



SCHWING

St. Andrew's



NELSONS WALK



## Section

# TWO

## The development principles

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## 2.1 Introduction

This Guidance supplements London Plan policy by setting out the Mayor of London's views on how this vital part of London should evolve and change over the next 20 years. It also sets out the Mayor's long term vision for the Olympic Park and its surrounding areas, particularly in respect of the nine key planning issues London Plan policy 2.4 commits the OLSPG to addressing. These are to:

- set out the Mayor's long term vision for the Olympic Park and surrounding area
- clarify and emphasise the need for a planned approach to regeneration and change
- embed exemplary design and environmental quality including attention to the response to climate change and provision of exemplary energy, water conservation and waste management
- help meet existing and new housing needs - particularly for families
- consider social community and cultural infrastructure requirements,
- set out how the areas around the Olympic Park can benefit from, be accessible from and be fully integrated with emerging Legacy proposals
- promote the further managed release of appropriate industrial sites for mixed use development while still retaining key industrial land, particularly within established Strategic Industrial Locations
- ensure development in the OLSPG area focuses on the development of the area for accessible and affordable sport and recreation
- maximise opportunities to increase physical activity and reduce health inequalities

This will be realised by securing a quality of development that matches or exceeds the best that has been achieved elsewhere in the capital and by creating opportunities, facilities and services that will meet the needs of the area's existing and new communities.

The approach to business and employment is to have spaces where businesses can create sustainable jobs across a wide range of economic sectors and thereby provide a mix of employment opportunities much more typical of London as a whole. The approach to urban form and movement concentrates on creating better connections into and across the area - along safe, people-focused streets and paths, so that the Lea Valley and the area's waterways, railways and main roads are no longer barriers between communities, but help join them together. The Mayor's focus on lifetime homes, lifetime neighbourhoods and new family housing will provide genuine housing choices.

The development principles and actions should be read alongside the London Plan and emerging local planning documents that address the more focused needs of individual areas, neighbourhoods and communities.

## 2.2 The areas of change

Figure 2.2.1 opposite depicts the main strategic development opportunities the OLSPG area provides. They were derived from discussions with the four host boroughs this guidance covers, the London Thames Gateway Development Corporation, and the Olympic Delivery Authority, and by analysing emerging and published development plan documents and masterplans. They comprise around ten per cent (200 hectares) of the 2,000 hectares the OLSPG covers and are used consistently within the guidance to illustrate the scale and nature of change the Mayor envisages, and to set out the Mayor's views on land use, urban form and connectivity. The development principles this guidance sets out should be applied to the whole of the OLSPG area as well as each sub-area and 'area of change'.

