

In the London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest**Olympic Legacy Supplementary Planning Guidance – Mayoral Draft****Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007****Recommendations**

1. That the Chief of Staff and Deputy Mayor for Planning agrees that the Olympic Legacy Supplementary Planning Guidance be published and confirms that it now replaces the Mayor's Lower Lea Valley Opportunity Area Planning Framework where the two documents overlap geographically as shown in Appendix 5 of this report.
2. That the Mayor invites the four Boroughs covered by the OLSPG and the London Legacy Development Corporation to formally endorse the Guidance as a material planning consideration that they will use and reflect in their planning decisions and local development plan documents.

Context

1 The Mayor's London Plan identifies the Olympic Park and surrounding area as 'London's single most important regeneration project for the next 25 years'. Policy 2.4 - The 2012 Games and their legacy, commits the Mayor to work with partners to develop and implement a viable and sustainable legacy for the Olympic and Paralympic Games to deliver fundamental economic, social and environmental change within east London, and to close the deprivation gap between the Olympic Host Boroughs and the rest of London. Specifically, the Plan confirms that the Mayor will prepare Olympic Legacy Supplementary Planning Guidance (OLSPG) that will set out his priorities for the Olympic Park and its surrounding areas and which would:

- 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 and community 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.

2 The Plan notes that the Host Boroughs are developing a Strategic Regeneration Framework that aims to link the physical improvements that will be brought about by the Olympics and the LCS with socio-economic change in the Host Boroughs. The Plan then confirms that the overall ambition of the Host Boroughs, shared by the Mayor and Government, is to achieve convergence in quality of life with the London average across a range of key indicators, and that the GLA and its functional bodies will take account of this ambition in the development and implementation of all strategies, plans and business plans.

3 This aim is further set out in policy 1.1 of the London Plan - Delivering the strategic vision and objectives for London, that confirms:

- The development of east London will be a particular priority to address existing need for development, regeneration and promotion of social and economic convergence with other parts of London and as the location of the largest opportunities for new homes and jobs.

4 The Chief of Staff and Deputy Mayor for Planning agreed the Consultation Draft of the OLSPG in July 2011 and two rounds of public consultation took place on the OLSPG and its associated documents. The first consultation took place in September and November 2011 on the Draft OLSPG and its Transport Study and Habitat Assessment, and the second in January and February 2012 on the OLSPG's Delivery and Infrastructure Study, Energy Study, Development Capacity Methodology Report, Integrated Impact Assessment, Scoping Report and Draft Convergence Guidance Note. These timescales were designed to avoid consulting over the summer holiday period and to allow time for the supporting documentation to be finalised.

5 This decision has been delegated to the Chief of Staff and Deputy Mayor for Planning who is asked to agree the recommendations set out in this report.

Purpose of the Guidance

6 The main purpose of the OLSPG is to supplement and apply London Plan policy to the OLSPG area by setting out the Mayor of London's strategic priorities and long term vision for the Queen Elizabeth Olympic Park and its surrounding areas, in a single spatial planning document. Specifically, the Guidance sets out in maps and text how the Mayor wishes to see this part of the Lower Lea Valley evolve and change over the next 20 years to create a new sustainable and successful part of London, thereby helping transform living conditions and opportunities across east London as a whole. The roles of the Mayor and key stakeholders who will deliver this change are set out in Section 4 of the Guidance.

7 The OLSPG looks to maximise the considerable investment, sustainable infrastructure and economic opportunities presented by the Games and the development of Stratford, and ensure that the Olympic site is properly integrated with surrounding neighbourhoods, communities and town centres. The area covered by the Guidance therefore extends beyond Stratford and the Olympic Park to include their surrounding 'fringe' areas. These areas have significant potential for regeneration and growth that is being accelerated by the 2012 Games.

8 The OLSPG builds on and takes forward the principles set out in the 2007 Lower Lea Valley Opportunity Area Planning Framework¹ (LLV OAPF) and sits alongside the broad strategic guidance of the London Plan and the more detailed guidance of Local Development Plans that cut across four local authority boundaries.

