

## Section 12 - Sub Area 3 – Central and Southern Queen Elizabeth Olympic Park

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
C279	Vision	Minor	Central Stratford and Southern Queen Elizabeth Olympic Park will <del>become</del> <u>continue to develop as</u> a diverse area of new high-profile <u>culture</u> , education and sporting facilities....
C280	Figure 34 Sub Area 3 Key Diagram	Minor	Becomes Figure 35 Image to identify: <ul style="list-style-type: none"> <li>Northern zone to Stratford High Street Policy Area</li> </ul> <p><i>The figure changes are shown below</i></p>
	Paragraph 12.1	No change	Remains as Paragraph 12.1
C281	Paragraph 12.2	Minor	Paragraph 12.2 ..... 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. <u>As a Cultural Quarter the Queen Elizabeth Olympic Park will also be promoted, enhanced and protected.</u>
C282	Paragraph 12.3	Minor	Paragraph 12.3 Sub Area 3 will continue to see substantial pressure for new development through the Plan period. A significant amount of new residential, <u>retail, education</u> and office floorspace has planning permission. <del>However,</del> Changing circumstances <del>may</del> mean that <u>consented schemes around Stratford Waterfront are in the process of review. Reviewed proposals will help facilitate and contribute towards the future potential for 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. of proposals may take place. Where these are outline planning permissions, the final form of new development will become apparent over time but may also present the opportunity for these proposals to change more significantly where economic and other circumstances suggest that this is desirable or necessary. There may also be circumstances where a comprehensive</u>