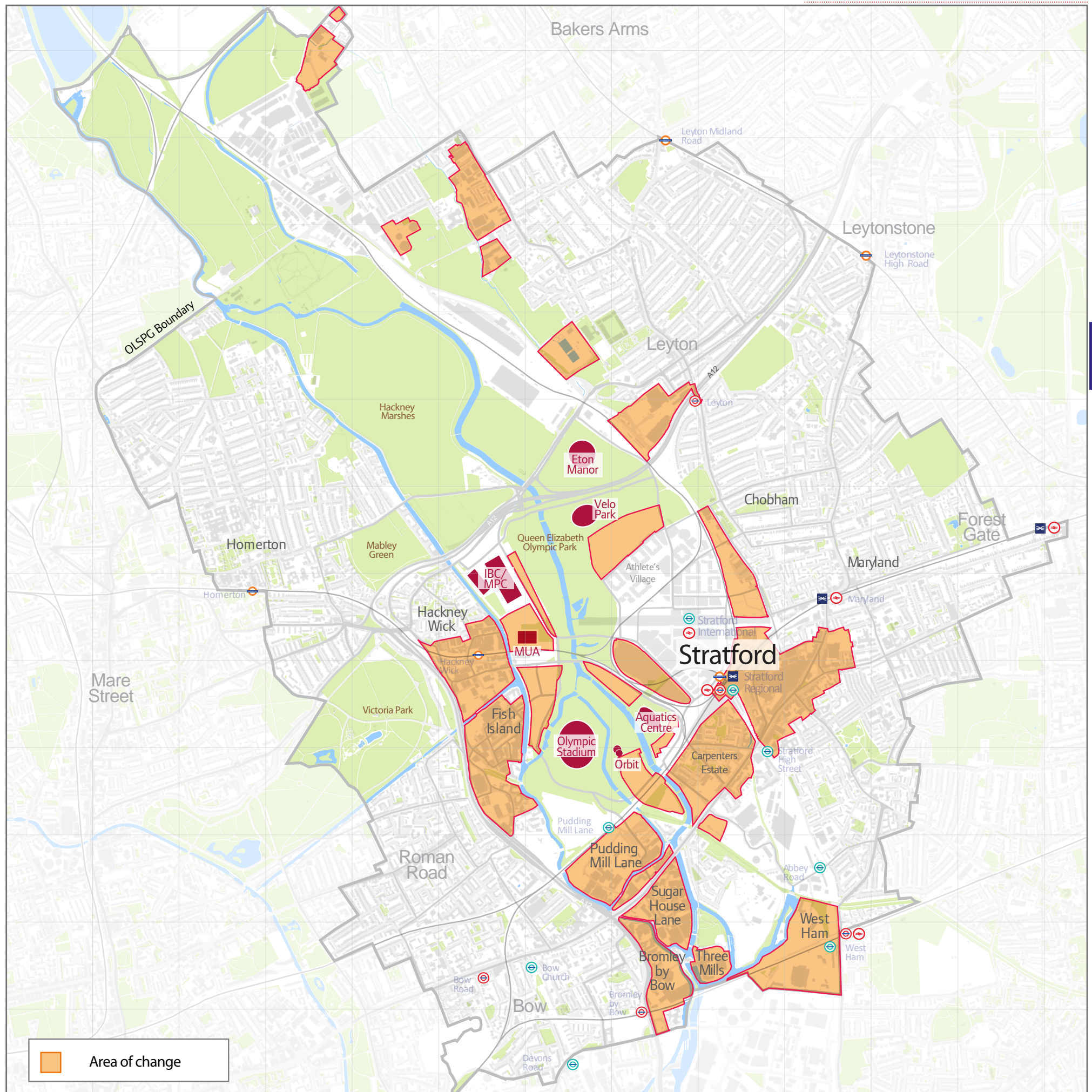


Figure 2.2.1 OLSPG areas of change

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## 2.3 Overarching development principles

The guidance sets five overarching development principles, each of which encapsulates a series of more detailed development principles, actions and interventions, which together are designed to deliver a shared vision for the OLSPG area. This vision has convergence at its core and aims to use the legacy from the 2012 Games to make all of east London a place where people will choose to settle and stay, rather than move away from as their circumstances change.

These five overarching development principles are:

### A. Homes and communities

To help meet London's urgent need for new homes through the creation of a network of new neighbourhoods across the OLSPG area as set out in this guidance. These should be designed to meet the needs of existing and future communities at all stages of their lives, maximise opportunities for family housing and provide access to employment opportunities, local shops, and community, cultural and social infrastructure.

### B. Business and employment

To promote Stratford as a new metropolitan centre, ensure land use change leads to a wide range of new business, training and employment opportunities across the OLSPG area, and to identify and protect sites needed for social infrastructure.

