

Stratford and Lower Lea Valley Area Action Plan

Your views on Issues and Opportunities



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Planning is Changing...

The Stratford and Lower Lea Valley Area Action Plan (AAP) will set out what kind of place we want the area to be in the future and what kind of development will help make it happen. Your views on this document will help us to develop the AAP, which we will again ask your views on, before a final version is submitted to the Secretary of State for examination and approval. The AAP should be published by 2010.

We would like you to submit your comments by visiting www.newham.gov.uk/Services/LocalDevelopmentFramework, and completing the online questionnaire, or alternatively completing the questionnaire at the end of this booklet. Please email or post it to us at:

ldf@newham.gov.uk

Or
Stratford and Lower Lea Valley AAP
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If you have any questions, or want more information you can visit www.newham.gov.uk/ServicesLocalDevelopmentFramework, email us at ldf@newham.gov.uk or phone 020 8430 4588.

The Government has changed the way councils make plans about the future of their areas. What used to be called the Unitary Development Plan is being replaced with the Local Development Framework (LDF). This will consist of a Core Strategy for the whole of Newham and other documents and plans, including this AAP. An AAP is prepared for areas undergoing major change, such as Stratford and the Lower Lea Valley.

The AAP will set out more detail than that provided in the Core Strategy, although it will still conform to the broad principals set out within it. The AAP will provide further information on the town centres, employment, transport, open space, housing and community facilities and how they can be planned and developed in the best way.

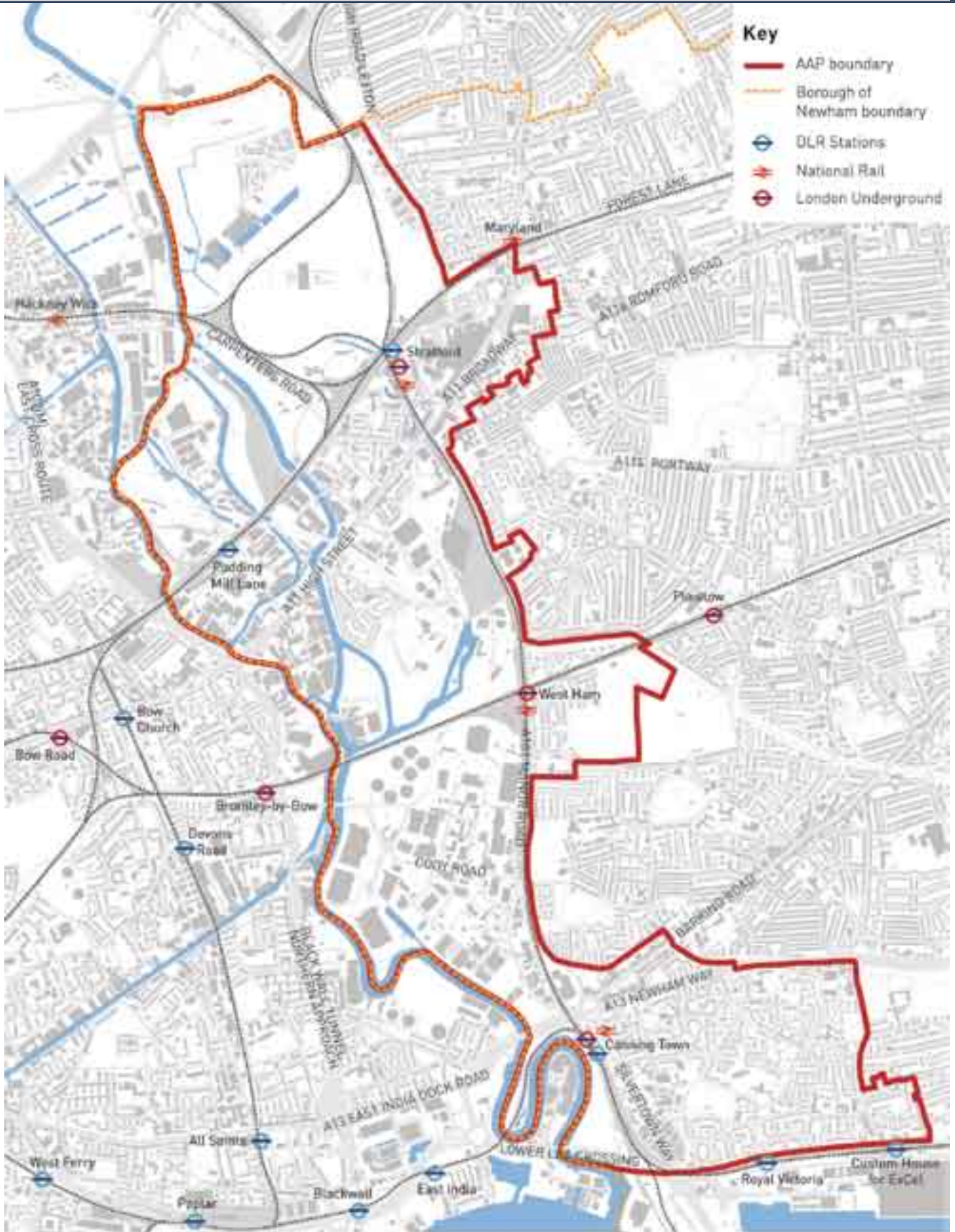
All parts of the LDF will be informed by the vision and themes of Newham's Sustainable Community Strategy. The key priorities are;

- Shaping sustainable communities
- Building an active and inclusive community
- Investing in young people
- Making Newham safer
- Improving health and wellbeing
- Increasing employment and business growth
- Meeting peoples housing needs
- London 2012 Olympic and Paralympic Games

This AAP seeks to make these themes happen through positive planning and encouraging the right types of quality development. The AAP is an important document because it will provide the basis for planning decisions in the future and affect the outcome of planning applications.

This affects everyone who lives, works, and visits or does business in the AAP area.