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			<del>scheme could cover parts of more than one site allocation.</del> Other sites and locations, while not benefiting from a planning permission, do have potential for new development.....
C283	Paragraph 12.4	Minor	The Sub Area has potential to deliver many of the strategic requirements of east London as a whole, particularly housing development. <del>As at March 2014, there were approximately 8,700 units within the development pipeline in Sub Area 3, and capacity for about a further 630 units.</del> <u>Results of the 2017 SHLAA suggest capacity for approximately 11,000 homes within the Sub Area up to 2036.</u>
C284	Paragraph 12.5	Minor	<del>Unless specific building heights are stipulated within Policy 3.1, within this Sub Area where any development is proposed above the prevailing height of 30m from ground level, the Tall Buildings policy (BN.10) will apply.</del>  <b><u>Application of Policy BN.5 within the sub area</u></b>  <u>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.</u>
C285	New table	Minor	<u>Table 12: Prevailing building heights in Central Stratford and Southern Queen Elizabeth Olympic Park (heights in metres above existing ground level)</u>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			Sub Area 3   30 metres
C286	New policy	Major	<p><b><u>Policy 3.1 Metropolitan Centre</u></b></p> <p><u>Stratford will be promoted to function as a potential future International Centre through:</u></p> <ol style="list-style-type: none"> <li>1. <u>Directing large-scale town centre uses to within the centre boundary in accordance with Policy B.2</u></li> <li>2. <u>Supporting growth in office floorspace, with the Metropolitan Centre boundary also forming the location for the potential Central Activities Zone reserve</u></li> <li>3. <u>Supporting Stratford Waterfront as a new culture and education district and as a future location of town centre boundary extension</u></li> <li>4. <u>Focussing higher order comparison retail floorspace, providing at least 80 per cent of the identified retail requirements over the plan period</u></li> <li>5. <u>Supporting and enhancing the range of cultural and night time economy uses</u></li> <li>6. <u>Delivering new residential accommodation in appropriate locations throughout the centre</u></li> </ol>
C287	New para	Major	<p><b><u>Reasoned justification</u></b></p> <p><b>Paragraph 12.6</b>  <u>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 7).</u></p>
C288	New para	Major	<p><b><u>Policy application</u></b></p> <p><b>Paragraph 12.7</b>  <u>Any proposals for large-scale town centre uses should be focussed within the existing town centre boundary, or where identified as a potential location for expansion. Other edge of centre locations, such as Stratford High Street Policy Area</u></p>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			<p><u>(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 East North, the potential location for extension of the town centre boundary, should develop.</u></p> <p><u>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.</u></p>
C289	Policy 3.1	Major	<p><b>Becomes Policy 3.2 3-4: Stratford High Street Policy Area</b></p> <p>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., <del>by ensuring that</del> <u>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.</u></p> <p>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).</p> <p>Proposals for development greater than <del>27</del> <u>30</u> metres above ground will be subject to Policy BN.40 <del>5</del>.</p>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			Public realm improvements and key connections as shown in Figure <del>35</del> <u>36</u> should be enhanced.
C290	Paragraph 12.6	Minor	<b>Becomes Paragraph 12.8</b> The introduction of employment-generating uses <u>or cultural and night time economy uses</u> through mixed use development will add to the vitality of the area and contribute to the rejuvenation of the High Street.
C291	Paragraph 12.7	Minor	<b>Becomes Paragraph 12.9</b> <u>Provision of a range of different town</u> <del>Town</del> centre uses <u>and a focus upon culture and night time economy uses</u> within this location should support <del>not be in competition with</del> the further development of the Stratford Metropolitan Centre and have regard to traffic and safety issues. <u>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.</u> Mixed use developments proposing flexible....
	Paragraph 12.8	No change	<b>Becomes Paragraph 12.10</b>
	Paragraph 12.9	Reference update	<b>Becomes Paragraph 12.11</b> Policy 3.1 sets the building height level above which development proposals will be assessed against Policy BN.4 <u>0</u> <u>5</u> .
	Paragraph 12.10	No change	<b>Becomes Paragraph 12.12</b>
C292	Policy 3.2	Minor	<b>Becomes Policy 3.3: Improving connections around central Stratford</b>  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 <del>34</del> <u>35</u> in particular a new pedestrian bridge from Jupp Road and facilitating a western entrance to Stratford Regional Station.
	Paragraph 12.11	No change	<b>Becomes Paragraph 12.13</b>
C293	Paragraph 12.12	Minor	<b>Becomes Paragraph 12.14</b>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			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 improvements to the western entrance to Stratford Regional Station. Development proposals affecting a Key Connection, Key Connection to be Enhanced or Principal Connection Improvement (shown in Figure 35 36) .....
	Paragraph 12.13	No change	<b>Becomes Paragraph 12.15</b>
C294	Paragraph 12.14	Minor	<b>Becomes Paragraph 12.16</b> 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, <u>should facilitate, through a portfolio approach the delivery of the aims of each of</u> <del>will be considered against the principles within</del> <u>of the relevant site allocations as a whole.</u>
C295	Site Allocation SA3.1: Stratford Town Centre West	Major	Site Allocation SA3.1: Stratford Town Centre West  A range of town centre uses and residential accommodation appropriate to the scale and form of the Metropolitan Centre designation. <del>The site will form an extension to the Metropolitan Centre Boundary of Stratford with the eastern parcel providing access to the town centre by a Link Bridge.</del> Active uses shall be on the ground floor along enhanced key connections.  Supporting development principles  • Provide an overall mix of town centre uses respecting the existing character, scale, and massing within the allocation area