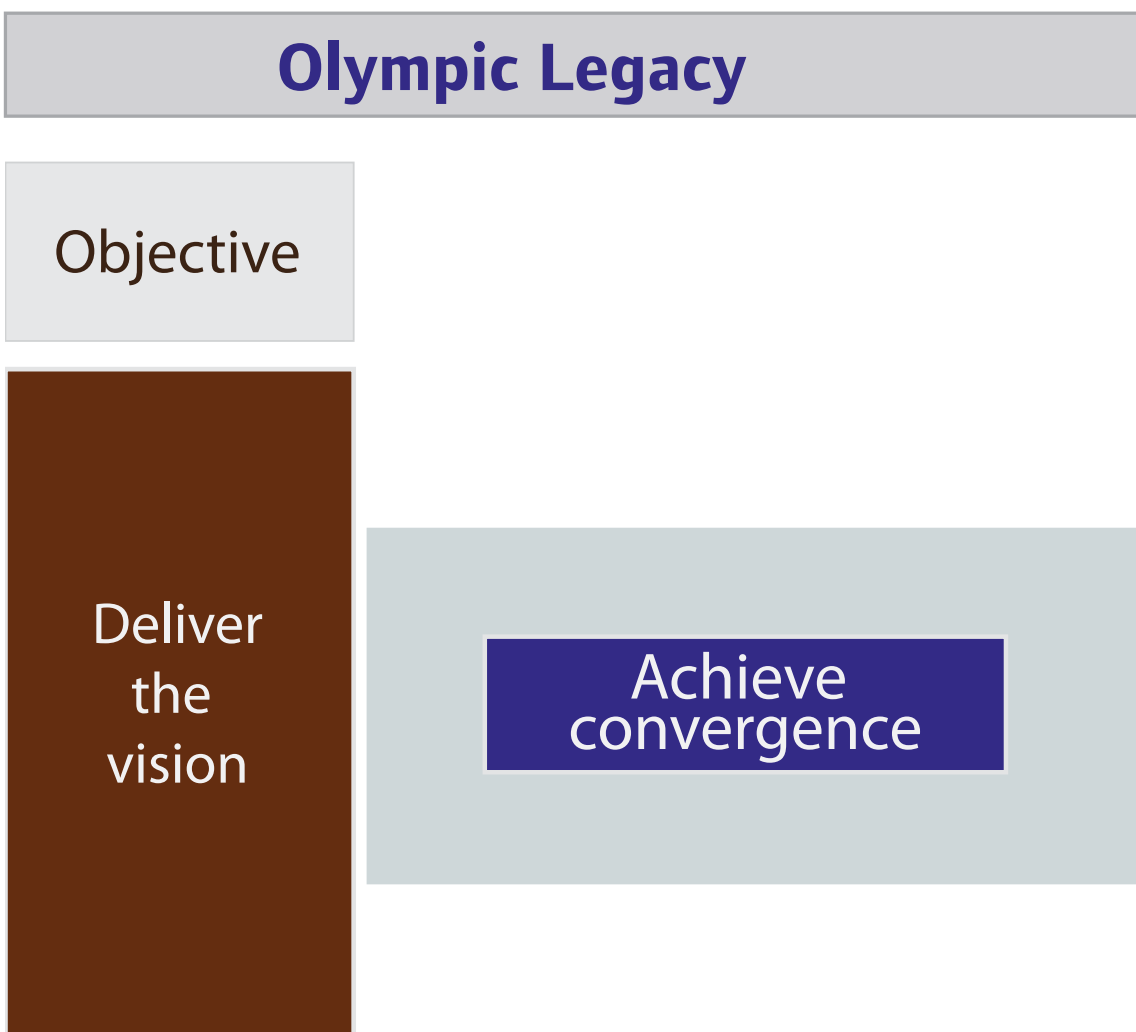


Figure 2.3.1 Development principle concept

### C. Connectivity and transport

To remove and overcome barriers to movement and ensure that existing and new communities across the OLSPG area are linked by a network of strategic and more fine-grained local connections, promote walking and cycling, use the area's public transport infrastructure to achieve a lasting shift to more sustainable forms of transport and movement, and minimise adverse impacts on the capacity and operation of the area's public transport and highway networks.

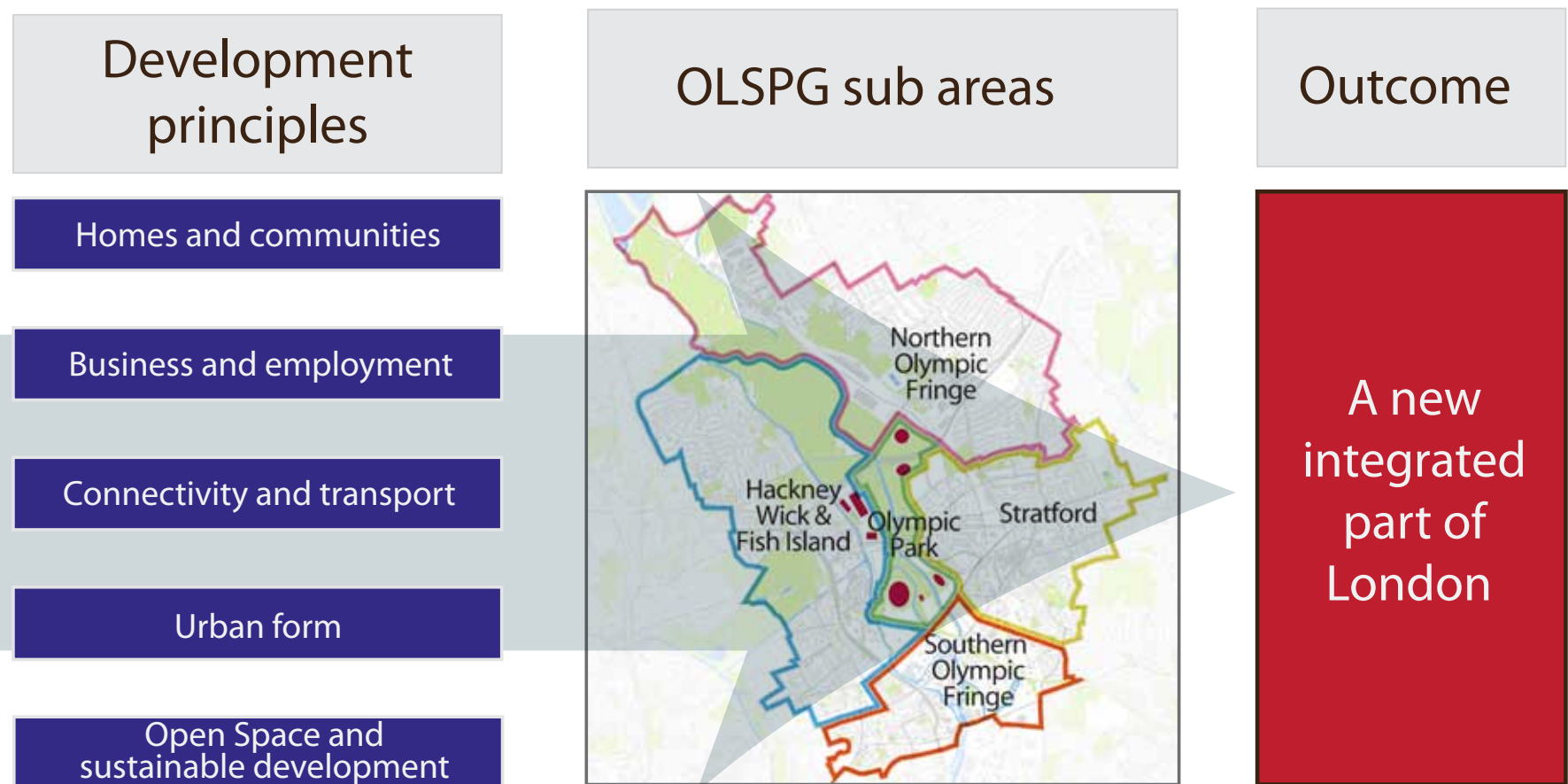
### D. Urban form

To use the area's unique open spaces, waterways, character, sporting facilities heritage buildings and contemporary city scale architecture, to create a network of new linked, inclusively designed and revitalised lifetime neighbourhoods.