9 The OLSPG is designed to provide a strategic town planning framework for:

- The investment plans and decisions of individual landowners and developers whose actions will help realise much of the change this Guidance promotes.
- Local Development Plans produced by Hackney, Newham, Tower Hamlets and Waltham Forest Councils and the London Legacy Development Corporation, particularly how they should evolve and relate to the emerging Metropolitan Centre at Stratford and the opportunities presented by the Legacy of the 2012 Games.
- The development and investment priorities of other public sector bodies and agencies, such as Transport for London, British Waterways and the Lee Valley Regional Park Authority, each of which has a major part to play in delivering the vision it proposes.
- The decisions and planning priorities of the London Legacy Development Corporation (LLDC) that it is envisaged will have plan making and planning decisions powers for the core area the Guidance covers.

10 The Guidance is supported by an Infrastructure Delivery Study that looked at the broad infrastructure needs of the OLSPG area and how they might be delivered. Section 4 of the Guidance provides more detail on this study and also sets out the role the Mayor of London will play in delivering the OLSPG's objectives as well as the roles of other key authorities, agencies and partners.

11 Policy 2.4 of the London Plan confirms that boroughs are required to reflect and give maximum planning weight to the OLSPG when preparing Development Plan Documents, and to refer to and take account of the Guidance when considering planning applications in the area it covers. The Mayor has therefore sought to reach a consensus with officers from the four OLSPG boroughs about how the ambition OLSPG promotes can be best delivered, and will invite each OLSPG borough to formally endorse it. The London Legacy Development Corporation (LLDC) will also be asked to formally endorse the OLSPG and reflect it in all of its planning decisions as well as any local Development Plan documents it produces.

12 The OLSPG is Supplementary Guidance to the London Plan and has been subject to formal public consultation, a Strategic Environmental Assessment and an Equalities Impact Assessment. It is therefore a considerable material consideration in respect of plan making and planning decisions in the area it covers.

Background

13 The Mayor's 2011 London Plan confirms his intention to prepare planning guidance for the main Olympic Park site at Stratford and to work with the Olympic Host Boroughs to bring about fundamental economic, social and environmental change within east London.

14 Work started on the OLSPG in October 2009 supported by a Steering Group comprising officers from the local planning authorities covering the OLSPG area, (Hackney, Newham, Tower Hamlets and Waltham Forest, the London Thames Gateway Development Corporation and the Olympic Delivery Authority), together with officers from Transport for London and Communities and Local Government.

15 A number of early drafts were prepared and discussed with the Steering Group and other stakeholders and as a result of this dialogue the following changes were reflected in the Consultation Draft:

- A revised structure and clearer narrative.
- Content that provides better commentary on local issues rather than repeating national and strategic guidance.
- Detailed borough inputs into text, key messages and shared vision.
- Clearer guidance on heritage assets and local character.

- 'Sporting Legacy' text strengthened.
- Justification for areas of higher family housing levels strengthened.
- Broad SIL boundaries agreed.
- Connectivity projects identified by TfL and the SG added.
- Improved maps.
- Greater focus on the Olympic Park Sub-area as the key catalyst for change.
- Greater emphasis on Stratford as an emerging Metropolitan Centre of international importance.
- Scale of change drawn out and emphasised.
- Scale of new school places and GP provision estimated.
- Tall building guidance included.
- Convergence given additional emphasis.

The area covered by the Guidance

16 The OLSPG covers an area of around 2,000 hectares of east London focussed on the main Olympic and Paralympic Games site at Stratford. This illustrated in Appendix 3 of this report. It covers parts of four boroughs and land within all or part of six local planning authorities - though this will be simplified in October 2012 when the LLDC becomes the local planning authority for the core of area covered by the OLSPG.

17 Given the size and complexity of the OLSPG area, the OLSPG itself has been divided into five geographical Sub-areas within which more detailed guidance is focussed. These are illustrated in Appendix 4 of this report and overall the OLSPG identifies the potential for around 32,000 new homes and around 1,320,000 sq.m. of new and improved floorspace.

Structure of the Guidance

18 The Guidance includes an overall vision for the OLSPG area prepared with the help of the four Host Boroughs and five more locally specific visions for each of its Sub-areas. It also sets out six core or overarching development principles designed to address the key strategic planning issues GLA officers and members of the Steering Group identified. These are:

Convergence

- Planning applications in the OLSPG area should demonstrate how they will help close the deprivation gap between the Olympic Host Boroughs and the rest of London. One way this can be achieved is for all applications that propose more than 100 residential units or 1,000 sq.m. of new floorspace or uses to include a statement setting out how they will help achieve convergence outcomes.

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

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.

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.

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.

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.

