

Section 11 - Sub area 2 – North Stratford and Eton Manor

Change Reference Number		Type of change	Proposed Change
C260	Vision	Minor	<p>North Stratford and Eton Manor will <u>has become a thriving neighbourhood</u> and an area of new high-quality housing, and with generous new Local Open Spaces set alongside the parklands of Queen Elizabeth Olympic Park. This will become is <u>a family focus</u> area of vibrant new communities, a place for families to grow and stay. It will have <u>is an area with</u> unrivalled access to public transport, along with excellent schools, community facilities, local shops and services, and be within easy reach of the employment and business opportunities at Stratford and Hackney Wick. It benefits from access to <u>a world-class</u> affordable community sport and leisure activities and become it is a location in which people will aspire to live.</p>
C261	Paragraph 11.1	Minor	<p>T Paragraph 11.1 his area is set to become the earliest established place of change in the Legacy Corporation area. Substantial progress has been made on all site allocations. Much of East Village has been constructed and new delivered homes are already being occupied. Planning permission is in place for the Chobham Manor residential development, with construction of the first phase taking place from mid-2014. Planning permission is also in place for the development of Chobham Farm bordering Leyton Road, with early implementation planned for this scheme providing new homes, open space and local retail use. Chobham Manor and Chobham Farm developments are also starting to become occupied. Chobham Manor residential development phase one is now complete, phase two is well advanced, while the final two phases have secured reserved matters approval. The Chobham Farm development, providing new homes, open space and local retail use, is equally well underway, the first phase is completed with Zone four being currently under construction, and the central section yet to come forward. <u>Chobham Manor residential development phase one is now complete, phase two is well advanced, while the final two phases have secured reserved matters approval. The Chobham Farm development, providing new homes, open space and local retail use, is equally well underway, the first phase is completed with Zone four being currently under construction, and the central section yet to come forward.</u> Chobham Academy accepted its first pupils in 2013 and the Sir</p>

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			Ludwig Guttman Health Centre has opened to serve the wider area.
C262	Paragraph 11.2	Minor	<p><u>The retail units within the designated Local Centre at East Village are now beginning to thrive, serving local communities. Coupled with other non-residential uses such as the school and health centre combine to provide a heart to the new and expanding community.</u> East Village provides an area mainly focused around Victory Park open space for new local retail space which is identified as a new Local Centre within this Local Plan. Stratford Metropolitan Centre and its retail, leisure, employment opportunities and excellent local and regional transport connections are close by. The employment opportunities at Here East and Hackney Wick are a walk or cycle ride away from this Sub Area.</p>
C263	Paragraph 11.3	Minor	<p>Paragraph 11.3 This concentration of new homes is set alongside the north-western-most part of Queen Elizabeth Olympic Park and Lee Valley Hockey and Tennis Centre, which provides a gateway to Queen Elizabeth Olympic Park from the north. Together, the Lee Valley Hockey and Tennis Centre at Eton Manor and Lee Valley VeloPark provide a full range of cycling facilities and a 3,000-seater hockey stadium. <u>These are important leisure and sporting assets hosting local, regional and international events.</u> Five-a-side football pitches are planned and the Eton Manor war memorials (Eton Manor or Villiers Memorial and the Churchill Memorial) are to be relocated to the west of Lee Valley Hockey and Tennis Centre. With the River Lea running along the western edge of the area, it provides a potentially unparalleled living and working environment within east London.</p>
	Paragraph 11.4	No change	Remains as Paragraph 11.4
C264	Paragraph 11.5	Minor	<ul style="list-style-type: none"> Continued delivery of the approved housing type, size and tenure mix to ensure a balanced range of homes and a focus on family housing

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			<ul style="list-style-type: none"> • Continued delivery of high development quality and sustainability standards • <u>Maintaining</u> and achieving quality public spaces and public realm • Allowing for development of existing and future routes between this area and areas to the east and north • Ensuring that the Local Centre develops <u>maintains</u> a local function, distinct to the Metropolitan Centre at Stratford • <u>Support the on-going operation and viability of the Lee Valley Hockey and Tennis Centre and the Lee Valley VeloPark.</u>
	Policy 2.1: Housing typologies	No change	Policy 2.1: Housing typologies
	Paragraph 11.6	No change	Remains as Paragraph 11.6
	Paragraph 11.7	No change	Remains as Paragraph 11.7
C265	New Insert Page	Minor	<p>Insert page to be included to describe the role of the LVRPA owned and operated Velopark and Hockey and Tennis Centre (including map and photographs). Text for page as follows:</p> <p><u>The Lee Valley Hockey and Tennis Centre at Eton Manor and the Lee Valley VeloPark are world class sports facilities. Originally developed for the London 2012 Olympic Games and subsequently transformed they are both important national leisure and sporting venues hosting local, national and international events and support the Legacy Corporation’s aspiration to deliver a sporting legacy for local communities. The two venues are owned by the Lee Valley Regional Park Authority and are managed through a leisure trust.</u></p> <p><u>The Legacy Corporation continues to work closely with and support the Park Authority as it seeks to improve and grow the offer associated with the venues and thereby ensure their long term sustainability. This includes the further development of the</u></p>