### E. Open space and sustainable development

To create a new part of London which is ready to respond to the challenge of climate change by improving, extending and linking the OLSPG area's unique network of open spaces and waterways, utilising and developing the sustainability infrastructure inherited from the 2012 Games, and achieving exemplar standards of sustainable design and construction and environmental quality.

## Supplementary Planning Guidance



## 2.A Homes and communities

### Overarching development principle - A

To help meet London's urgent need for new homes through the creation of a network of new neighbourhoods across the OLSPG area as set out in this Guidance. These should be designed to meet the needs of existing and future communities at all stages of their lives, maximise opportunities for family housing and provide access to employment opportunities, local shops, and community, cultural and social infrastructure.

### Context

The OLSPG area's current poor urban structure, particularly at its core, together with an often-neglected public realm and severance caused by the many waterways, strategic roads and railways that crisscross the area, have led to a patchwork of isolated communities and disconnected centres in many of the areas around the Queen Elizabeth Olympic Park. The 2012 Games provide a tremendous opportunity to repair and transform the heart of the OLSPG area and are already acting as a catalyst for long-needed renewal, investment and change. This change, though, must be planned and directed to maximise its impact, and to ensure that all the communities in the area benefit.

The four boroughs covered by this guidance are extremely diverse. For example, 70 per cent of Newham's population are now estimated to be from a black or ethnic minority group, and one third of Tower Hamlets residents are of Bangladeshi descent. Newham and Waltham Forest have significant concentrations of people of Pakistani descent, and Hackney, Newham and Waltham Forest have high concentrations of black Caribbeans. Other ethnic groups strongly represented in the four boroughs include Indians,<sup>13</sup> black Africans and Chinese. Managing change to directly benefit local people will therefore be particularly important for the area's black and ethnic minority households, which as the OLSPG's IIA notes, are younger, more likely to become homeless and are also more likely to be living in overcrowded conditions.<sup>14</sup>

This guidance identifies a number of areas where new housing should be focused. Some of these are on the development platforms the LLDC will inherit after the Games and others on land currently in industrial use which will provide new housing and employment opportunities. As set out in development principle B3, this will often be part of new mixed use neighbourhoods. The OLSPG requires the principles of lifetime neighbourhoods to be embedded into new developments. This will help ensure that the new neighbourhoods that will come forward will complement and integrate with the area's existing communities and centres.

An important part of this process will be the provision of appropriately located new social and community infrastructure that can create the 'social glue' that will bring together and strengthen the area's new and existing communities.