Stratford & the Lower Lea Valley (LLV) now



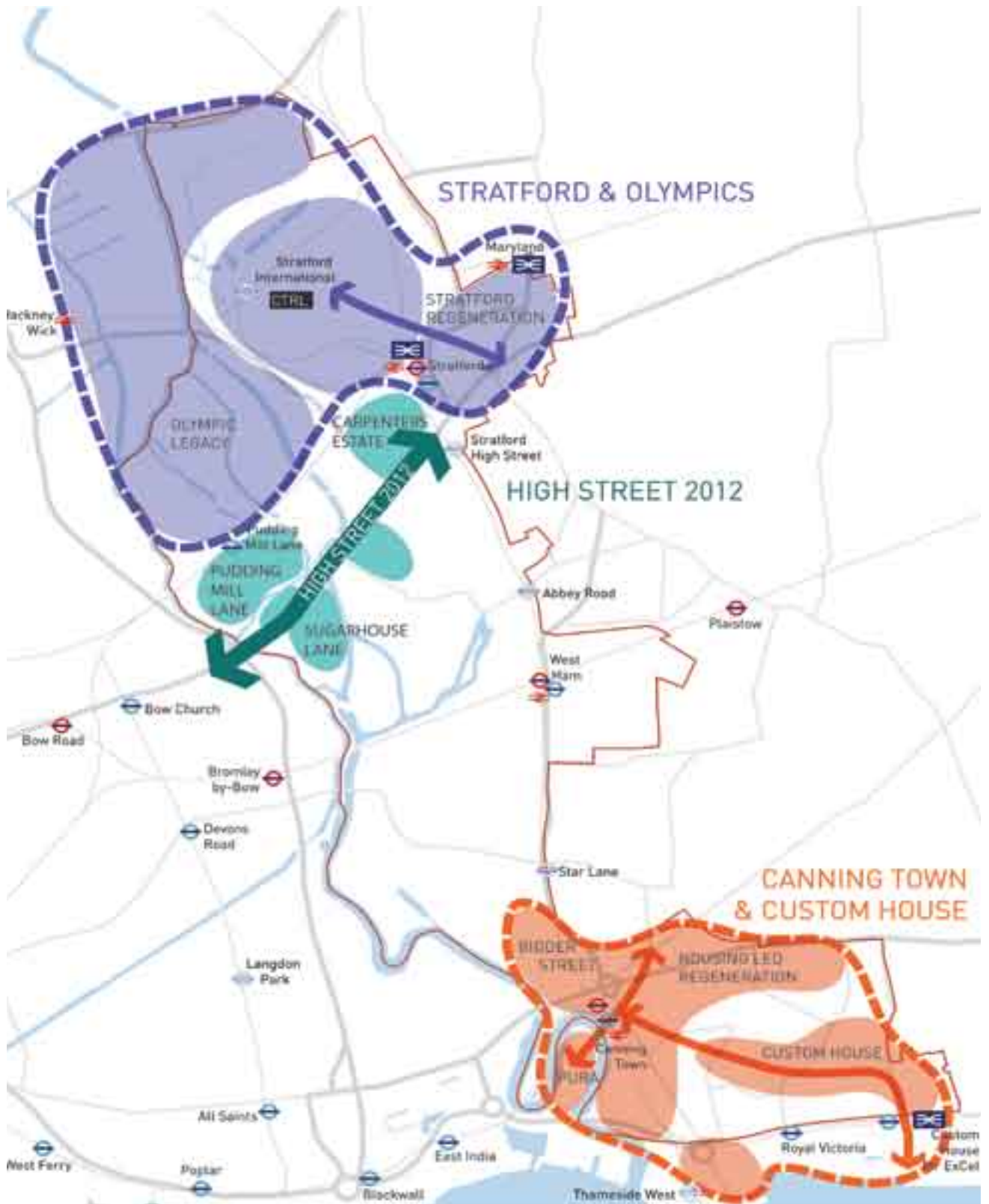
The AAP is being produced to provide a clear planning framework to guide a number of key drivers of change in the area including:

- Proposals coming forward as part of the Olympic Legacy Framework.
- A variety of master plans that are in the process of production.
- The need to define the future role of the three main centres in the AAP area: Stratford in the light of significant proposals for development at Stratford City and the Island site in the town centre; West Ham, with large proposals for leisure and community uses; and Canning Town and Custom House, with the significant housing redevelopment and new Cross Rail station.
- Changes to the transport infrastructure throughout the AAP area.
- Pressure to increase the density and quantum of housing.
- The consequential impact on the provision of social infrastructure that arises from the above (health, leisure, open space and recreation, education and emergency services).
- The repositioning of Stratford as a key destination.

This AAP is about how Stratford and the LLV capitalise on the changes that are happening. Over the next 20 years many new homes, businesses, shops and community facilities are proposed for Stratford and the Lower Lea Valley. This new development has already been agreed by the Mayor's London Plan, which decides London wide planning issues. Newham's emerging Core Strategy must be in general conformity with the London Plan, and will set out borough level principles for the type and location of this development.



Major Developments



 MAJOR DEVELOPMENTS

AAP Objectives

The AAP seeks to provide an integrated strategy to the sustainable development of an area which responds to its particular characteristics, issues and opportunities. The key objectives for the AAP are:

- Rejuvenated town centres of Stratford, West Ham and Canning Town
- Enhanced, new and extended green spaces with easier access to the waterways.
- Increased accessibility and movement through transport and highway improvements.
- A higher level employment base.
- Providing a broad range of higher skilled employment opportunities for local people.
- Improved range, quality and mix of housing stock.
- Integration of new and existing development with appropriate community infrastructure provision.
- Improving the relationship to Central London

Q.1 Do you agree with these objectives? Are there any others you would like included?

Implications for Stratford and LLV AAP after 2012

There are some significant benefits for the AAP area up to the preparation for and during the Olympic and Paralympic Games in 2012. This includes new development, jobs, and visitors bringing income into the area, new transport links and raising the profile of the area internationally, nationally and regionally as a destination in London.

It is important though that Newham benefits after the Games. The potential benefits to Newham and other areas of London have been described as the 'legacy' of the Games.



ISSUE: Importance of securing benefits for Newham from the London 2012 Olympic Games.

EVIDENCE: A significant part of the Olympic site falls within the AAP area. 2007 Olympic Games and Legacy Site Preparation and Facilities Transformation; and 2004 London 2012 Olympic Games and Legacy Permissions.