19 It then expands on each of these six overarching development principles by putting forward a total of 19 more detailed development principles to guide new development and local planning documents. The overall aim of the OLSPG being to interpret and apply London Plan policy to the OLSPG area, to maximise and coordinate regeneration efforts, and to use the Games and its legacy to help address London's historic economic and social imbalance.

20 The OLSPG will also help inform the plans and decisions of the Mayor's London Legacy Development Corporation (LLDC) that it is intended will have plan making and planning decisions powers for the core area the Guidance covers. Indeed, if the LLDC planning functions are set up as currently envisaged, this Guidance would be a significant material consideration in the planning decisions that it would take or local plan it produced. The Guidance could also assist the future development of any Community Infrastructure Levy (CIL) by identifying the scale and geography of change within its area, and by setting out the key physical interventions and challenges it will face.

Response to the consultations

21 Around 160 organisations and individuals were invited to comment on the Consultation Draft OLSPG, which was also publicised on the GLA's website. Meetings were also held with a variety of representative groups including the LTGDC's Hackney Wick and Fish Island Landowners and Developers Group, CABE/Design Council, the London Sustainable Development Commission and the London Access Forum.

22 In response, around 60 organisations and individuals raised approximately 900 specific comments as set out in Appendix 1 of this report. Of these, 123 individual comments were supportive and 60 general - and no changes are proposed as a result. Two hundred and thirty six comments were accepted in full and a further 221 comments partially accepted. One hundred and fifty one suggestions were not accepted as the level of detail or content the Consultation Draft OLSPG contained was considered appropriate in order to maintain consistency with the London Plan and its strategic objectives. Fifteen comments related specifically to the OLSPG's draft Integrated Impact Assessment (IAA) raising issues relating to waste, transport impact and cycling.

23 The revised OLSPG has been amended to address these concerns as set out in the *Changes to the Consultation Draft OLSPG* section below and in Appendix 1 of this report. A statement setting out how the OLSPG has evolved and responded to the issues highlighted in the Draft IIA and as a result of the consultation will be made available with the published Guidance. Officers are also amending the draft Convergence Advice Note that was consulted as part of the second set of supporting documents so that it will also be available with the published Guidance.

Key issues raised by the four Host Boroughs

24 As set out above, GLA officers have sought to reach a consensus with the four Host Boroughs the OLSPG covers about how the ambition OLSPG promotes can be best delivered. This next section therefore sets out the key comments the Host Boroughs raised on the Consultation Draft.

London Borough of Hackney

- Welcomed the opportunity to work with the GLA and the direction of the SPG.
- Provided in-principle support for the document structure and content.
- Stressed the need to verify child-yield estimates/school needs.
- Suggested more action to deal with traffic congestion.
- Stressed the need for a stronger vision.
- Suggested omitting detail such as building heights and housing quanta.
- Asked that it should better match LBH AAP and emphasise flood risk more.
- Suggested a table of infrastructure requirements.

London Borough of Newham

- Supported the basic principles, vision and release of industrial land, and the creation of high quality integrated neighbourhoods. But:
- The vision needed to be more ambitious.
- More emphasis should be included on convergence.
- Needed more references to the uniqueness of the location and opportunity.
- Concerned about infrastructure shortfalls, particularly schools.
- CIL should be given more prominence.
- Felt that it had too much detail in places – i.e. tall buildings and family housing.
- Covers too wide an area.
- Delivery and funding were not sufficiently articulated.
- Congestion issues were unexplored.
- The Council's ambition for Stratford was not sufficiently expressed.

London Borough of Tower Hamlets

- Welcomed the draft.
- Felt it was too detailed in some areas.
- Strongly supported the draft convergence principle that developers should explain how their schemes will help achieve convergence outcomes.
- Supported the approach to family and affordable housing.
- Thought more work was needed on connectivity.
- The generous approach to carparking might compromise sustainability objectives.
- The schools position should better reflect Tower Hamlets view of educational provision needs.
- The Urban Form section was poor.
- References to interim uses needed amplifying.

- The final version should expand on the MDC's role to deliver infrastructure.

London Borough of Waltham Forest

- Supported the Draft in principle, but felt that it was too focused on the core area.
- Felt that convergence should be stronger and better articulated throughout the document.
- Supported the draft OLSPG's ambition for Stratford – though concerned about potential effects on Walthamstow and Leyton.

