



Three Dimensional illustration of existing development and planning permissions, August 2014

OUR VISION – WHAT WE WANT TO ACHIEVE

MISSION

- 3.1** London Legacy Development Corporation’s mission is to use the once-in-a-lifetime opportunity of the London 2012 Games and the creation of Queen Elizabeth Olympic Park to develop a dynamic new heart for east London, creating opportunities for local people and driving innovation and growth in London and the UK.

PURPOSE

- 3.2** The Legacy Corporation’s strategy is to focus on the following areas:
- **LIVE:** Establish successful and integrated neighbourhoods, where people want to live, work and play.
 - **WORK:** Retain, attract and grow a diverse range of high quality businesses and employers, and maximise employment opportunities for local people.
 - **INSPIRE:** Establish a 21st century district, promoting cross-sector innovation, education, culture, sport, aspiration and participation in east London.
 - **DELIVER:** Deliver excellent value for money, and champion new models and standards which advance the wider cause of regeneration, in line with LLDC’s core values.

Objective ① 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 higher education and training opportunities.

Objective ② Establish and maintain locally distinctive neighbourhoods which meet housing needs, while providing excellent and easily accessible social infrastructure.

Objective ③ Create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment.

Objective ④ Secure the infrastructure required to support growth and convergence.

Objective ⑤ Deliver a smart, sustainable and healthy place to live and work.

PRIORITY THEMES

3.3

Our vision is supported by priority themes that run through all of the Legacy Corporation's activity, including its Local Plan:

- promoting convergence, employment and community participation
- championing equalities and inclusion
- ensuring high-quality design
- ensuring environmental sustainability.

The Legacy Corporation area in 2036

VISION

By 2036, the Legacy Corporation area will have become an established location for working, living, leisure and culture. Based upon locally distinctive urban districts, linked by green spaces and waterways, with Queen Elizabeth Olympic Park and its world-class sports venues and the Cultural and Education District as a centrepiece, the benefits of sustained investment and renewal radiate well beyond the area, blurring boundaries to create a new heart for east London.

Stratford has become a Metropolitan Centre with an international role, a home or focus for international businesses served by international trains and quick links to airports, with universities and cultural institutions alongside the commercial, retail and sporting centres. Universities have established a reputation for undergraduate and postgraduate education with associated research and development activity, and businesses are an important part of the local economy, particularly around Stratford Waterfront and Pudding Mill.

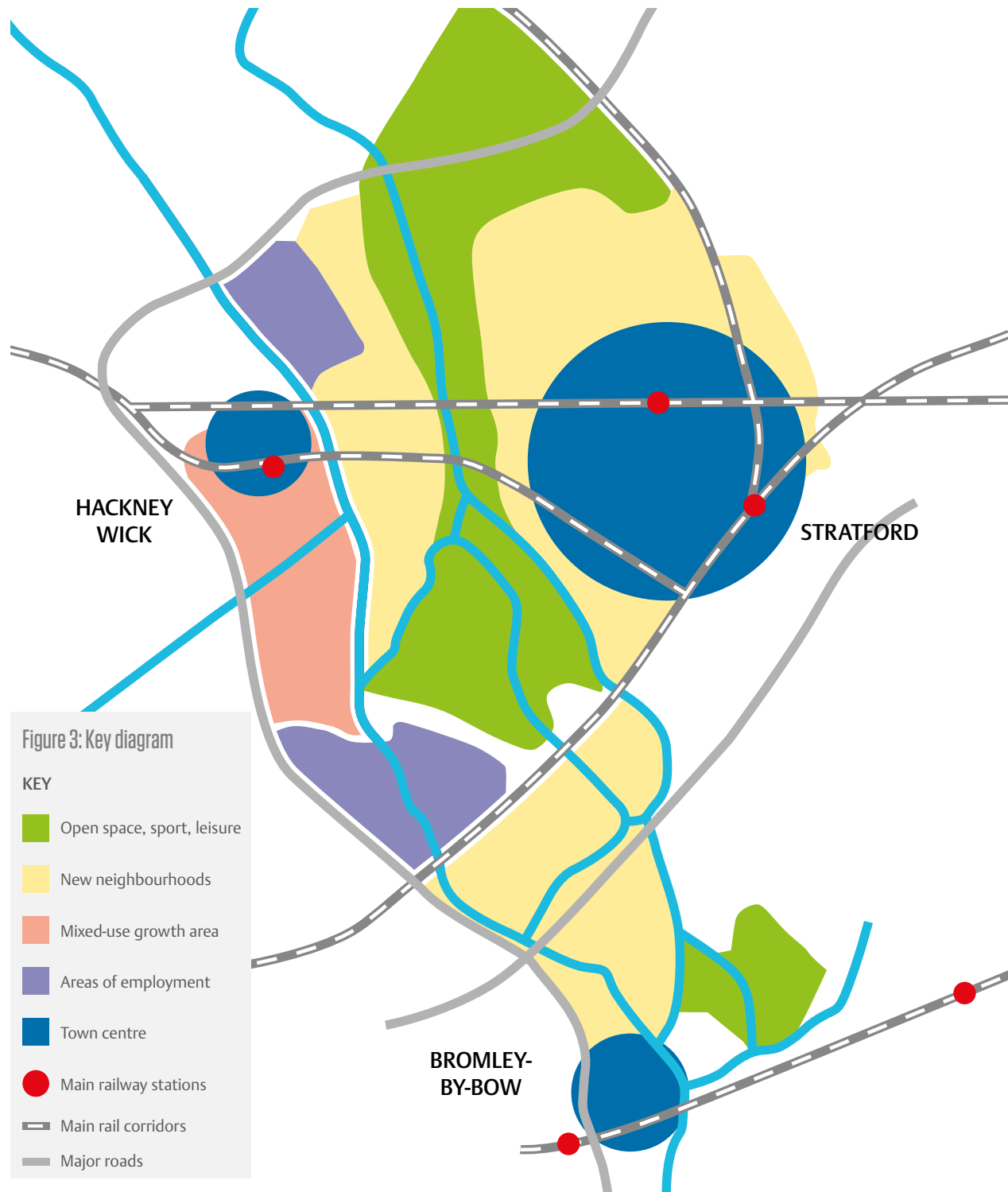
Here East is a technology- and media-focused hub which, together with the rest of Hackney Wick and Fish Island as a potential Cultural Enterprise Zone, provides space for creative and productive businesses, complementing the established clusters of artists and makers.