BASELINE REFERENCE: Chapter 2.2

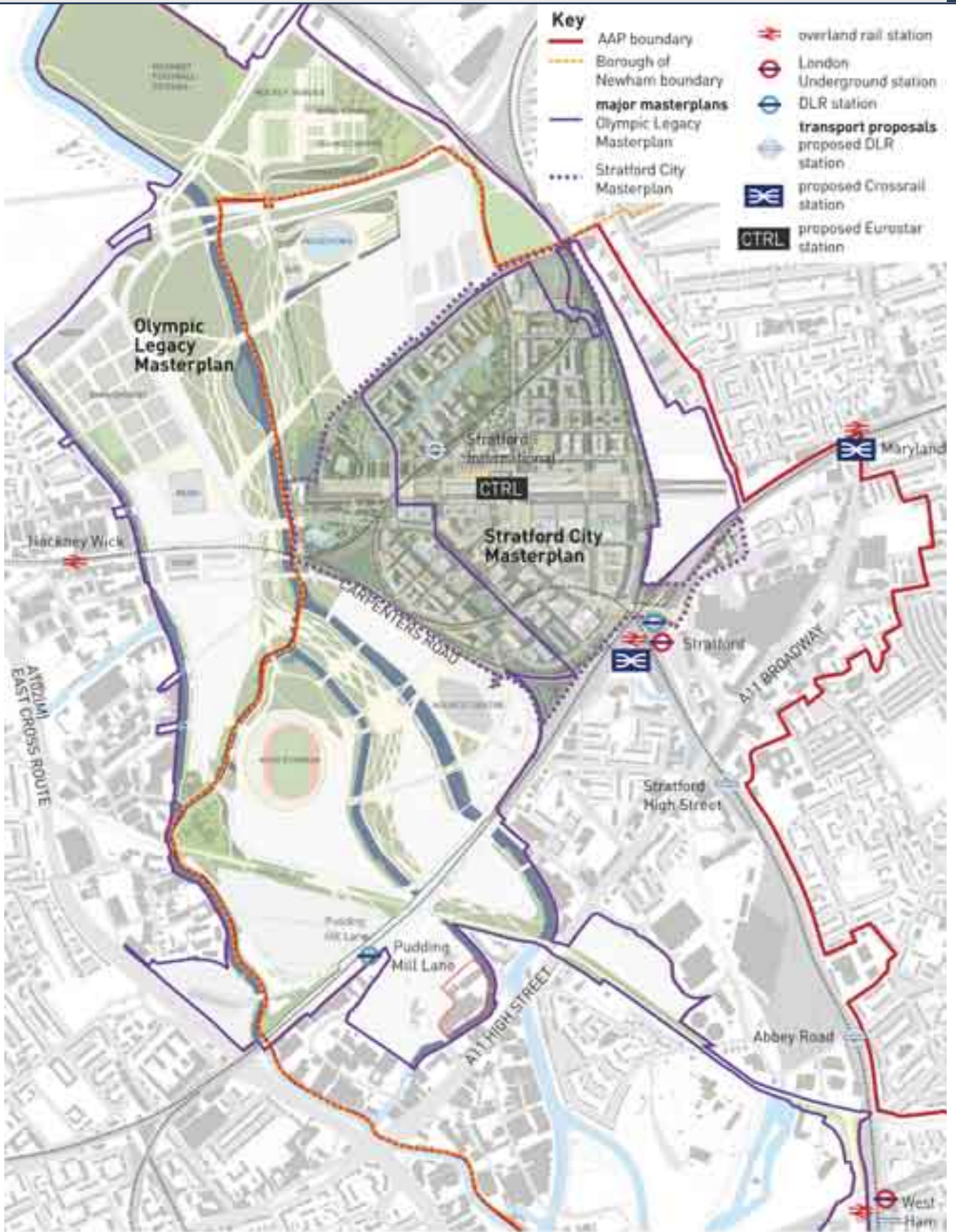
SA SCOPING REPORT REFERENCE: Objectives 1-19

EQIA SCOPING REPORT REFERENCE: Chapter 5.2

Sustainable Community Strategy: London 2012 Olympic and Paralympic Games; Investing in young people; Improving health and well-being; Nudging an active and inclusive community; Shaping sustainable communities; Meeting people's housing needs; Increasing employment and business growth

OPTIONS: Q.2; Q.3; Q.4; Q.5; Q.6

AAP Area Showing Olympic Legacy Proposals



Opportunities to benefit from the legacy will include:

- The development of Stratford City. Stratford City is a major new development that will include for example many more new shops, places to work, places to go in the evenings. Although this is not dependant on the Games taking place, the overlap with uses of ‘the Olympic Village’ means that a significant part of the new development will be completed by 2012. This brings opportunities for new homes, jobs and a broad range of high quality services to be built much sooner probably, than would have been expected.
- Improvements to public transport making it easier to move around the area.
- The retention of the Olympic Park. When proposals for the Olympics were given planning permission in 2004, this was dependant upon 102 hectares being retained for use as a park. This will be of considerable benefit to address the shortfall of open space that currently exists for the community now and in the future.
- There are further opportunities to build new homes and other facilities adjacent to and within the Olympic Park.
- A wide range of other sporting facilities will be retained close to the AAP area which previously the community did not have access to.

Q.2 Do you agree that it is important that the AAP sets down the legacy proposals that are fundamental to making a contribution to the delivery of Newham’s Sustainable Community Strategy?

Q.3 On land left over from the Games should development be;

- Housing led?
- Employment led?
- A mix of the two?

Q.4 Is it important to retain facilities and venues after the Games for use by the community?

Q.5 Do you agree that an Olympic Park as agreed by the 2004 planning consent is the minimum size acceptable?

Q.6 What other uses would you suggest for the Olympic Park e.g.. cafes, museum, children’s play areas, facilities for youth?

Q.7 Should the AAP have policies that require the building of family housing? (homes with 3 or more bedrooms and private open space)

ISSUE: Mis-match between existing housing stock and the needs of existing and new residents

EVIDENCE: The study area of the AAP has a significantly higher level of households renting from the Council; significantly higher levels of people living in flats or maisonettes; and fewer larger houses.

BASELINE REFERENCE: Chapter 4.3

SA SCOPING REPORT REFERENCE: Objective 4

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.4; 5.2.5

Sustainable Community Strategy: Meeting people’s housing needs; Improving health and well-being

OPTIONS: Q.7; Q.8; Q.9; Q.10; Q.11; Q.12

Newham's 10 year minimum housing target as set in the London Plan is for 35,100 new homes. This is the largest target of any London Borough and reflects the amount of under-utilised and vacant land in the Borough. Some of this land is in the AAP area. Some areas of existing social housing could use space more efficiently and be better designed to allow for improved links to services and green space.