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			<ul style="list-style-type: none"> <li>• <u>The site allocation is expected to yield a minimum of 2,000 new homes with an affordable housing threshold of 35%, or 50% on public sector land, in accordance with Policy H.2.</u></li> <li>• Suitable for main town centre uses appropriate to the Metropolitan Centre designation</li> <li>• <del>Northern</del> <u>Development parcel 1</u> should provide <u>a mix of uses, including residential, office and with</u> ground-floor local service retail providing a transition to the residential area to the north</li> <li>• <del>Eastern</del> <u>Development parcel 2</u> should provide a large-scale town centre use with supporting elements, <u>with a link bridge</u></li> <li>• <del>Southern</del> <u>Development parcel 3</u> should largely be <u>a mixed use of retail and</u> residential with a transition from retail and other uses, and containing Local Open Space</li> <li>• <del>South-western</del> <u>Development parcel 4</u> <del>parcels</del> should provide <u>employment uses including offices and residential with the</u> localised retail functions on the ground floors</li> <li>• <u>Development parcel 5</u> should provide <u>residential accommodation, with supporting ground floor uses</u></li> <li>• Key connections shall be enhanced: to the north to East Village; from <del>existing</del> Stratford town centre to the east; from <u>Montfichet Road across to the Chobham Farm South site (Development Plot 2)</u> from the south through to London Aquatics Centre; and from the west along Westfield Avenue to Queen Elizabeth Olympic Park.</li> <li>• <u>Existing and proposed</u> connectivity routes in private ownership should maintain and enhance the format and appearance of public space <u>and the public realm</u></li> <li>• Points where key connections meet the allocation shall be gateways for enhancement.....</li> </ul> <p>Phasing and implementation</p> <p><del>Residential within The International Quarter will be delivered from 2015</del></p>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			<p>– Other northern and south-western parts of The International Quarter to be delivered from 2020</p> <p>– The housing development at Cherry Park will be delivered from <del>2015-2020</del></p> <p>– 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.</p> <p>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</p> <p>– Permission under the Manhattan Loft Gardens scheme for 248 residential units to the north of the International Station <u>Outline permission has also been granted for retail anchor store and 1,200 homes at Cherry Park.</u></p>
C296	SA3.1	Minor	Amend site allocation image to include new plots, numbering and new connections across Montfitchet Road - <i>see amended image below</i>
C297	Site Allocation SA3.2: Stratford Waterfront East	Minor	<p><b>SA3.2 Stratford Waterfront East <u>North</u></b></p> <p>Comprehensive, phased mixed-use development providing <del>edge-of-centre retail</del>, cultural, education, leisure, <del>retail</del> or community functions and incorporating residential to provide for strategic housing requirements.</p> <p>Supporting development principles</p> <ul style="list-style-type: none"> <li>• Provide a mix of uses <u>to support the Metropolitan Centre function (with future potential for inclusion within the town centre boundary) appropriate to the edge-of-centre location</u> in accordance with SP.1, B.2 and B.6</li> <li>• <u>The site allocation is expected to yield a minimum of 500 new homes.</u></li> <li>• <u>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% on public sector land in accordance with Policy H.2.</u></li> </ul>



Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			<ul style="list-style-type: none"> <li>• 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 40)</li> <li>• High residential development density to reflect location and public transport accessibility</li> <li>• Design to take into account waterside setting and the positioning of the London Aquatics Centre and enhance these as focal points</li> <li>• Provision and protection of key connections to and within the site from The International Quarter <u>London</u> to Stratford Waterfront <u>West South</u> and beyond via the northern edge of London Aquatics Centre; and a new pedestrian/cycle connection between The International Quarter and Stratford Waterfront <u>East North</u>. 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</li> <li>• Protection of the view through the above connection in line with the Views Policy (BN.10 9)</li> <li>• Active uses shall be on the ground floor along key connections to the north-west of London Aquatics Centre and river frontage.</li> </ul> <p>Phasing and implementation</p> <ul style="list-style-type: none"> <li>– Delivery on site is expected from 2020 onwards</li> <li>– Delivery of the different uses along the Stratford Waterfront should be phased to ensure a coordinated delivery</li> <li><del>– Phasing should ensure that residential components are delivered alongside other non-residential components</del></li> <li><del>– Where residential is in support of other uses, this should be delivered in tandem.</del></li> <li>- <u>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.</u></li> </ul> <p><b>Address</b></p>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			<p>Land <del>on</del> <u>between waterfront and Carpenters Road</u> <del>between railway line and Waterworks River to the south</del></p> <p><b>Existing use(s):</b> Vacant land  <b>Size:</b> 8.3 ha  <b>PTAL rating:</b> 1a-5  <b>Flood Zone:</b> Zone 2 and 3 (<del>mostly</del>)</p>
C298	Site Allocation SA3.2: Stratford Waterfront East	Minor	<i>The site allocation boundary has been amended -see below</i>
C299	Site Allocation SA3.3: Stratford Waterfront West	Minor	<p><b>Site Allocation SA3.3: Stratford Waterfront <u>South West</u></b></p> <p>Comprehensive, phased mixed-use development providing <del>edge-of-centre retail, education, workspace, edge-of-centre retail, cultural, leisure or community functions</del> <u>potentially incorporating and</u> residential to provide for strategic housing requirements.</p> <p><b>Supporting development principles</b></p> <ul style="list-style-type: none"> <li>• Provide a mix of uses appropriate to the location in accordance with SP.1, B.2, <u>B.5</u> and B.6</li> <li>• Development should ensure the openness of the Metropolitan Open Land <del>to the east of</del> <u>including within</u> the site allocation</li> <li>• Density reflecting location and Public Transport Accessibility Levels</li> <li>• Tall buildings may be acceptable in this location subject to Tall Buildings Policy (BN.5.10)</li> <li>• Active uses shall be on the ground floor along key connections including frontages adjacent to the ArcelorMittal Orbit</li> <li>• 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</li> <li>• Proposals should be designed to take account of, and mitigate, any noise impacts of the rail lines to the south</li> <li>• Protect key connections <u>adjacent and through</u> the site.</li> </ul>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			<ul style="list-style-type: none"> <li>• <u>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 3:1 basis (3 bedspaces are equivalent to one residential unit)</u></li> <li>• <u>The site allocation is expected to yield a quantum equivalent to a minimum of 600 new homes with an affordable housing threshold of 50% on public sector land in accordance with Policy H.2.</u></li> </ul> <p><b>Phasing and implementation</b></p> <ul style="list-style-type: none"> <li>– Delivery on site from <del>2020</del> <u>2018</u> onwards</li> <li>– Delivery of the different uses <del>along the Stratford Waterfront</del> should be phased to ensure a coordinated delivery.</li> <li>• <u>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.</u></li> <li>• <u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u></li> </ul> <p><b>Planning history</b></p> <p><u>The site benefits from planning permission under the LCS scheme for: up to 878 residential units; 1,438 sqm retail; 165 sqm leisure; and 440 sqm community, up to a maximum of 77,043 sqm in total. Permission granted for mixed use development for academic development and commercial research space, student accommodation and small scale retail space.</u></p> <p><b>Address</b></p> <p><b>Site address:</b> Land to the south of the ArcelorMittal Orbit, <del>between Waterworks River to the north and City Mill River to the south,</del> <u>bounded by Pool Street and Loop Road</u></p> <p><b>Existing use(s):</b> Vacant land</p> <p><b>Size:</b> 3.5 ha</p> <p><b>PTAL rating:</b> 1b–2</p> <p><b>Flood Zone:</b> Zone 3 <del>(limited)</del> <u>(parts)</u></p>
C300	Site Allocation SA3.3: Stratford	Minor	<i>The site allocation boundary has been amended -see below</i>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
	Waterfront West		
C301	Site Allocation SA3.4: Greater Carpenters District	Major	<p><b>Supporting development principles</b></p> <ul style="list-style-type: none"> <li>• <u>Proposals should seek to facilitate a net increase in residential accommodation, optimising delivery in accordance with</u> <del>optimise and increase the residential capacity of the area subject in particular to</del> <u>Policy SP.2 and H.1 of this Local Plan</u></li> <li>• <u>The site allocation is expected to yield a minimum of 2,300 new homes (gross) with an affordable housing threshold of 35% or 50% on public sector land, in accordance with Policy H.2.</u></li> <li>• <u>Proposals should maximise affordable housing delivery through the Viability Tested Route re-providing equivalent affordable housing floorspace through equivalent tenures as a minimum</u></li> <li>• <u>Development densities and uses should reflect location, and public transport accessibility and the town centre boundary</u></li> <li>• <u>In accordance with Policy BN.5 any tall buildings should be directed towards the town centre boundary</u></li> <li>• <u>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</u></li> <li>• <u>Maximise and reflect in any new development or public realm improvement the potential arising from pedestrian movement to and from a new western entrance to Stratford Regional Station and improvements to the Jupp Road bridge</u></li> <li>• <u>The identified option for the new western entrance to Stratford Regional Station should be incorporated into redevelopment proposals for this site</u></li> <li>• <u>Improve connections from the site to the north and to Stratford Metropolitan Centre; to south-west to the Greenway via Bridgewater Road</u></li> <li>• <u>Improve connections within the site along Warton Road, Carpenters Road, Gibbins Road and Jupp Road; and to within Queen Elizabeth Olympic Park</u></li> <li>• <u>Subject to the above, proposals should be in accordance with the provisions of</u></li> </ul>