In addition to being a location where thousands of people live, work and relax, Queen Elizabeth Olympic Park is recognised

as one of London's unmissable attractions for visitors, and as a global centre for cultural and sporting excellence.

A District Centre at Bromley-by-Bow, the Neighbourhood Centre at Hackney Wick and the Local Centres at Pudding Mill and East Village provide a focus for local shops, services and community activities, surrounded by thousands of well designed new homes, including family and affordable homes, to create a network of distinctive and mixed urban districts. Accessible and well maintained local footpaths, cycleways and roads tie these urban districts together, and into their wider surroundings, making it easy to access the public transport hubs at Stratford, Hackney Wick and Bromley-by-Bow. The networks of parks, local routes, community sports facilities, schools and other community facilities make this a healthy place to live and work.

The design of buildings respects the character of the area and these have become examples of high-quality design. District heating and cooling networks, the bio-diverse landscapes and waterways, and trees and general urban greening complete the picture of a sustainable and comfortable place to live and to work. The Legacy Corporation area has become somewhere that people aspire to work and live, a unique and exemplary place that has set the standard for London as a whole as it continues to change and grow.



3.4

The vision for the Legacy Corporation area, set out on the previous page, draws on its corporate vision and sketches a picture of the area at the end of the Plan period in 2036. As a Development Corporation, its planning powers are one set of tools for achieving the regeneration and legacy benefits that the organisation has been created to realise. The five objectives translate the corporate vision into the aspects that its planning powers can be used to achieve. These set the policy themes that are relevant to the circumstances of the area and the benefits that achieving these can bring for the surrounding areas of east London.

THE STRATEGIC CONTEXT

3.5

The Mayor has set out his strategic planning objectives for the Legacy Corporation and for this Local Plan within his London Plan. This clearly identifies the Legacy Corporation as one of the London planning authorities whose Local Plan will need to be in general conformity with his London Plan. The area boundary is recognised and a specific housing target is set. Meeting housing and employment land needs within the context of the wider opportunity area is highlighted. In order to achieve this, many of the policies in this Plan are strongly linked to the policies and standards established within the Draft New London Plan and the associated Supplementary Planning Documents.

SUSTAINABLE DEVELOPMENT

Policy SD.1: Sustainable development

POLICY

When considering development proposals, the Legacy Corporation will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan, the London Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or policies that are most important for determining the application are out of date at the time of making the decision, then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- The application of policies in the NPPF that protect areas or assets it defines as being of particular importance provide a clear reason for refusing the development proposed; or
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.



- 3.6** The United Nations World Commission on Environment and Development (WCED) in its 1987 report ‘Our Common Future’ defines sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. The NPPF provides that planning policies and decisions should play an active part in guiding development towards sustainable solutions but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area. In relation to making planning decisions for new development in the Legacy Corporation’s area, understanding the strategy for sustainable development and the elements that need to be implemented to achieve it will mean, for each development proposal in question, taking and applying the policies in this Local Plan as a whole.