### Development principle A1 – Building a network of safe, well connected lifetime neighbourhoods

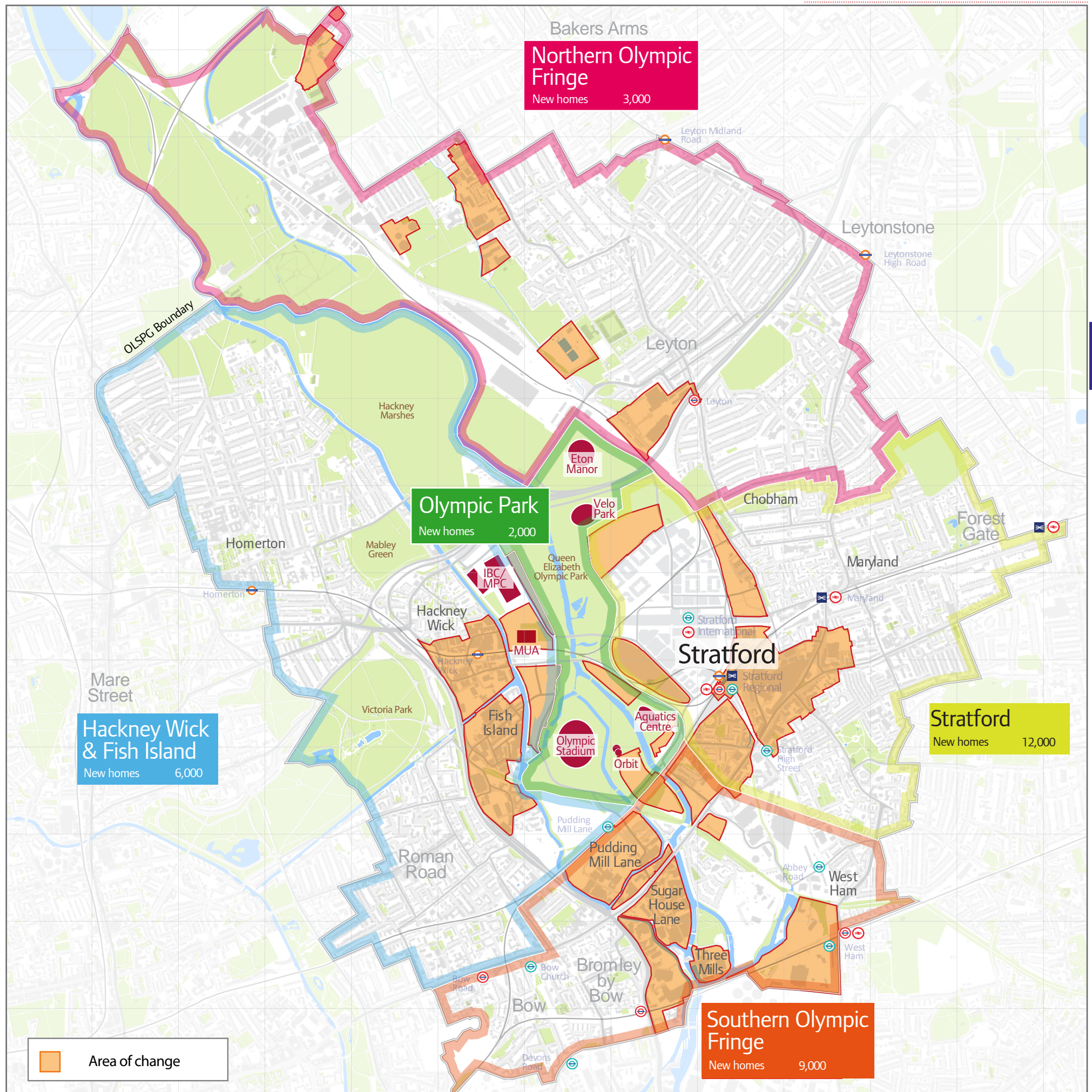
Development within the OLSPG area should help meet London's urgent need for new homes by creating a network of lifetime neighbourhoods that will be safe, meet the needs of new and existing communities, enable them to live healthy and active lifestyles, maximise opportunities for community cohesion, and provide access to local shops, community, cultural and social infrastructure, employment opportunities, public transport and the area's open spaces and waterways.

Key London Plan policies: 2.4, 3.1 - 3.19, 4.1, 4.12, 7.1- 7.6, 7.13, 7.18, 7.24 -7.30.

The OLSPG's spatial strategy promotes Stratford as a new metropolitan centre providing a wide range of retail, employment, educational, housing and leisure opportunities, surrounded by a network of district centres at Forest Gate, Leyton and Bromley by Bow. These in turn should in the future be connected to more locally focused centres and transport nodes at Hackney Wick/Fish Island, West Ham, Pudding Mill Lane, Chobham and Maryland.

The OLSPG area can make a significant contribution to meet London's need for more homes by taking advantage of investment in the 2012 Games and east London's considerable potential for growth and regeneration. The OLSPG identifies the potential for around 32,000 new homes through town centre renewal, mixed use development and the release of surplus industrial land particularly within and around the Olympic Park. These new homes will help achieve London Plan and borough housing targets and provide better quality homes for Londoners. These opportunities will be defined in more detail in local planning documents and should be planned and designed so that the people who will live there will have access to the services and facilities they will need at different stages in their lives.

Successful lifetime neighbourhoods require the planning and mixing of different activities and facilities at the start of the development process. It also requires homes of different sizes and tenures to be provided and that people will have access to a range of suitable employment opportunities and community services. Success here will help achieve convergence by breaking down the physical and social barriers that currently exist across the OLSPG area and help promote community stability and cohesion. London Plan policies 7.3 and 7.13 set out how good design can create safe and secure environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion, and how development proposals can maintain London's resilience to deal with emergencies.



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Figure 2.A.1 Sub-area housing outputs





### Development principle A2 – Promoting family housing and increasing housing choice

The provision of new family houses across all tenures is a Mayoral priority for the OLSPG area and should be particularly focussed in the locations shown in Figure 2.A.2. New housing proposals should secure the maximum reasonable provision of affordable housing as well as communities that are mixed and balanced by tenure and household income. This will offer genuine choices to meet the area's diverse housing needs. Tenure mix and unit sizes should also reflect the local housing needs and priorities and the levels of social rented housing that exists in some parts of the OLSPG area.

Key London Plan policies: 2.4, 3.3-3.15.