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			<p>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</p> <ul style="list-style-type: none"> <li>• Safeguarding of land for DLR North Route Double Tracking phase 2.</li> <li>• Consider retention of existing low-rise family housing where this does not prevent the achievement of wider regeneration objectives</li> <li>• Ensure early community consultation where specific development proposals or regeneration plans are brought forward <u>and take account of the requirements of the Good Practice Guide for Estate Regeneration including residents' ballots</u></li> <li>• Support the <u>Greater Carpenters Neighbourhood Forum</u> in its preparation of a Neighbourhood Plan where this conforms to the requirements of <u>the Local Plan and</u> this site allocation and involves cooperation with the Council in its roles as landowner and housing authority.</li> </ul> <p><b>Planning history</b>  <u>Has-Permission for student accommodation, residential accommodation, education facility and affordable workspace at Duncan House</u></p>
C2302	Site Allocation SA3.5: Bridgewater Road	Minor	<p><b>Supporting development principles</b></p> <ul style="list-style-type: none"> <li>• <u>The site allocation is expected to yield a minimum of 300 new homes.</u></li> <li>• <u>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% in accordance with Policy H.2</u></li> </ul> <p><b>Phasing and implementation</b></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> </ul>
C303	Site Allocation SA3.6: Rick Roberts Way	Minor	Comprehensive, mixed use development of residential with education uses including provision of <del>an all-age</del> <u>a primary school</u> <del>or equivalent education provision</del> and open space.

Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			<p><b>Supporting development principles</b></p> <ul style="list-style-type: none"> <li>• <u>The site allocation is expected to yield a minimum of 750 new homes.</u></li> <li>• <u>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% in accordance with Policy H.2</u></li> <li>• <u>Development should ensure an active frontage onto Stratford High Street and the junction should be safe and welcoming</u></li> <li>• <u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u></li> <li>• Development should maintain the openness of the Metropolitan Open Land along the western boundary of the site</li> <li>• <u>Meet any identified demands for school places through provision of all-age a school alongside residential development respecting the existing character, scale and massing of the site and its surrounding area</u></li> <li>• Residential capacity could be increased alongside the introduction of business space and significant open space, should the <u>primary school no longer be required all-age school or its secondary school component be delivered within a location suitable to requirements elsewhere within the Legacy Corporation area.</u></li> <li>• Unless school place demand has been <u>or will be demonstrably met elsewhere</u>, retention of sufficient land for delivery of an additional primary school in the later part of the Plan period will be <u>sought required within the site</u></li> <li>• Development should plan for the associated costs of remediation of the site</li> </ul>