STRATEGIC POLICIES

- 3.7** The NPPF and Planning Practice Guidance (2018) are clear that Local Plans should ensure that non-strategic policies are clearly distinguished from strategic policies. Within this Plan there are a limited number of non-strategic policies. There is a main strategic policy at the start of each of the main policy sections of the Plan (the number pre-fixed with ‘SP’). However, the majority of the other policies in these main policy sections also contain significant strategic policy linked to each of these main strategic policies. Each of the policies in these main policy sections are necessary, in combination, to achieving the vision, objectives and strategic aims of the Plan. The site allocations within the sub area sections of the Plan are also considered to be strategic policies, with their delivery being necessary to meet the Local Plan housing targets and the delivery of the key economic and environmental objectives that have been identified in the main policy sections of the Plan. Table 1, contains a full list of strategic policies and also separately lists all non-strategic policies. Non-strategic policies are mainly those within the Sub Area sections of the Local Plan.

MONITORING AND REVIEW OF THE LOCAL PLAN

- 3.8** To help us understand how well we are managing to achieve the objectives that are set out in this Local Plan, the Legacy Corporation will monitor a set of indicators. Where the objectives are not being met, this may then trigger a review of part or all of the Local Plan. Responsibility for creation, monitoring and review of planning policy will return to the four boroughs once planning powers have returned to them. Section 14 of the Local Plan, ‘Delivery and Implementation, includes a table that sets out the performance indicators against which the objectives in the Local Plan will be monitored.



THE LEGACY CORPORATIONS PRIORITY PROJECTS

The Legacy Corporation and its partners will be focusing on delivery of the following projects that are central to its purpose and objectives.

EAST BANK

Providing new homes for Sadler's Wells, BBC Music and the V&A (in partnership with the Smithsonian Institution), as well as University College London and University of the Arts London's London College of Fashion.

HOUSING DELIVERY

Delivering the planning permissions for approximately 2,400 new homes at Chobham Manor, East Wick and Sweetwater.

Delivering development across its portfolio of other sites (see map opposite) and in doing so achieving 50 per cent as affordable housing across this portfolio which combines the following Local Plan site allocations:

- SA3.2 – Stratford Waterfront North
- SA3.6 – Rick Roberts Way
- SA3.5 – Bridgewater Road
- SA4.3 – Pudding Mill

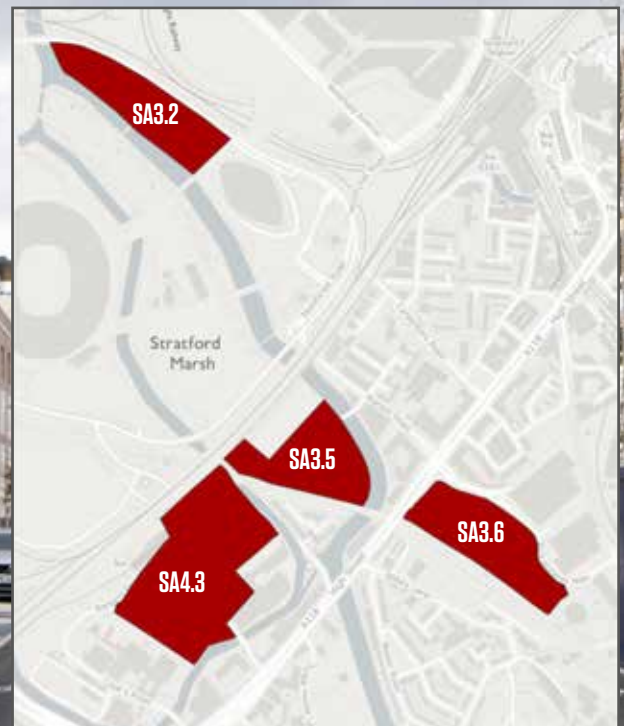


Table 1: Strategic and non-strategic policies in the Local Plan
Strategic Policies

POLICY NUMBER	POLICY NAME
Policy SD.1	Sustainable development
Policy SP.1	A strong and diverse economy
Policy B.1	Location and maintenance of employment uses (including Table 3 Employment clusters)
Policy B.2	Thriving town, neighbourhood and local centres (including Table 4, Retail centre hierarchy)
Policy B.3	Creating vitality through interim uses
Policy B.4	Providing low-cost business space, affordable and managed workspace
Policy B.5	Increasing local access to jobs, skills and employment training
Policy B.6	Higher education, research and development
Policy SP.2	Maximising housing and infrastructure provision within new neighbourhoods
Policy H.1	Providing for and diversifying the housing mix
Policy H.2	Affordable housing
Policy H.3	Meeting accommodation needs of older people
Policy H.4	Providing student accommodation
Policy H.5	Location of gypsy and traveller accommodation
Policy H.6	Houses in Multiple Occupation (HMOs)
Policy H.7	Shared living accommodation
Policy H.8	Innovative housing models
Policy CI.1	Providing new and retaining existing community infrastructure
Policy CI.2	Planning for and bring forward new schools
Policy SP.3	Integrating the natural, built and historic environment
Policy BN.1	Responding to place
Policy BN.2	Creating distinctive waterway environments
Policy BN.3	Maximising biodiversity
Policy BN.4	Designing development
Policy BN.5	Proposals for tall buildings
Policy BN.6	Requiring inclusive design
Policy BN.7	Protecting Metropolitan Open Land