The provision of new family homes, particularly affordable family homes, is a local and strategic priority for the OLSPG area,<sup>15</sup> with Newham council for example establishing a family housing target of 39 per cent for new homes in the borough.<sup>16</sup> GLA modelling suggests that at least 30 per cent of all new homes in the OLSPG area could provide three or more bedrooms, and to achieve this, higher levels of family housing (40 per cent plus) should be provided in the locations shown in Figure 2.A.2 (Family housing locations). All family housing should have private gardens or safe outdoor amenity spaces such as terraces or balconies. These locations have been informed by a number of factors including proximity to open spaces, areas of existing family housing, access to existing and planned social and community infrastructure, sources of noise and air pollution, and existing and planned connectivity and provide an opportunity to redress the recent focus on one and two bed flats. Higher levels of family housing will also increase housing choice, which in turn can make it easier for people to stay in the area as their circumstances change, thereby helping community cohesion and stability.

Specifically, new family housing to the north of the Olympic village and to the east of Stratford City will allow a transition and links between the more dense housing within the converted Olympic village and the more established family scale housing in Leyton and Chobham. Their proximity to Chobham Academy and the Queen Elizabeth Olympic Park will also make them particularly attractive for families.

Parts of Hackney Wick, Fish Island and Sugar House Lane are also considered suitable for higher levels of family housing because their size, geography, water frontages and connectivity provide opportunities to create new more balanced neighbourhoods. However, as with the main Olympic site, existing contamination may need to be remediated to allow such a change to come about. Care will also be needed to avoid amenity conflicts with infrastructure and employment activities.

Bromley by Bow and Old Ford also have the potential to provide attractive family housing. Additional opportunities to provide higher levels of family housing exist at Leyton, Stratford and Lea Bridge. The accommodation requirements of gypsies and travellers should be assessed by local planning authorities in development plan documents.

New flatted developments will also be expected to contain a proportion of family sized units. These could be stacked maisonettes (in effect one house on top of another), or blocks of flats with generous balcony and terraces such as the Granville housing scheme in Kilburn.<sup>17</sup> Housing and family housing should also be provided within mixed use developments.

Whilst new housing developments should take into account individual borough and sub-regional housing needs, and will vary across the different neighbourhoods, the creation of more three and four bedroom homes will help reduce population churn in the OLSPG area by providing homes that will meet needs of people in the different stages of their lives, particularly the needs of families with children that much recent development has not met and of all people as they get older. All new housing irrespective of tenure should meet lifetime homes standards, the design standards set out in the Mayor's Draft Housing SPG and the dwelling space standards set out in the London Plan.

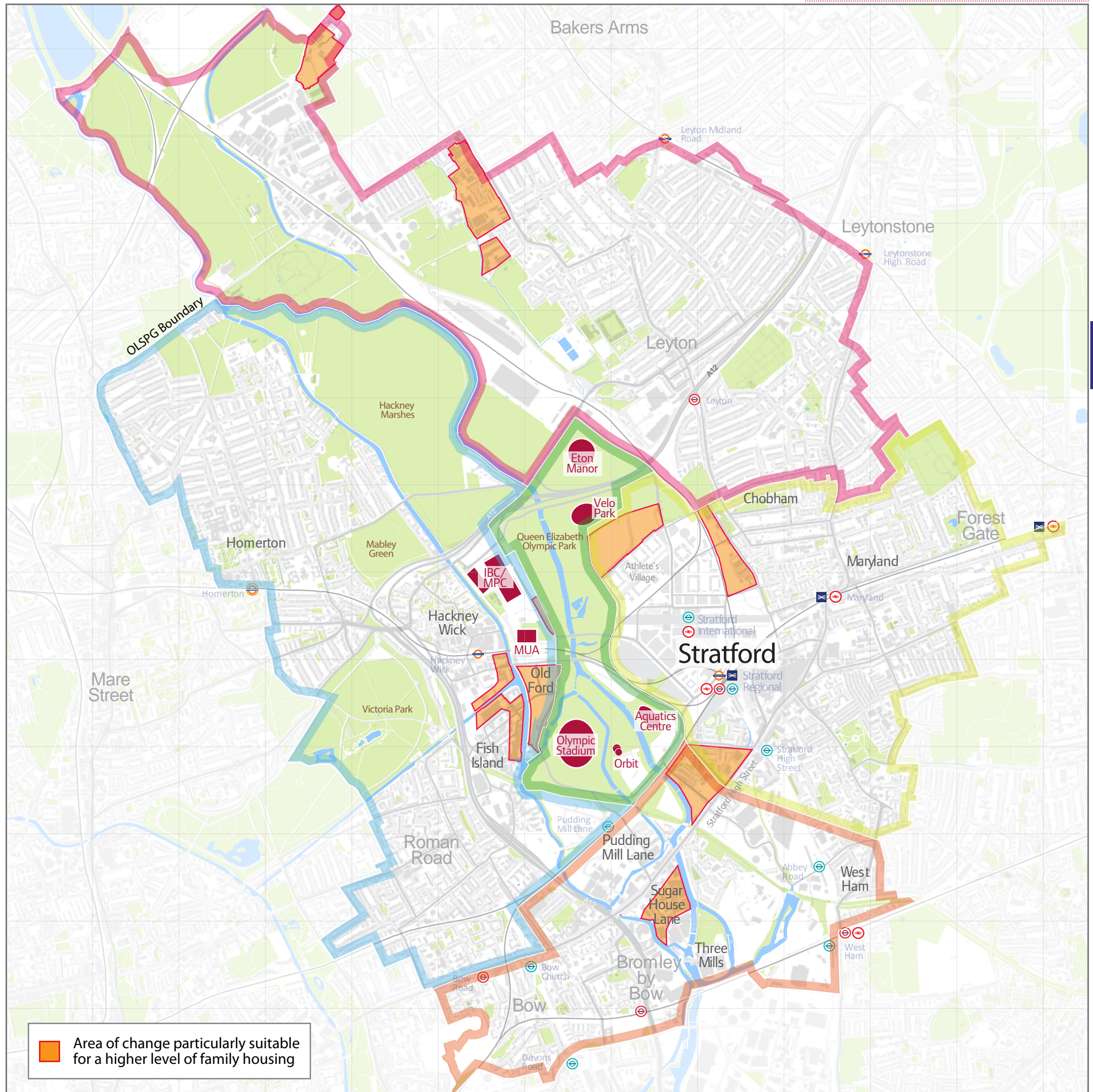
GLA strategic modelling indicates that around 7,000 new homes could be built on LLDC land north of Stratford High Street, which should include a large proportion of family units as well as terraced housing with private gardens in order to maximise housing choice and help encourage families into the area.