As well as looking at opportunities for new housing to be built, however, it must be acknowledged that there is a lack of diversity in ownership and type of housing which continues to lead to a mis-match between what the growing community needs, what exists and what is currently being proposed to be built. With a young population there is a need for family housing. Added to this, there is some overcrowding, especially in the private sector.



Q.8 Do you think the AAP should encourage the development of more social housing or housing that encourages more types of private ownership?

Q.9 Is it important, when considering this type of increase in housing, to ensure that there are jobs locally for the community and that services such as schools, doctors surgeries, dentists and emergency services are built in advance of residents moving in to their new homes?

Other parts of this document address particular locations for development opportunities. In looking at these:

Q.10 Is the area close to the Olympic Park a good location for family housing?

Q.11 Do you think that some 'high density' housing could be designed to be suitable for families?

Q.12 Outside of the town centres do you think more family houses should be built?

Green Spaces, Waterways, Flood Risk Management & Wildlife

The Stratford and Lower Lea Valley area has fantastic, but largely hidden assets of waterways. These bring unique character to the area and could be central to the making of a very special place where people choose to live, work and visit. The waterways and the surrounding underused land have huge potential for recreation as well as providing a haven for wildlife and will allow a more naturalistic approach to flood risk management.

By improving access to the waterways and creating quality landscaped settings this would build on the Olympic Park, the Lea Valley Regional Park and Green Grid proposals to help bring to an end decades of poor environmental quality. The Lea Valley Regional Park proposals for a River Park would help transform this run down, former industrial area into welcoming, green parkland running the length of the borough and this could signal a new future for Newham built on a quality environment, health and well being.

The new open space will provide the main organising structure to the future layout of development in the AAP area, and this will build on existing open space that shall be improved in quality.

An important part of making the Stratford and Lower Lea Valley area an attractive place to live, work and visit will be to make the overall character and environment pleasant. This could include:

- better use of the waterways.
- waste land being brought back into use.
- a rejuvenated landscape which could help manage flood risk as well as support wildlife and recreational activities.

New development must be sustainable by ensuring high quality urban and architectural design, energy efficient buildings and mixed and balance communities with a choice of homes and tenure for all. Building an active and inclusive community as required by Newham’s Sustainable Community Strategy will be promoted through a range of flexible community facilities which respond to local needs and cultural diversity.

ISSUE: The AAP area is currently unattractive in many places.

EVIDENCE: Industrial uses border the waterways; older fine grain industrial areas are deemed unattractive, poor quality environments providing bad neighbour and dirty uses; modern industrial estates dominated by big sheds and large plots with poor permeability.

BASELINE REFERENCE: Chapter 5.3

SA SCOPING REPORT REFERENCE: Objective 1; 2; 10; 11

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9

Sustainable Community Strategy: Shaping sustainable communities; Improving health and well-being; Making Newham safer

Options: Q.13 Q.14 Q.15



To address the major deficiencies in open space in the area and make better use of the waterways, a major new park focused on the River Lea running from Hackney Marshes in the north to the Thames in the south is proposed by the Lea Valley Regional Park proposals. This will consist of a variety of open spaces connected by a linear park and will require the change of use of some land from employment to open space.

Q.13 Do you support the proposals for a new linear park?



Currently the waterways are hard to access for people to enjoy as a leisure and recreation asset. Continuous riverside access could also create important north south routes through the AAP area.

Q.14 Should we protect access to the waterways for better connections and recreation?

Many areas within the AAP area are prone to flooding, to protect against future flooding a range of flood management methods will need to be used. New thinking is to bring together open space, landscape and wildlife provision with flood risk management. This will provide more soft edges to waterways which encourages wildlife. This approach is more expensive due to contamination and it uses more land than hard edged culverts, however riparian margins can protect waterways from runoff contamination

Q.15 Should flood risk be managed through using natural river edge solutions?

Within the AAP area, especially on undisturbed waste ground, wildlife has flourished. Not all the habitats have the same wildlife value and in developing the area some of the habitats will be lost.

Q.16 Should all developments be required to incorporate brown and/or green roofs?

The connections between habitats can be supported by stipulating brown and green roofs to be incorporated within all developments. This would help minimise the impacts associated with the loss of brownfield habitats arising through redevelopment.

There are policies in place to protect some of the more formally recognised heritage features of the area but the level of development proposed has the potential to threaten the more informal heritage features of the area.

Q.17 Which cultural and heritage features are important to you? Do you think these should be protected without exception, even if that means that some development can't take place?

ISSUE: Value of water/open space/green connections in creating attractive environments and healthy communities
EVIDENCE: Health, place and nature (Sustainable Development Commission) para 3.2.5; Watch Out for Health (NHS HUDU) Healthy Lifestyles and Air Quality and Neighbourhood Amenities
BASELINE REFERENCE: Chapter 5.2; 5.3
SA SCOPING REPORT REFERENCE: Objective 10
EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9
Sustainable Community Strategy: Improving health and wellbeing; Shaping sustainable communities
OPTIONS: Q.13; Q.14; Q.15; Q.16;

ISSUE: The River Lea waterways running throughout the AAP area are currently underexploited and difficult to access, bordered by large industrial buildings and heavy infrastructure.
EVIDENCE: Pell Frischmann for LTGDC Lower Lea Valley Connections Report;
BASELINE REFERENCE: Chapter 5.3; 7.9;
SA SCOPING REPORT REFERENCE: Objective 10;11;17
EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9
SCS: Improving health & wellbeing; Shaping sustainable communities; Making Newham safer
OPTIONS: Q. 14

ISSUE: Deficiency in open space in the area
EVIDENCE: Deficient open space: provision 1.1 ha accessible open space per 1,000 populations - NPFA standard of 2.4 ha.
BASELINE REFERENCE: Chapter 5.2; 5.3
SA SCOPING REPORT REFERENCE: Objective 10
EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9
Sustainable Community Strategy: Improving health and wellbeing; Shaping sustainable communities; London 2012 Olympics and Paralympic Games
OPTIONS: Q13; Q.14;

ISSUE: The study area is dominated by a diverse range of river systems, which present numerous opportunities and constraints to future development within the area.
EVIDENCE: Majority of area in Flood Risk Zone 3. Strategic Flood Risk Assessment underway – local authorities to decide level of intervention & defence required
BASELINE REFERENCE: Chapter 5.6
SA SCOPING REPORT REFERENCE: Objective 13
EQIA SCOPING REPORT REFERENCE: N/A
Sustainable Community Strategy: Shaping sustainable communities
OPTIONS: Q15