Other key issues

- References and approach to the main Stadium need to reflect Britain's award of the 2017 World Athletics Championships.
- Connectivity - not depicting optimum local connections.
- Design and crime - need to emphasise link.
- Need to review boundaries in light of the OPLC's LCS application.
- The factual positions in respect of the LLDC, ODA, OPLC and LTGDC needs to be updated.
- Open space and biodiversity – need to strengthen substantially throughout.
- Population estimates – need to review, particularly in respect of school projections.
- Stratford & Bromley by Bow - need to reflect the latest factual planning positions.
- Thames Tunnel/Lea Tunnel – need to factually record and depict.
- Typologies and assumptions – need to review all in light of comments.
- Retained venues – need to update to reflect latest positions.
- Waste – need to make fully consistent with the London Plan and its waste hierarchy.

Changes to the Consultation Draft OLSPG

25 This section of the report sets out the key changes that were made to the Consultation Draft OLSPG in light of the comments that were received and Appendix 1 of this report sets out full details and responses.

Section 1 – Introduction

- Restructured.
- Spatial context and strategy brought forward.
- More focus on east London.
- Purpose of the Guidance changed to reflect NPPG and Neighbourhood Plans.
- Relationship with LDDC added.
- Vision fine tuned.

Section 2 – Development principles

- Spatial strategy moved to Section 1.
- All overarching Development Principles updated.
- Reflect results of updated land uses, typologies and population assumptions.
- Approach to convergence reviewed and given additional prominence.

Homes and communities

- Revised land uses and scale of development to take account of comments – e.g. Pudding Mill Lane, West Ham and Northern Olympic Fringe development opportunities.
- Better accounted for Stratford City and Bromley by Bow planning permissions.
- Revised population and child yields to take account of GLA Intelligence analysis – more children/school places needed.

- Retained, but revised the focus on family housing.
- Community safety and cohesion strengthened.
- Reflects Mayor's new housing powers and focus.
- Re-mapped all known school locations and strengthened the need for new schools in light of new population profile.

Business and employment

- Adjusted the status of Metropolitan Stratford.
- Redrafted approach to mixed-use.
- More strategically focussed: i.e. SILs – not Local Industrial areas.
- Boundaries reflect latest discussions with boroughs on SIL release.

Connectivity and transport

- Further emphasised the importance of connectivity and the impact of barriers to movement such as Stratford High Street.
- Updated projects and schemes.
- Redrawn local connections map – with additional emphasis on pedestrian and cycle movement.
- Made approach to strategic transport sites fully consistent with the London Plan.
- Updated to reflect Crossrail CIL.

Urban form

- Reworked future urban form illustrations to reflect new typology assumptions and borough Development Plan Documents.
- Similarly updated text in Sub-area sections.
- Added emerging urban form illustrations to Sub-area sections.

Open space and sustainability

- Two new Development principles - Open Space and Biodiversity.
- More recognition of the Lee Valley Regional Park, its facilities and the role of the Lee Valley Regional Park Authority.
- New map showing the area's open spaces and waterside connections.
- Approach to flood risk simplified.
- Approach to waste now consistent with London Plan – safeguarding waste management sites and waste hierarchy.

Section 3 – Sub-areas

- Taken on board the bulk of Steering Group comments.
- Adjusted visions and outputs.
- Added more “context boxes” to illustrate key issues and themes.
- Added emerging urban form illustrations.

Olympic Park Sub-area

- Updated position on retained venues.
- Changed to reflect existence of LLDC and LCS application.
- Further emphasised the importance of design and connectivity across the Park.
- Reiterated the importance of temporary and interim uses - whilst not compromising environmental, economic or social outcomes.

Stratford Sub-area

- Strengthened the need to link the old and new town centres.
- Further stressed the need to address severance caused by Stratford High Street.
- Further emphasised the potential impact of Crossrail.

Southern Olympic Fringe Sub-area

- Better referenced the LTGDC's Sugar House Lane Design Brief.
- Refocused the emphasis of family housing at West Ham.
- Emphasised the ambition and potential of Bromley by Bow.
- Added references to the Lea Tunnel and Thames Water's sewerage infrastructure.

Hackney Wick/Fish Island Sub-area

- Updated position on IBC/MPC.
- Updated to reflect Hackney Hub proposals.
- Amended maps and text to reflect approach to SIL release.
- Better alignment with Hackney and Tower Hamlets emerging Area Action Plans.