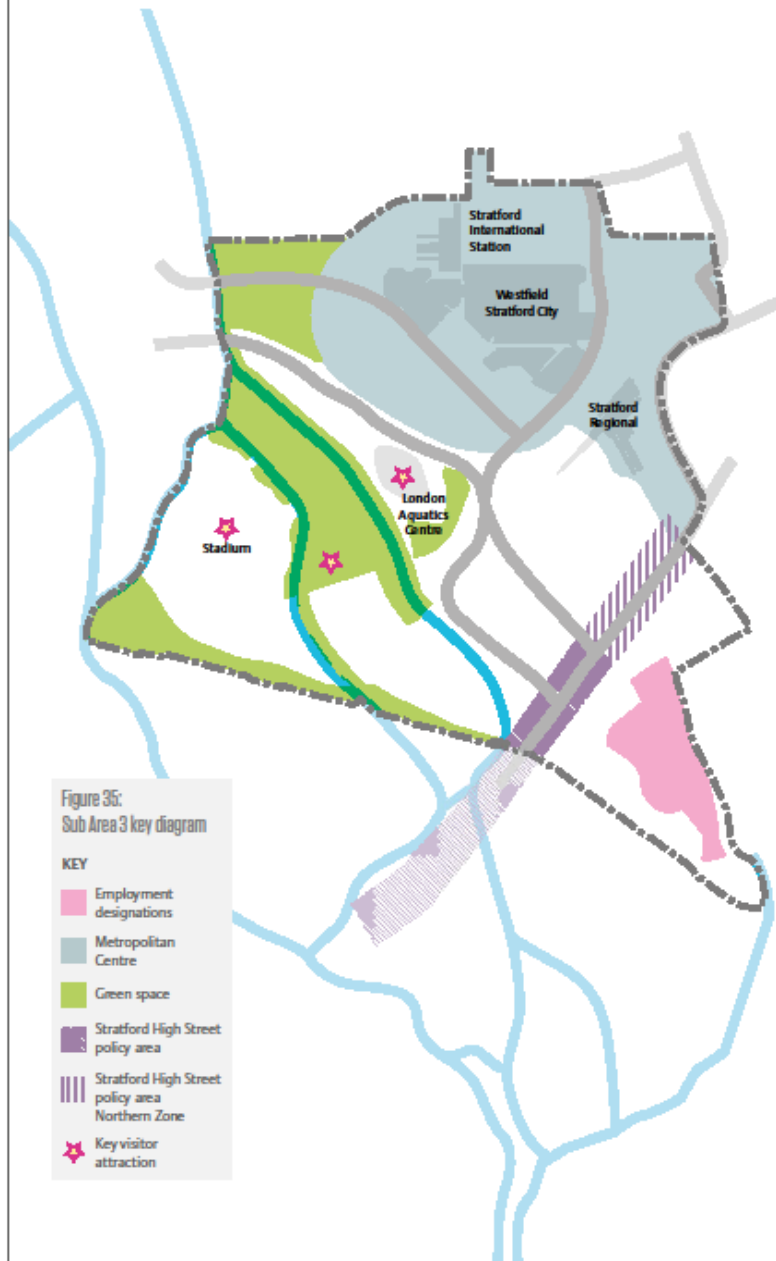
Change Reference Number	Policy, Paragraph	Type of change	Proposed Change
			<ul style="list-style-type: none"> <li>• Design to reflect the close proximity of industrial and other uses <u>and the potential for wider place-making</u></li> <li>• Development will preserve or enhance the listed cottages and the setting of the Conservation Area to the south</li> <li>• Enable safe access <del>to the secondary school</del> <u>to and across the site</u> for pedestrians and cyclists</li> <li>• Development shall respect the existing character, scale and massing of the site and its surrounding area</li> <li>• Cycling and walking access improvements along the Greenway <u>including links to the Channelsea Path beyond the site</u></li> <li>• Proposals to include Local Open Space including play space and BAP habitat</li> <li>• <del>Building heights generally less than 36 metres above ground level, grading down to the south-east</del></li> <li>• <u>Proposals for development above 30 metres from ground level will only be acceptable subject to the provisions of Policy BN.5</u></li> </ul> <p><b>Phasing and Implementation</b></p> <ul style="list-style-type: none"> <li>– <del>School provision to be provided prior to, or in parallel with, the residential elements</del></li> <li>– Development shall take place once remediation of the land and removal of equipment has taken place including revocation of Hazardous Substance Consent</li> <li>– Delivery on site from <del>2020</del> <u>2021</u> onwards.</li> <li>– <u>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</u></li> <li>- <u>Proposals for the site allocation which are linked to other sites should facilitate</u></li> </ul>

