
SMEs	Small and Medium-sized Enterprises
SPG	Supplementary Planning Guidance
SRF	Strategic Regeneration Framework
SUDS	Sustainable Urban Drainage Systems
TfL	Transport for London



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