Northern Olympic Fringe Sub-area

- Refocused maps to take in all areas of change.
- Stressed the importance of the LVRPA's facilities and the importance of regional open spaces.
- Stressed the importance of school places.
- Adjusted land use assumptions to better align with Waltham Forest's Northern Olympic Fringe Area Action Plan.
- Clarified the GLA's position on the Bywaters site at Leyton.

Section 4 – Delivery

- Updated to reflect the creation of the London Legacy Development Corporation and the conclusions of the OLSPG Infrastructure and Delivery Study.
- New section on the importance of schools.
- Convergence principle amended.

Comments of Transport for London

26 Transport for London prepared a Strategic Transport Study which accompanies the SPG. The Study and the SPG sets out that the area as a whole has very good strategic public transport links to many parts of London, however this strategic transport infrastructure often causes local problems by cutting places and communities off from one another and making it difficult to move around. The area already experiences crowding and congestion on parts of the public transport and highway network. Parts of the strategic highway network are already operating at capacity due to the high levels of demand. Further traffic growth, without any significant mitigation, is expected to result in severe congestion to the detriment of all road users as well as noise and poor air quality. New developments will need to address these issues through scheme design and mitigation.

27 The SPG identifies a range of strategic and local interventions and measures to encourage a modal shift to more sustainable forms of transport and movement. TfL will continue to work with stakeholders to progress other London-wide transport workstreams affecting the area.

Legal considerations

28 Supplementary Planning Guidance (SPG) is non-statutory planning guidance derived from and consistent with the London Plan. SPG cannot introduce new policy and, although a significant material planning consideration, in planning terms, it cannot require actions other than those devolving directly from the relevant policy. This SPG therefore seeks to clarify policy in the form of words and diagrams, and is designed to be used by the Mayor and local planning authorities as a material consideration when assessing planning applications and to assist achieving general conformity with the London Plan.

29 Section 339 of the Greater London Authority Act 1999 (as amended) (“the Act”) requires the Mayor to keep the London Plan under review, especially matters which may be expected to affect the development of Greater London or the planning of its development. SPG’s are prepared and adopted under the Mayor’s statutory powers under section 30 of the Act acting on behalf of the Authority, to do anything he considers will promote the improvement of the environment in Greater London.

30 The Authority also has a subsidiary power pursuant to Section 34 of the Act. This gives the Mayor the authority to do anything which is calculated to facilitate, or is conducive or incidental to the exercise of any of the statutory functions of the Authority. In this case, a decision to publish the Olympic Legacy Supplementary Planning Guidance may reasonably be regarded as facilitating, being conducive or incidental to the exercise of the Mayor’s section 30, 334 and 339 powers detailed above.

31 In formulating the proposals in respect of which a decision is sought, officers have complied with the Authority’s related statutory duties to consult with the appropriate bodies and to consider how the proposals will affect:

- the health of persons in greater London;
- the health inequalities between persons living in Greater London;
- the achievement of sustainable development in the United Kingdom; and
- climate change, and the consequences of climate change.

32 When exercising his functions the Mayor, or any individuals acting for him, are required by Section 404 of the Act to have regard to the need to promote equality of opportunity for all persons irrespective of their race, sex, disability, age, sexual orientation or religion; to eliminate unlawful discrimination; and to promote good relations between persons of different racial groups, religious beliefs and sexual orientation.

33 In addition, the Mayor and GLA have “general public body equalities duties” as set out in Section 149 of the Equality Act 2010. The Equality Act includes a new single public sector equality duty (“the Duty”) which brings together the previous race, disability and gender duties and extends coverage to include age, sexual orientation, religion or belief, pregnancy and maternity and gender reassignment. These are the grounds upon which discrimination is unlawful and are referred to as ‘protected characteristics.’

34 The Duty requires the Mayor when exercising his functions to have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations between persons who share a relevant protected characteristic and persons who do not share it. In order to comply with these requirements an Equalities Impact Assessment was prepared as part of the Integrated Impact Assessment (“IIA”) to assess the impact of the OLSPG on specific groups in the community.

35 Unlike Local Development Documents there is no formal legal requirement to produce a Sustainability Appraisal under the Planning and Compulsory Purchase Act (2004), or a Strategic Environmental Assessment required by the Environmental Assessment Regulations for Plans and Programmes (2004) for Supplementary Planning Guidance. However, in order that maximum material planning weight can be attached to the OLSPG, the same process was followed and these were included within the OLSPG's IAA. This has allowed the plan-making process to assess the environmental, economic and social impacts and to integrate sustainable development considerations into the document. A copy of this IIA is attached as Appendix 2 of this report.