Housing proposals in the OLSPG area should secure the maximum reasonable provision of affordable housing taking into account viability and the availability of funding. They should also provide a tenure mix that will provide a genuine choice of homes to meet the area's diverse housing needs. This mix should also reflect the relatively high levels of social rented housing that exists in parts of the OLSPG area.

The government has introduced a new type of affordable housing called 'Affordable Rent'. This is 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 per cent of the local market rent (including service charges, where applicable).<sup>18</sup>

This tenure will form the bulk of new affordable housing funded up to the 2015 spending round. The Mayor has published a proposed Alteration to the London Plan to incorporate the new affordable rent tenure into affordable housing policy.

The housing and regeneration functions of the Homes and Communities Agency (HCA) in London were devolved to the Mayor in April 2012 bringing together responsibility and accountability for housing investment in the capital.




 Area of change particularly suitable for a higher level of family housing

Figure 2.A.2 Family housing locations

N  
0km 500m 1km

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### Development principle A3 – Creating, protecting and enhancing social infrastructure

New development should be supported by necessary social infrastructure, and planning contributions should be secured to ensure the needs of existing and new communities are met as development proposals in the OLSPG area come forward.

Key London Plan policies: 2.4, 3.1, 3.2, 3.6, 3.7, 3.16 – 3.19, 4.12, 8.2.

London Plan policy 3.17 confirms that London will need additional and enhanced social infrastructure to meet the needs of its growing and diverse population. Not all this new provision can be secured through the planning process, but, proposals that would result in a net loss of social infrastructure in areas of defined need should be resisted, and boroughs and the LLDC should ensure that adequate social infrastructure provision is made to support growth, particularly in areas of major new development and regeneration.

Social infrastructure covers a wide range of facilities such as health, nurseries, schools, colleges and universities, community, cultural, play, recreation and sports facilities, places of worship, police and fire stations and the many uses and activities which are necessary to make an area liveable. Provision of and access to these uses and activities are also central to creating the successful lifetime neighbourhoods and stable sustainable communities this guidance envisages and to help achieve convergence objectives. The faith and cultural needs of those who would use such facilities should also be recognised and taken account of.

This guidance promotes around 32,000 new homes, which in turn will increase the area's population by around 76,000 people. The broad social, community and cultural infrastructure requirements this growth will require are set out in Section 4 of this guidance and it will be very important that these facilities are in place when the new populations will need them, and are also designed to take account of the needs of existing communities. Individual boroughs and the LLDC should therefore regularly assess infrastructure needs across their areas and engage local communities and other stakeholders in this work.

Sites currently identified for potential new schools are shown on Figure 2.A.3 and include the following:

- The Chobham Academy – located to the north of the Athletes' Village which will open in September 2013 and provide 1,800 spaces for pupils between 3-18 as well as adults with learning facilities.
- The OPLC identified potential sites for a new secondary school on Rick Roberts Way, two new primary schools within Hackney Wick and Old Ford, and a number of 50 place nurseries across the Olympic Park that should be integrated with the new housing that is envisaged will come forward in legacy.

Tower Hamlets council has identified the need for new primary and secondary schools in Fish Island and Bromley by Bow,<sup>19</sup> and Waltham Forest council has identified the need for an additional secondary school within the Northern Olympic Fringe sub-area.<sup>20</sup>

### Development principle A4 – Creating a lasting sporting legacy

The retained sporting and recreational facilities from the 2012 Games should be used to boost participation in sport and improve the health outcomes of existing and future communities. Retained 2012 venues should be viably and sustainably reused to secure tangible benefits for local people and increase tourism.