ISSUE: The study area contains a variety of habitats and species of varying ecological value, some of which are protected through specific designation. It needs to be ensured that the existing biodiversity and ecology resource is retained and that any future development enhances the connectivity between existing ecological assets.
EVIDENCE: Sustainability Appraisal Scoping Report; Strategic Environmental Assessment
BASELINE REFERENCE: Chapter 5.5
SA SCOPING REPORT REFERENCE: Objective 11
EQIA SCOPING REPORT REFERENCE: N/A
Sustainable Community Strategy : Shaping sustainable communities
OPTIONS: Q.13; Q.14; Q. 15; Q.16

ISSUE: The AAP area has a rich industrial legacy coupled with a historic town centre at Stratford and many listed buildings and recognised character areas (e.g. Abbey Mills). The value of this heritage is undisputed in retaining the identity of the area in spite of new development.
EVIDENCE: English Heritage (April 2008) Conservation Principles, Policies and Guidance
BASELINE REFERENCE: Chapter 2.4; 5.3
SA SCOPING REPORT REFERENCE: Objective 8
EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9
Sustainable Community Strategy: Shaping sustainable communities
OPTIONS: Q.17

Movement, Transport and Access

Within the AAP area strategic movement and transport is good with the construction of two new Crossrail stations and four new DLR stations proposed as well as improved services on the underground lines. However, getting about the borough at a local level is more difficult. The waterways, major roads and railway lines make barriers and there are few crossings.

To complement the area's good public transport, walking and cycling will be encouraged through improved routes and new connections to cross barriers such as rivers, major roads and rail lines.

Q.18 Do you think public transport needs further improvement? If so, what?

Q.19 How can we make it easier to move about especially by walking and cycling? Are there specific improvements you would like to see made?



More sustainable methods of travel need to be encouraged such as walking and cycling, because of the many barriers in the AAP area, many of these routes are incomplete and do not link key destinations.

Q.20 Improvements are being carried out to the Greenway to make it more attractive for walking and cycling, what other ways could we encourage people to walk and cycle?



Local movement in the AAP area is poor, with key barriers to movement the waterways, rail lines and major roads. New crossings are shown on the Proposed Highways and Public Transport Improvements Plan (p.11).

Q.21 Do you think these are in the right place and connect the key routes?



To improve vehicular movement through the area, a north south link road is proposed. This would mostly be used by buses, although some local car access would be allowed along certain sections. It should ease congestion on Manor Road and allow access to development sites at West Ham but it will be costly and impact on the environment. Its route is shown on the Plan.

Q.22 Is this new road a good idea and do you think the route is in the right place?

Proposed Highways & Public Transport Improvements





ISSUE: Although transport and movement is good at a strategic level, there are barriers to local movement exacerbated by the River Lea waterways and poor cycling and walking connections due to barriers and lack of linkages.

EVIDENCE: Pell Frischmann for LTGDC Lower Lea Valley Connections Report; London Borough of Newham (February 2006) Local Development Framework Background Paper: Transport

BASELINE REFERENCE: Chapter 7.4; 7.5; 7.6; 7.7; 7.8

SA SCOPING REPORT REFERENCE: Objective 9

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.7

Sustainable Community Strategy: Improving health & wellbeing; Shaping sustainable communities; Making Newham safer

OPTIONS: Q.18; Q.19; Q.20; Q.21; Q.22

ISSUE: There is currently a restricted north to south vehicle movement and poor public transport connections east to west.

EVIDENCE: Pell Frischmann for LTGDC Lower Lea Valley Connections Report; Halcrow Stratford Gyrotory Report; London Borough of Newham (February 2006) Local Development Framework Background Paper: Transport

BASELINE REFERENCE: 7.4; 7.5; 7.6; 7.7; 7.8

SA SCOPING REPORT REFERENCE: Objective 9

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.6

Sustainable Community Strategy : Shaping sustainable communities

OPTIONS: Q.18; Q.19; Q.21; Q.22

ISSUE: There is an identified lack of capacity on Underground and DLR to cope with future demand arising from additional residential and commercial development.

EVIDENCE: London Plan; London Borough of Newham (February 2006) Local Development Framework Background Paper: Transport

BASELINE REFERENCE: Chapter 7.7

SA SCOPING REPORT REFERENCE: Objective 9

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.6

SCS: Improving health & wellbeing; Shaping sustainable communities

OPTIONS: Q.18; Q.19; Q.20; Q.21

Highways are congested and proposed new development will make this worse. Newham has a low car ownership and much of the existing traffic is from vehicles travelling through the area and is not local trips. To maintain the existing low car ownership we need to consider how to reduce through traffic.

Q.23 Should there be more constraint measures such as;

- limits on private non residential parking and controlled parking zones
- all new development be located within a 5 minute walk of a bus stop
- dedicated bus routes
- new homes having less car parking provision, with some developments as car free housing



Education, Training and Employment

The major development identified for Stratford and the Lower Lea Valley in the future has the potential to create many new job opportunities for Newham’s residents. It is hoped that these jobs will include a number of highly skilled positions and we need to ensure that Newham’s residents are given the right level of skills and education in order to access these opportunities.

The area will need new schools, to meet the demands for the expanding population. Although Newham’s schools are improving, many still have difficulty attracting enough pupils and have surplus capacity.

Q.24 Should new schools be built or should more efforts be made to improve or extend existing ones with capacity?

The range of employment opportunities and businesses will be broadened and upgraded, through the provision of quality office and business space, which attracts creative, computer related and knowledge based industries. A young and diverse population will be highly skilled and educated, benefiting from outstanding local schools and educational facilities, which promote an entrepreneurial culture. More mixing of land uses will create more vibrant places that people want to live and work in.

Q.25 What can we do to ensure Newham attracts and retains quality jobs and skilled people?

The Newham 14-19 Partnership is leading a pilot of a new diploma scheme that offers a wider range of learning styles and skills. Businesses and schools will need to work together in partnerships to develop a tailored set of skills and education (including work experience and mentoring) that will respond to the employment opportunities arising in the AAP area and improve education performance.

ISSUE: Additional demand for school places will arise as a result of development within the AAP area; existing schools are currently operating under capacity; largely corresponding with poorer performance levels.