Financial considerations

36 There are no financial considerations at this stage.

Conclusion

37 The OLSPG was prepared in partnership with the local planning authorities within the OLSPG area, (Hackney, Newham, Tower Hamlets and Waltham Forest, the London Thames Gateway Development Corporation and the Olympic Delivery Authority), in order to guide decision making and plan making processes.

38 Officers have amended the Consultation Draft to take on board as many as possible of the comments provided as a result of the two public consultations whilst maintaining consistency with the London Plan and its strategic objectives. Full details of the comments that were received and officer's responses are set out in Appendix 1 of this report.

39 For these reasons it is recommended that the Chief of Staff and Deputy Mayor for Planning agree the recommendations set out above.

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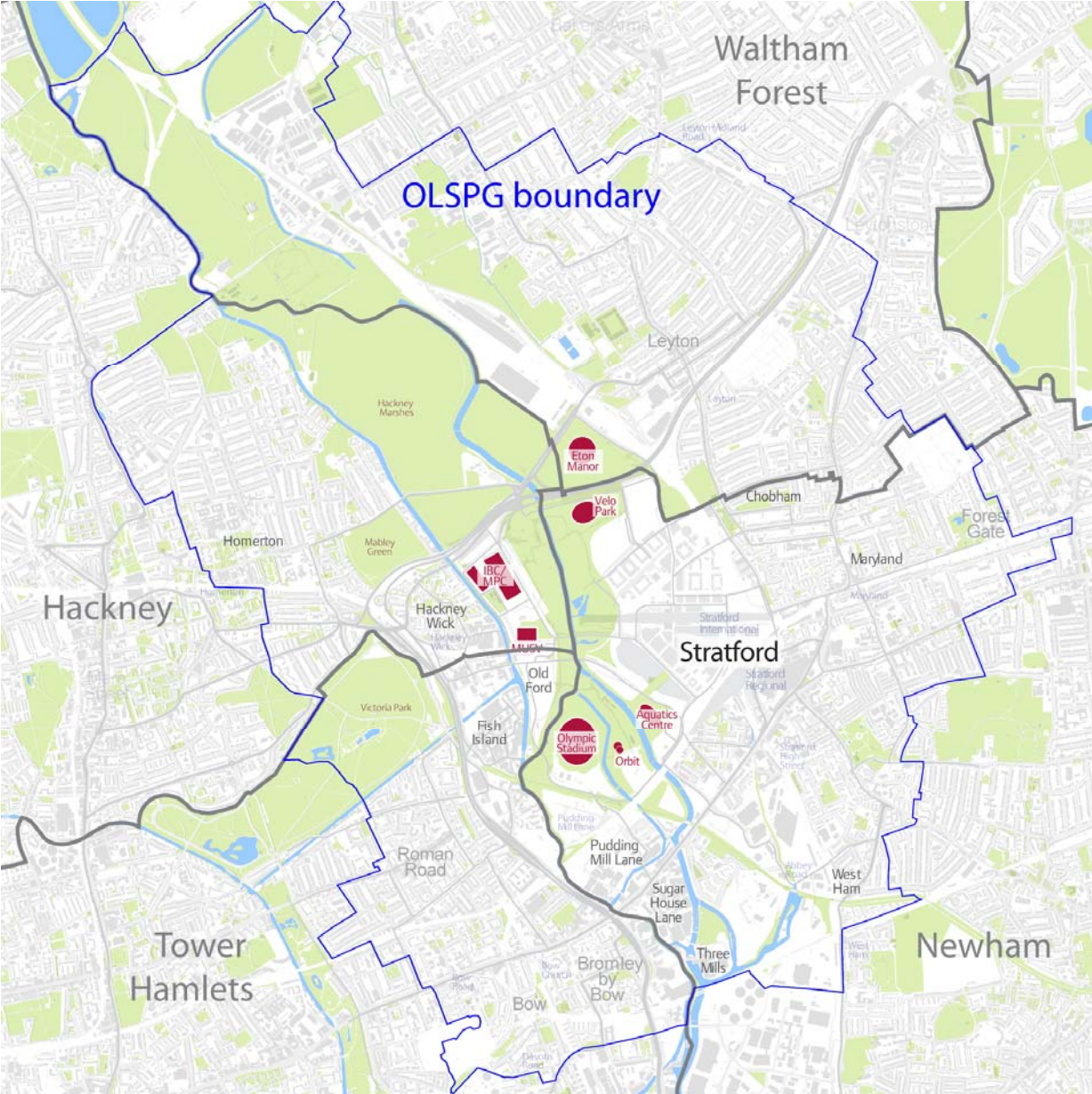
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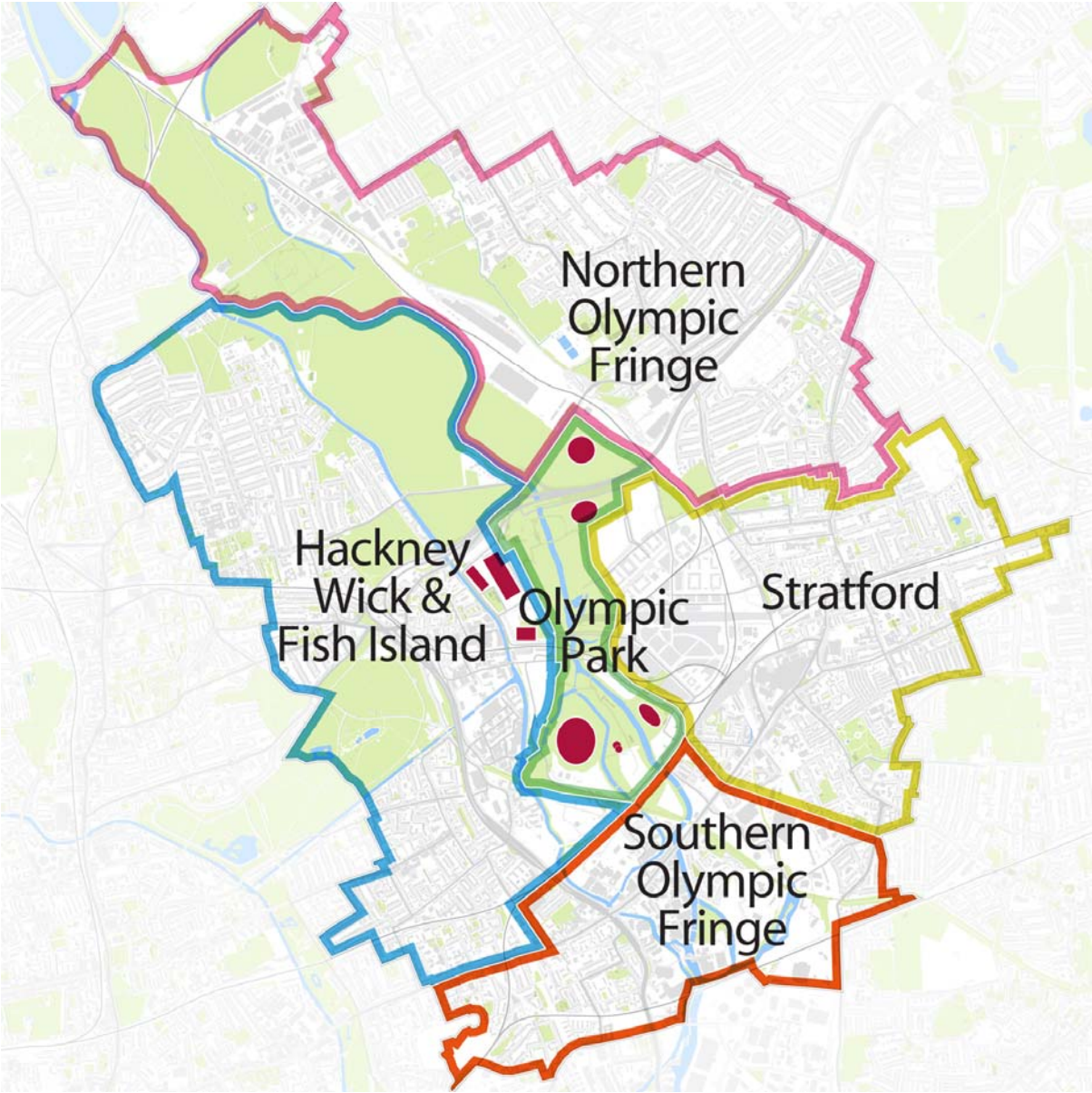
Appendices

- 1. Table of responses**
- 2. Draft Integrated Impact Assessment**
- 3. OLSPG boundary**
- 4. Sub-area boundaries**
- 5. Overlap between the OLSPG and LLV OAPF**