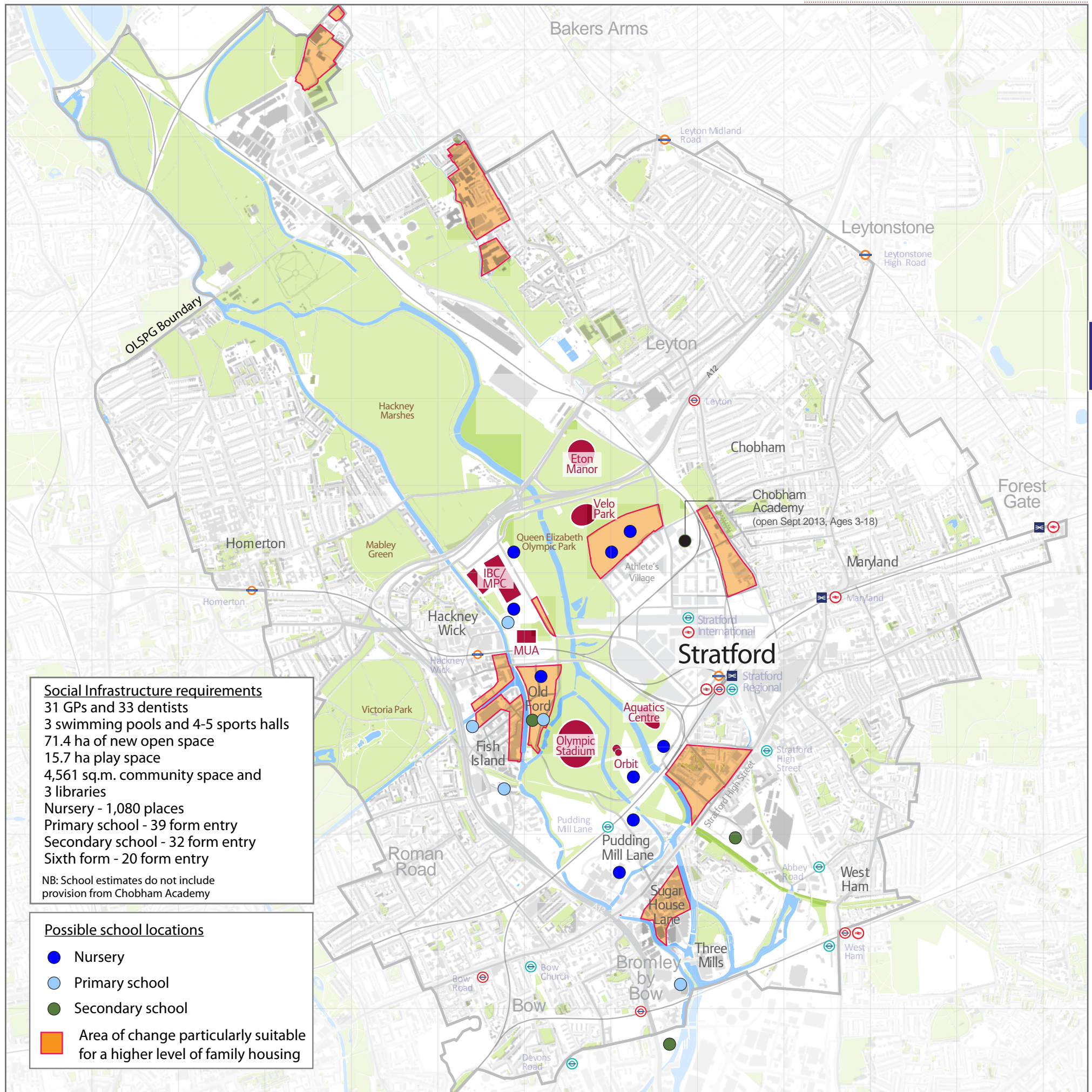
Key London Plan policies: 2.4, 3.2, 3.6, 3.19, 4.6, 7.2

A significant theme within London's 2012 bid was a commitment to use the Games to provide a lasting sporting legacy. The retained venues will provide key social infrastructure which should be used to increase sports participation and physical activity as well as linking to the regional sporting facilities and leisure opportunities managed and provided by the Lee Valley Regional Park Authority.

To achieve this, the OLSPG is closely aligned with the Mayor's 'A Sporting Future for London',<sup>21</sup> to deliver a grass roots sporting Legacy for Londoners from the 2012 Olympic and Paralympic Games. Sports facilities are a key component of social infrastructure and can help achieve a sustained increase in sports participation and physical activity and can also assist convergence by tackling social problems including ill health, crime, academic underachievement and lack of community cohesion.

The 2012 Paralympic Games provide an opportunity to change attitudes towards disabled people and enable their equal participation in sport and physical activity. The ODA's approach to integrating inclusive access into the venues and park design from the outset must be continued in all legacy development proposals. This will also benefit the ageing population and contribute to making sport and leisure facilities accessible and attractive to older people.

The OLSPG area includes a number of significant sporting and leisure venues, and provision will have to be made for the transport needs these uses and events will generate. This will mean encouraging walking and cycling, improved signage and access to public transport, and provision for coaches and taxis.



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Figure 2.A.3 Possible new schools