EVIDENCE: Primary schools within the AAP boundary have surplus capacity between 10% and 23% capacity (school capacity data for January 2007-supplied by the Local Education Authority July 2007). Significant surplus capacity within secondary schools with up to 30% capacity (334 spare places) within the AAP boundary.

BASELINE REFERENCE: Chapter 4.3; 7.12

SA SCOPING REPORT REFERENCE: Objective 5;6;7

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9

Sustainable Community Strategy: Investing in young people

OPTIONS: Q.24

ISSUE: Residents in the AAP area have low skills levels, restricting their ability to gain employment. Large proportion employed in lower skilled or elementary positions

EVIDENCE: Newham (33.1%) has a higher proportion of people with no qualifications overall than London (23.7%) and England and Wales (29.1%) (Census 2001). This is particularly pronounced within the AAP area. Secondary school performance is lowest in the west of the AAP area. Newham’s largest occupational types are administration and secretarial (16.4%) and elementary occupations (14.9%), which are evidently lower level occupations than those prevailing in London and England and Wales (Census 2001).

BASELINE REFERENCE: Chapter 4.3

SA SCOPING REPORT REFERENCE: Objective 2;5;6;7

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.8

Sustainable Community Strategy: Investing in young people, Increasing employment and business growth

OPTIONS: Q.24; Q.25; Q.26

Birkbeck University has plans for a purpose built, stand alone Stratford campus (with shared use facilities for the Theatre Royal and Newham Sixth Form College) and the University of East London is expanding the offer from its Stratford campus. This cluster of further and higher education in Stratford should help to provide an accessible lifelong learning offer for residents.

A significant amount of new shops will be built in the area as part of development proposals which could create a number of new job opportunities in the retail sector for Newham's residents. A Retail Academy is being established that will create a centre of excellence in retail and hospitality and could attract successful retail companies to Stratford.

The Workplace scheme in Stratford is a One-Stop Shop that links local people with local businesses through recruitment, training and advice. A second Workplace has recently opened in Canning Town.

Q.26 How can we ensure that local people are able to take up these opportunities?



Community facilities

There are currently very few community facilities (i.e. education, health, leisure, etc.) in the Lower Lea Valley and a significant amount of new housing is proposed for the area. New facilities will be needed and these facilities may need to change over time as different people with different needs move into the area.

To ensure everyone benefits equally, community facilities should be located in places that everyone in the community can reach easily. Large, central facilities, serving a larger population can host a wider range of services than small, local facilities close to people's homes.

New thinking on the provision of community facilities is for several different services to be located together in one building or group of buildings. This could include a GP surgery with sports facilities to promote healthy living or council services with a library and performance space.

Q.27 Should we provide fewer, but larger, state-of-the-art facilities collected together in highly accessible central locations or should there be more, smaller, facilities provided at the neighbourhood level? What type of facilities do you think could be successfully provided together?

The creation of a collection of sports facilities has been proposed for West Ham which could include a stadium/venue and a number of other related uses such as a sports academy and a healthy living centre. West Ham also has the potential to host major faith and community facilities.

Q.28 Do you think West Ham is the appropriate location for the new sports facilities, a new major faith and community centre or neither?

ISSUE: There is a severe lack of community facilities in the AAP area. The AAP should look to address opportunities for cross-boundary/cross-borough provision (e.g. Tower Hamlets). There is also poor accessibility to existing facilities outside the AAP boundary and many of the existing facilities are at or above capacity.

EVIDENCE: Audit of schools; GP surgeries; community centres; leisure facilities; libraries; faith centres; and childcare facilities highlights scarcity of provision across AAP area with the exception of Canning Town.

BASELINE REFERENCE: Chapter 7.12

SA SCOPING REPORT REFERENCE: Objective 1;6;7

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9

Sustainable Community Strategy: Building an active & inclusive community, Improving health & wellbeing; Investing in young people; Making Newham safer

OPTIONS: Q.27; Q.28

ISSUE: New residential development within the AAP area will create significant new demand for childcare, schools and community education. Although there is a reasonable level of access to childcare facilities outside the AAP area, there are few facilities within the boundary and any existing facilities are also likely to be stretched by new demand beyond capacity.

EVIDENCE: Audit of childcare facilities highlights scarcity of provision.

BASELINE REFERENCE: Chapter 7.12

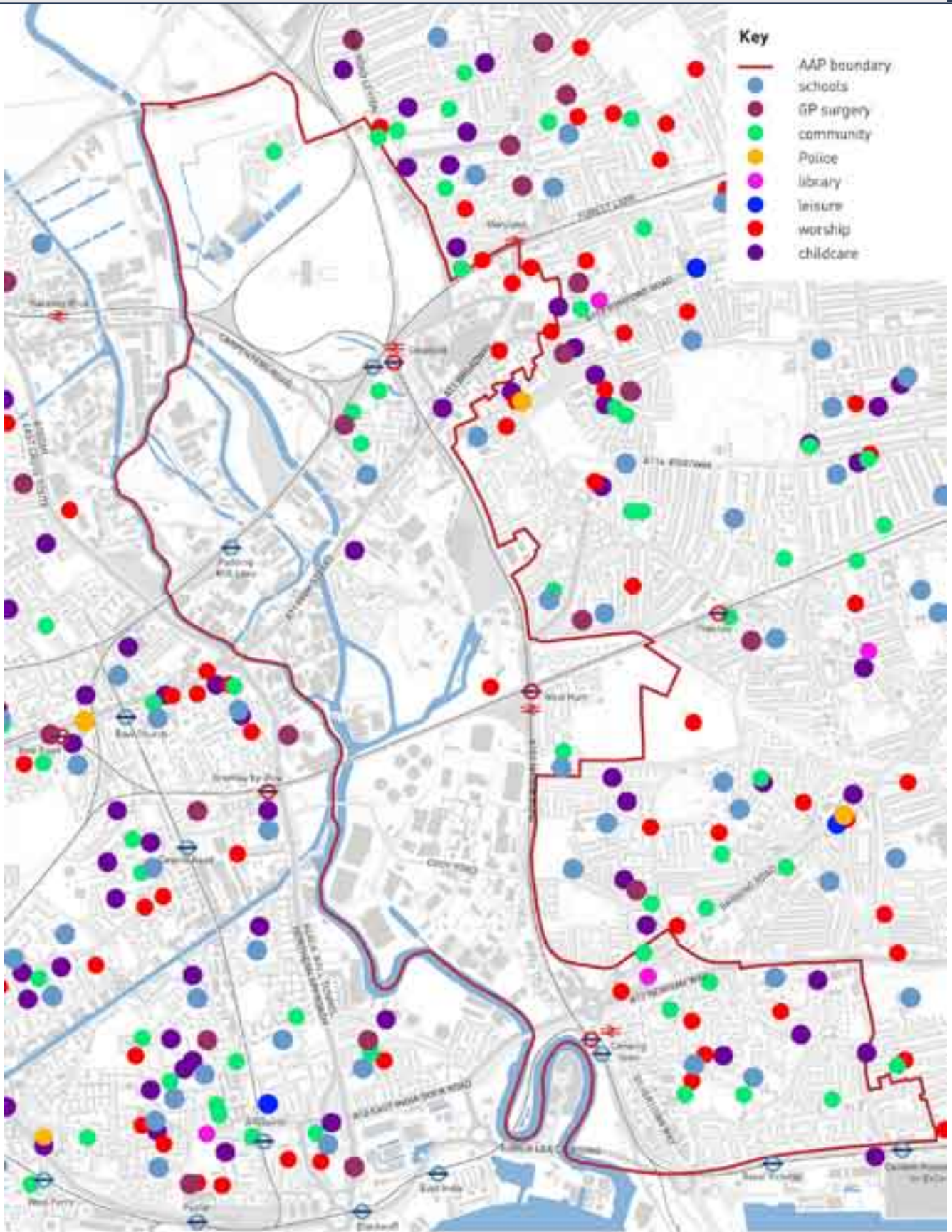
SA SCOPING REPORT REFERENCE: Objective 1;6;7