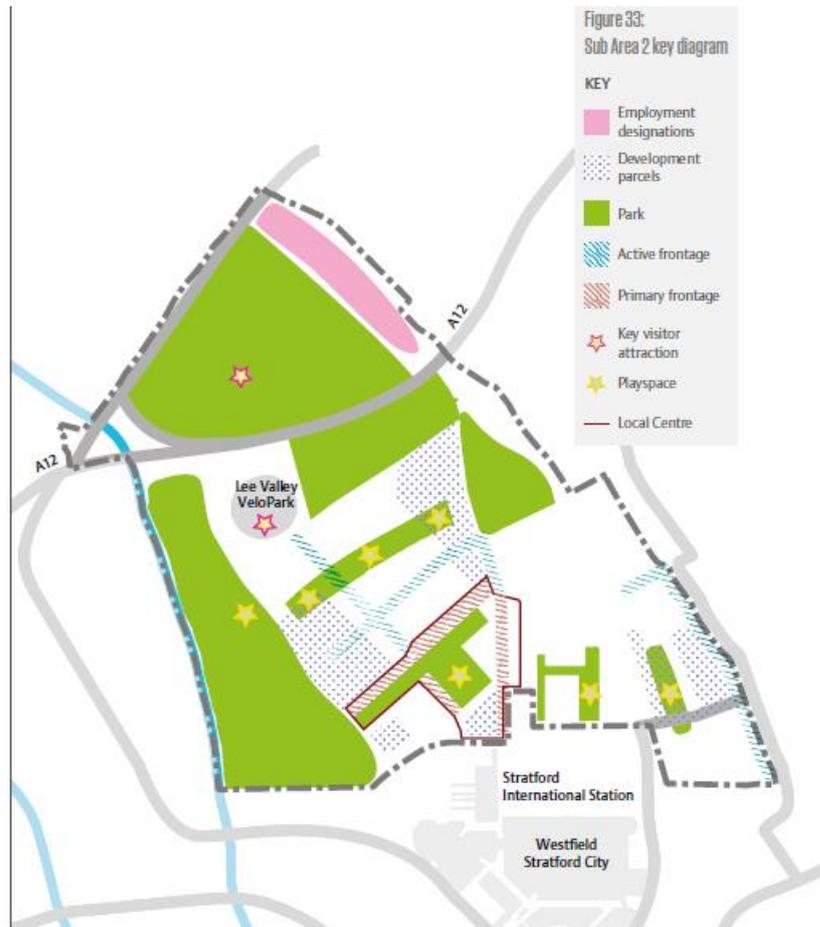
Change Reference Number		Type of change	Proposed Change
			<u>land and facilities associated with the Hockey and Tennis Centre at Eton Manor which can complement the rest of the Queen Elizabeth Olympic Park.</u>
	Policy 2.2: Leyton Road – improving public realm	No change	No change proposed to policy.
	Paragraph 11.8	No change	Remains as Paragraph 11.8
	Paragraph 11.9	No change	Remains as Paragraph 11.9
C266	Policy 2.3 – Improving connections	Deletion	<p><i>(Delete policy as route framework has been implemented. Retain indication of key routes as shown in Figure 33.)</i></p> <p>The Legacy Corporation in its role as Local Planning Authority will work with its partners to promote improved connectivity along and across Leyton Road to improve access between East Village, Chobham Farm, Maryland and Leyton, and improved connections for Eton Manor. Connective routes should have a high quality streetscape and be lined by active frontages where possible. Proposals for new development will be expected to demonstrate that they facilitate the future provision of new routes to connect the new and established areas and their street patterns.</p>
C267	Paragraph 11.10	Deletion	<p>While the street pattern and routes within and through this Sub Area have generally been set and in the majority of cases constructed, the improvement of the public realm and the related connections between the established area east of Leyton Road and Chobham Farm, East Village and through to Queen Elizabeth Olympic Park and Stratford Metropolitan Centre, remain important and key to the integration of communities as these develop and change.</p>
C268	Paragraph 11.11	Deletion	<p>Any planning applications for development within this part of the Legacy Corporation area that adjoin or have a frontage to Leyton Road will need to demonstrate that they have taken account of any plans known at the time to create new or improve existing connections along routes to the east of Leyton Road, which falls outside of the Legacy Corporation area.</p>