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			<p><u>the delivery the principles of this site allocation through a portfolio approach.</u></p> <p><b>Planning History</b>  <u>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)</u></p> <p><b>Address</b>  Flood Zone: Zone <u>2 and 3</u></p>

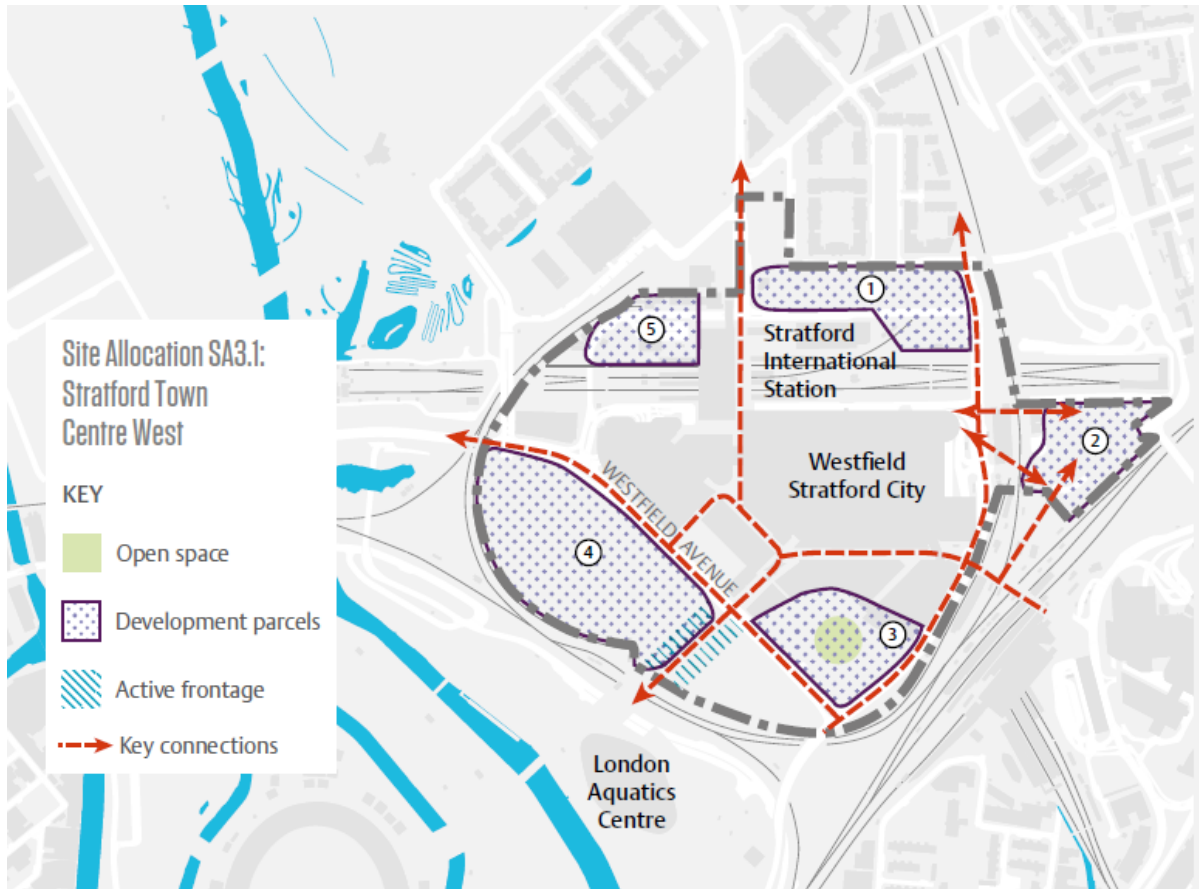