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9

Sustainable Community Strategy: Investing in young people, Building an active & inclusive community; Improving health and well-being

OPTIONS: Q.27; Q.28; Q.29; Q.30; Q.31; Q.32

Existing Community Facilities



Q.29 Do you think that nurseries should be provided within existing or new schools or as stand alone establishments?

Q.30 Would you prefer to take your child to childcare in large town centre facilities, close to train, tube and bus connections; or would you prefer smaller facilities to be provided closer to your home?

Many London boroughs are opening up their schools to the community enabling all residents to benefit from the state-of-the-art facilities that schools provide. This can include sports facilities or provide opportunities for training and further education.

Q.31 Do you agree that the area's schools should be opened up to the wider community, providing some of the facilities and services that the community needs?

Q.32 How can we ensure that community facilities best reflect this diversity and the needs arising from it?

Stratford and the Lower Lea Valley currently experiences relatively high levels of crime and anti-social behaviour. There is a lot that can be done to reduce this through design, surveillance (e.g. natural and CCTV) and a greater police presence. Providing better community facilities can also help by diverting people away from crime towards other activities.

Q.33. What specific things would you like to see included in plans for the area to reduce crime and anti-social behaviour?

ISSUE: The AAP area is characterised by a diverse and young population. It is essential to ensure that the specific needs of these communities are met through appropriate social infrastructure provision within the AAP.

EVIDENCE: The Age Profile for Newham is characterised by a relatively young population with approximately one quarter (24.5%) within the 0-14 age group; a high percentage of 15-19 year olds (7.9%) and of higher education or school leaver age. Newham has a much smaller proportion (33.8%) of White-British residents but a significantly higher proportion of Asian (Indian, Pakistani, Bangladeshi, Other) and Black (Caribbean and African) residents in comparison to regional and national trends.

BASELINE REFERENCE: Chapter 4.3

SA SCOPING REPORT REFERENCE: Objective 1;6;7

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9

Sustainable Community Strategy: Investing in young people, Shaping sustainable communities; Improving health and well-being

OPTIONS: Q.32

ISSUE: Crime & antisocial behaviour are key concerns in the area. Addressing actual and perceived levels of crime and anti-social behaviour is a key priority for the AAP.

EVIDENCE: The majority of the AAP area is in the 10% and 20% most deprived nationally for the crime domain of the Index of Multiple Deprivation 2004; particularly around Stratford, parts of West Ham and Canning Town.

BASELINE REFERENCE: Chapter 4.3

SA SCOPING REPORT REFERENCE: Objective 3

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9

SCS: Making Newham safer, Building an active & inclusive community; Improving health and well-being

OPTIONS: Q.33



Overall Structure & Vision

Based on the ideas presented in the previous sections, the overall picture for the AAP area comprises:

- Improved connections, north south and east west for all
- Consolidation of town centres and clusters of development
- New opportunities throughout the AAP area
- Green space that is accessible
- Choice in housing, employment and services
- Building on opportunities offered by Olympic Legacy
- Diverse, educated, skilled and safe community