Change Reference Number		Type of change	Proposed Change
C269	Policy 2.4: Local Centre and non-residential uses	Major	<p>Becomes Policy 2.3: Local Centre and non-residential uses</p> <p>Non-residential uses, including Use Class A1–A5 and B1a, within Sub Area 2 should be small-scale, serve localised need and be concentrated within the designated Local Centre. <u>The Local Centre boundary has been extended to include the mix of established shop frontages along West Park Walk and Prize Walk, as defined on the Policy Map. All non-residential floorspace within the Local Centre boundary is designated as Primary Frontage, as identified on Figure 33. Future uses within the primary frontage should support its local retail function and add to the vitality and attractiveness of the primary frontage area.</u> Outside of the Local Centre, proposals for these uses should be located along key routes and/or in relation to public spaces and should be of a scale that will serve the needs of its immediate surroundings or be ancillary to a main use with which it is associated.</p>
C270	Paragraph 11.12	Major	<p>Becomes Paragraph 11.10</p> <p>A new Local Centre is identified at East Village, recognising that the amount of retail and other non-residential floorspace concentrated in the identified area provides a focus around the public open spaces here to provide this Centre function. It is important that role of this Centre is established and then protected.</p> <p><u>Designated Local Centre at East Village, has now emerged as a fully functioning local centre. The area is also emerging as a strong independent retail destination, serving localised catchment and complementing the offer at nearby Stratford. The Primary Frontage has been designated to support and maintain its local retail function, vitality and attractiveness. No Secondary Frontage has been designated.</u> It is recognised that the key routes also provide an opportunity for small-scale non-residential uses that, provided they remain of a small scale and ancillary to the main uses of the development blocks, can be appropriate and not undermine the Local Centre function.</p>

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C271	Paragraph 11.13	Major	Becomes Paragraph 11.11 Any planning applications for new non-residential uses within the Sub Area should be located within the Local Centre boundary or, where they are of a small enough scale, be located along key routes, particularly where these are active frontages as identified in Figure 33. <u>Further uses within Local Centre boundary should maintain appropriate retail uses and support the role and function identified in Table 4 3.</u>
	Paragraph 11.14	No change	Becomes Paragraph 11.12
C272	Figure 32: Sub Area 2 Key Diagram	Minor	Becomes Figure 33: Key Area 2 Key diagram – amendments made to show the extent of primary frontage designation – please see below
C273	Table 9	Minor	Becomes Table 11 <i>Additional bullet point:</i> <u>SA2.4 Chobham Farm North (see Site Allocation SA.2.4) 20 meters</u>
C274	Site Allocation SA2.1: Chobham Farm	Minor	Site allocation retained unchanged. Supporting development principles <u>The site allocation is expected to yield a minimum of 1,030 new homes (gross) with affordable housing being delivered in accordance with the current planning permission.</u> Address Flood Zone: <u>1 2 (north part of site only)</u>
C275	SA2.2: East Village	Minor	Site allocation retained unchanged. Supporting development principles <u>The site allocation is expected to yield a minimum of 1950 new homes (gross) with affordable housing being delivered in accordance with the current planning permission.</u>
C276	Site Allocation SA2.3: Chobham Manor	Minor	Site allocation retained unchanged. Supporting development principles <u>The site allocation is expected to yield a minimum of 860 new homes (gross) with affordable housing being delivered in</u>

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			<p><u>accordance with the current planning permission.</u></p> <p>Address Flood Zone: <u>2 (northern part only) 2 and 3 (parts only)</u></p>
C277	New Site Allocation	Major	<p>SA2.4 Chobham Farm North <u>Mixed-use development, including family housing, external private or shared amenity space and provision of a link through the site into the Chobham Farm public open space to the south of Henrietta Street.</u></p> <p><u>Supporting development principles:</u></p> <ul style="list-style-type: none"> • <u>Minimise impacts on residential amenity from railway line to the west and adjoining community building to the north</u> • <u>Provision of safe pedestrian crossing route over Henrietta Street between site and Chobham Farm site allocation development (SA2.1)</u> • <u>Improve public realm and street scene of Leyton Road through design of the development and improvements to the street</u> <p><u>The site allocation is expected to yield a minimum of 200 new homes (gross) with an affordable housing threshold of 50% on public sector land in accordance with Policy H.2.</u></p> <p>Address <u>Site address: Land bounded by Liberty Bridge Road, Leyton Road and the railway.</u> <u>Existing uses: Part- D1 use and the reminder of site is currently in B1 and B8 use class employment uses.</u> <u>Size: 1.11 ha</u> <u>PTAL rating: 6a/6b</u> <u>Flood Zone: 1</u></p>
C278	New Site Allocation	Major	New site allocation SA2.4 Chobham Farm North boundary – please see below

Change Reference Number: C272, Key Diagram



Change Reference Number: C278, New site allocation SA2.4 boundary