Policy BN.8	Improving Local Open Space
Policy BN.9	Maximising opportunities for play
Policy BN.10	Protecting key views
Policy BN.11	Air quality
Policy BN.12	Noise
Policy BN.13	Protecting archaeological interest
Policy BN.14	Improving the quality of land
Policy BN.17	Conserving or enhancing heritage assets
Policy SP.4.	Planning for and securing transport infrastructure to support growth and convergence
Policy T.1	Strategic transport improvements
Policy T.2	Transport improvements
Policy T.3	Supporting transport improvements
Policy T.4	Managing development and its transport impacts to promote sustainable transport choices, facilitate local connectivity and prioritise pedestrians and cyclists
Policy T.5	Street network
Policy T.6	Facilitating local connectivity
Policy T.7	Transport assessments and travel plans
Policy T.8	Parking and parking standards in new development
Policy T.9	Providing for pedestrians and cyclists
Policy T.10	Using the waterways for transport
Policy SP.5	A sustainable and healthy place to live and work
Policy S.1	Health and wellbeing
Policy S.2	Energy in new development
Policy S.3	Energy infrastructure and heat networks
Policy S.4	Sustainable design and construction
Policy S.5	Water supply and waste water disposal
Policy S.6	Increasing digital connectivity, safeguarding existing communications provision and enabling future infrastructure
Policy S.7	Planning for waste
Policy S.8	Waste Reduction
Policy S.9	Overheating and urban greening

Policy S.10	Flood Risk
Policy S.11	Sustainable drainage measures and flood protections
Policy S.12	Resilience, safety and security
Site Allocation SA.1.1	Hackney Wick Station Area
Site Allocation SA.1.2	Hamlet Industrial Estate
Site Allocation SA.1.3	Hepscott Road
Site Allocation SA.1.4	Neptune Wharf
Site Allocation SA.1.5	East Wick and Here East
Site Allocation SA.1.6	Sweetwater
Site Allocation SA.1.7	Bartrip Street South
Site Allocation SA.2.1:	Chobham Farm
Site Allocation SA.2.2	East Village
Site Allocation SA.2.3	Chobham Manor
Site Allocation SA.2.4	Chobham Farm North
Policy 3.2	Stratford High Street Policy Area
Site Allocation SA.3.1	Stratford Town Centre West
Site Allocation SA.3.2	Stratford Waterfront North
Site Allocation SA.3.3	Stratford Waterfront South
Site Allocation SA.3.4	Greater Carpenters District
Site Allocation SA.3.5	Bridgewater Road
Site Allocation SA.3.6	Rick Roberts Way

Site Allocation SA.4.1	Bromley-by-Bow
Site Allocation SA.4.2	Sugar House Lane
Site Allocation SA.4.3	Pudding Mill
Site Allocation SA.4.4	Three Mills
Site Allocation SA.4.5	Bow Goods Yards (Bow East and West)

Non-strategic policies

Main policy Sections of the Local Plan

POLICY NUMBER	POLICY NAME
Policy BN.15	Designing residential extensions
Policy BN.16	Designing advertisements

Sub Area Sections of the Local Plan

POLICY NUMBER	POLICY NAME
Sub Area 1 – Hackney Wick and Fish Island	
Policy 1.1	Managing change in Hackney Wick and Fish Island
Policy 1.2	Promoting Hackney Wick and Fish Island’s unique identity
Policy 1.3	Connecting Hackney Wick and Fish Island
Policy 1.4	Improving the public realm in Hackney Wick and Fish Island
Sub Area 2 – North Stratford and Eton Manor	
Policy 2.1	Housing typologies
Policy 2.2	Leyton Road – improving the public realm
Policy 2.3	Local centre and non-residential uses
Sub Area 3 - Central Stratford and Southern Queen Elizabeth Olympic Park	
Policy 3.1	Stratford Metropolitan Centre
Policy 3.3	Improving connections around central Stratford
Sub Area 4 – Bromley-by-Bow, Pudding Mill, Sugar House Lane and Mill Meads	
Policy 4.1	A potential District Centre
Policy 4.2	Bringing forward new connections to serve new development
Policy 4.3	Station improvements