**Table 12**

<u>Location</u>	<u>Height</u>
Whole of sub area 3	30m

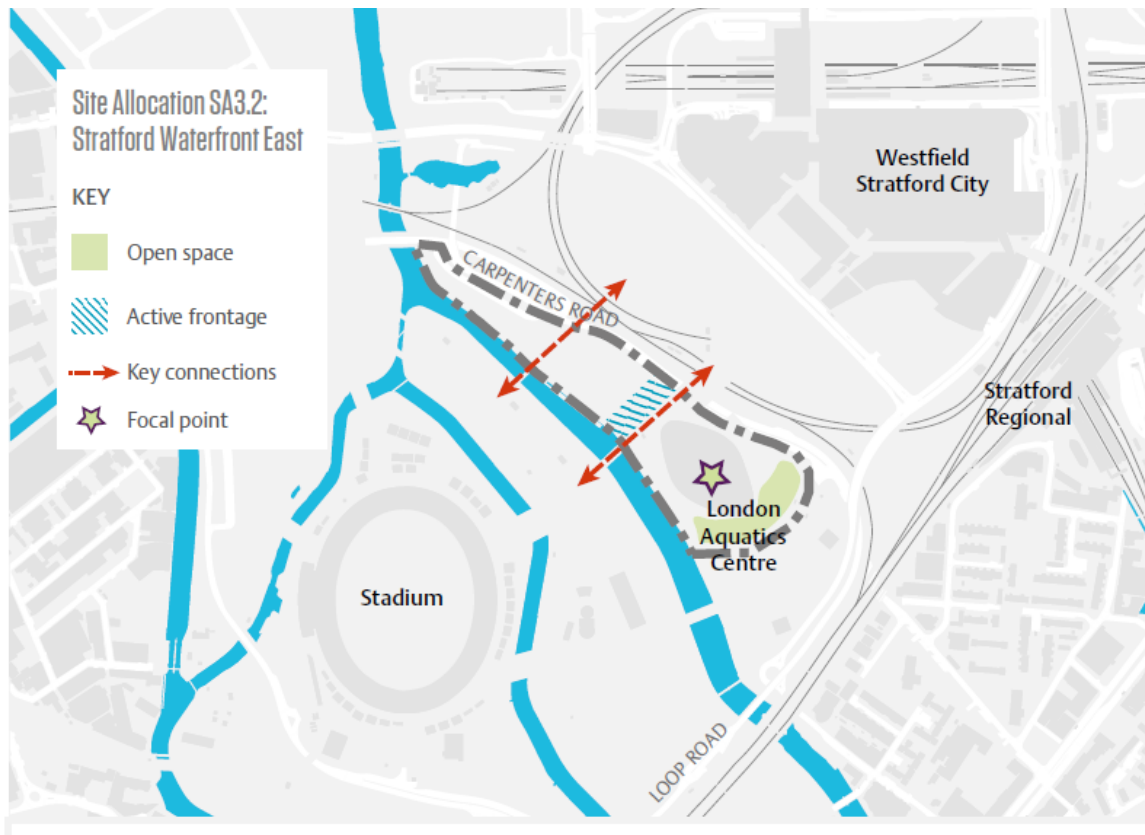




Change Reference Number C296, SA 3.1



Change Reference Number C297, Site Allocation SA3.2: Stratford Waterfront East-North



Change Reference Number C300, Site Allocation SA3.3: Stratford Waterfront West-South