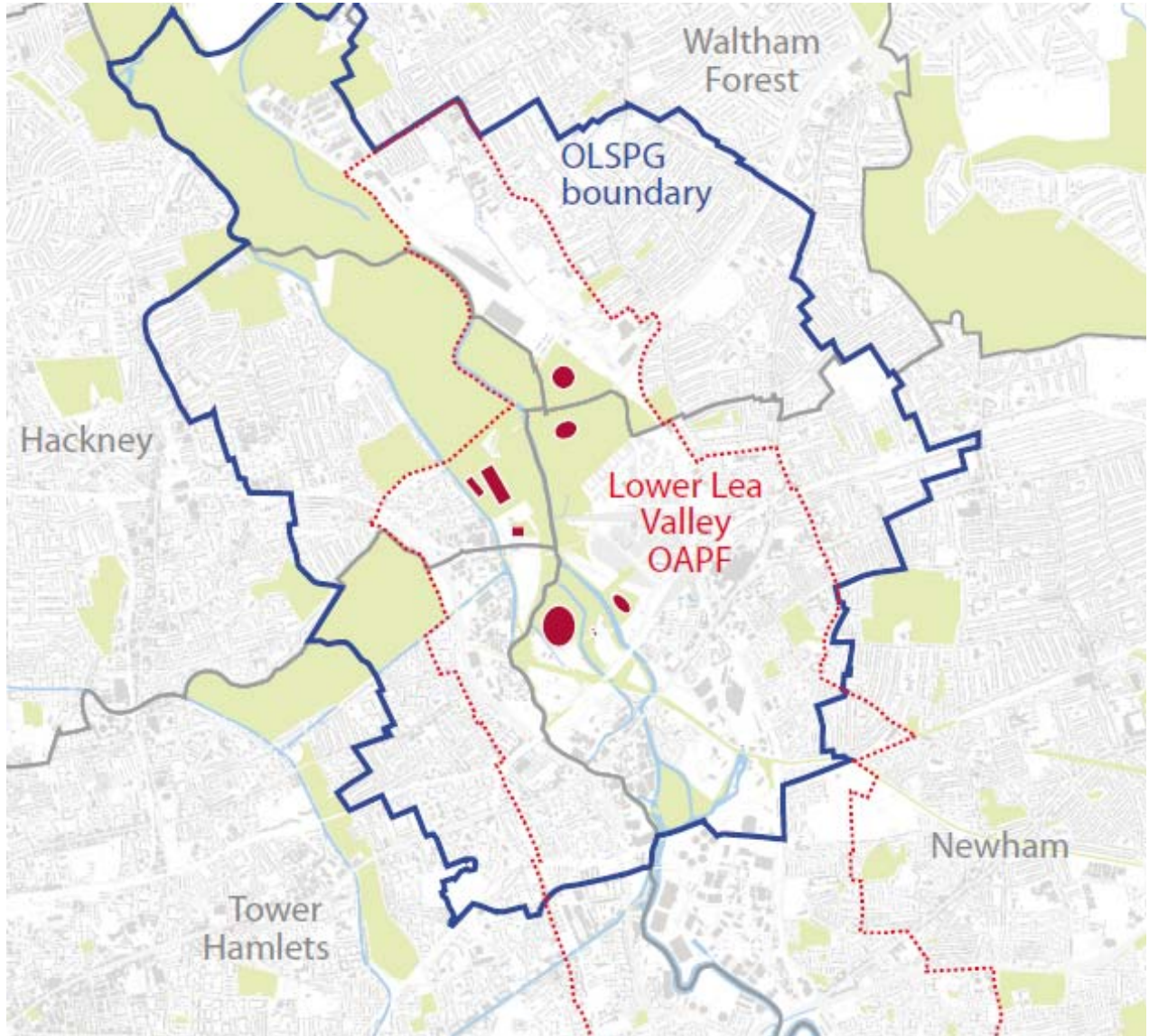
Appendix 3 – OLSPG Boundary



Appendix 4 – Sub-area boundaries



Appendix 5 - Overlap between the OLSPG and LLV OAPF



¹ The Lower Lea Valley Opportunity Area Planning Framework was agreed by the Mayor of London in 2007 and sets out his views on how the Lower Lea Valley as whole should change through the intensification of existing activities, the upgrading of facilities and buildings, and the managed release of industrial land to provide a broader range of land uses.