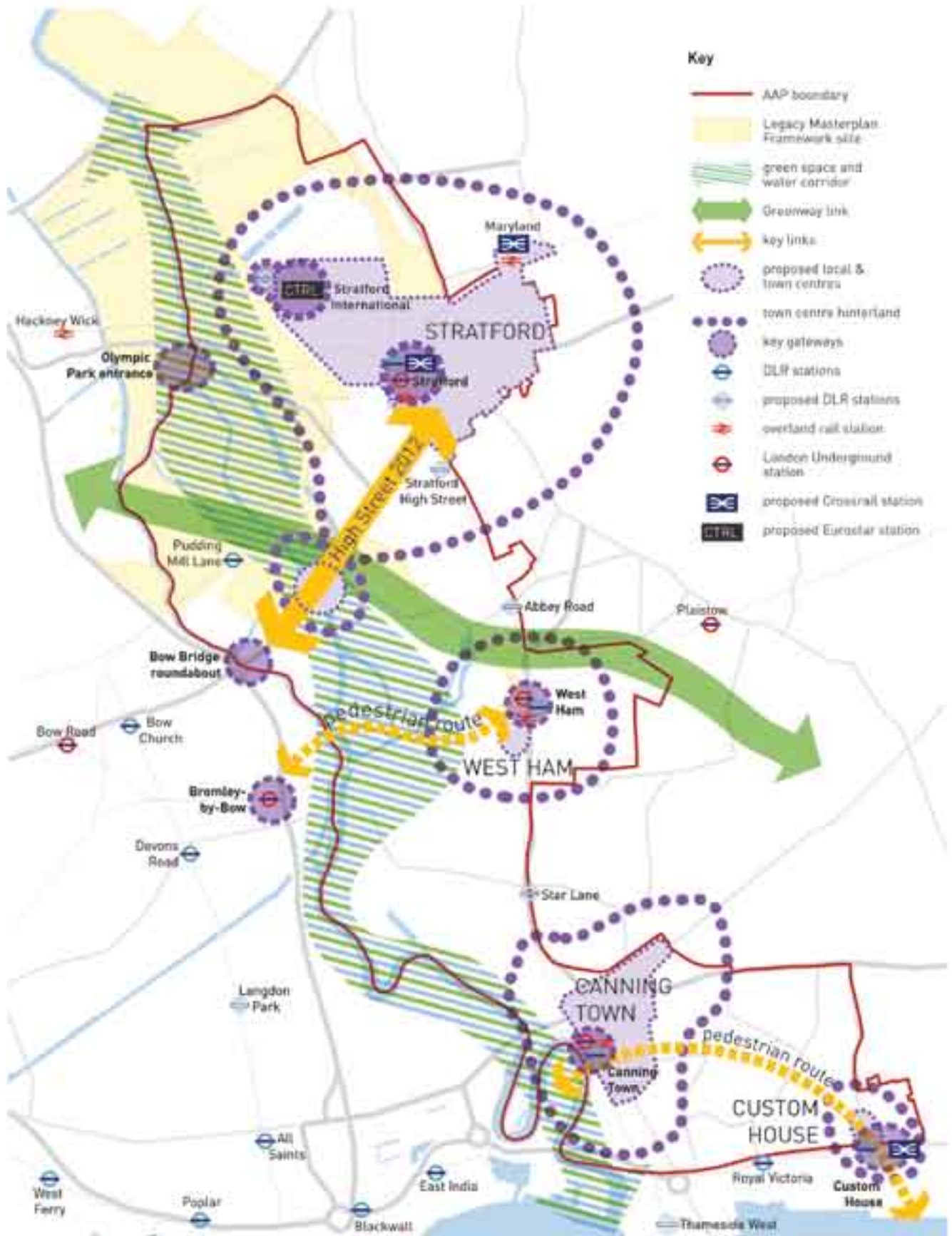
Development is to be set within a green and blue framework of open space and water in harmony with, and respectful of, an environment which creates a unique and tranquil landscape managing flood risk, supporting wildlife and recreational activities, fostering healthy living and delivering a high quality of life.

Stratford and the Lower Lea Valley is to become:

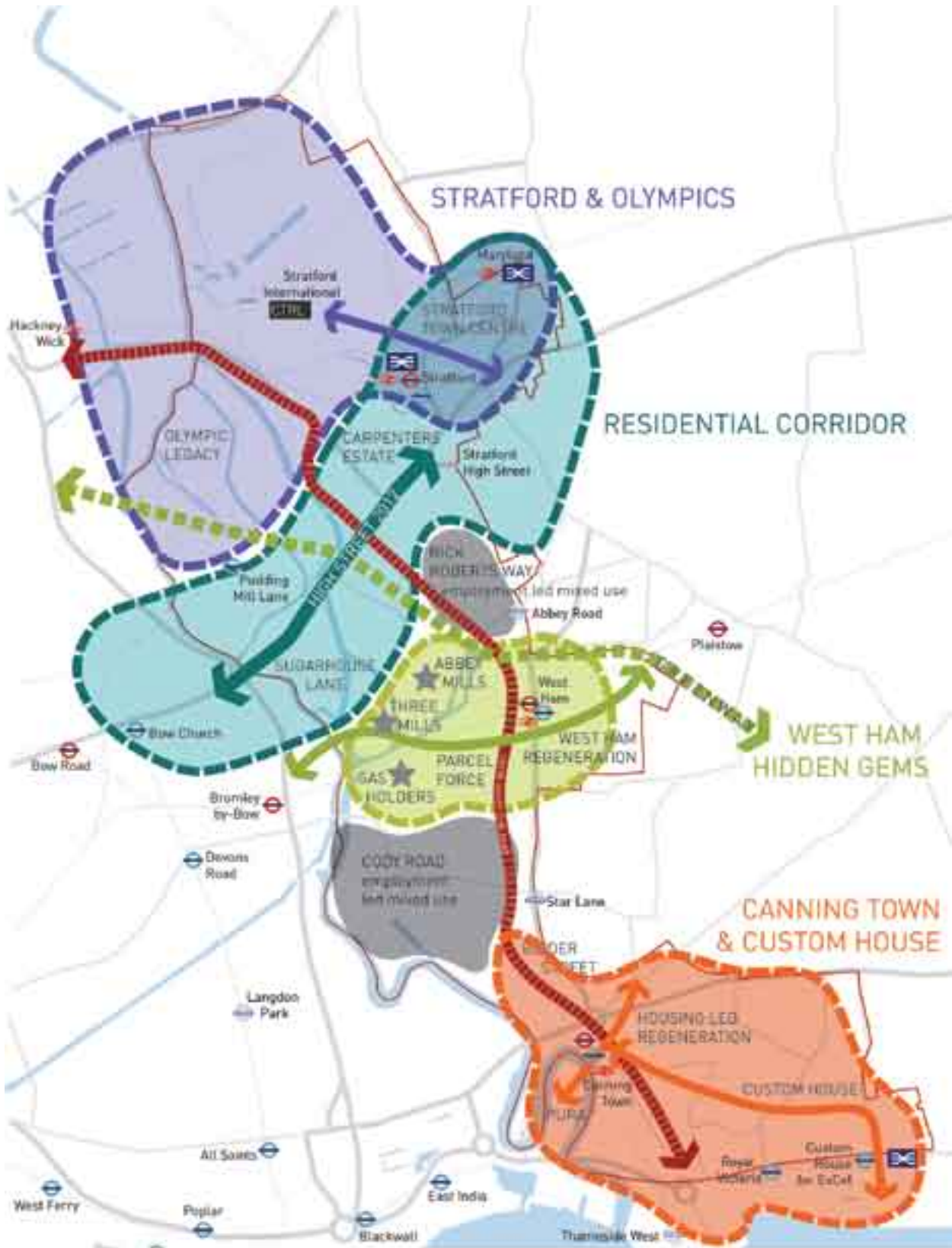
- a well connected, and easily accessible place consisting of attractive, legible and safe pedestrian and cycle routes that complement the strong public transport provision so facilitating a choice of sustainable transport modes.
- a place which demonstrates and promotes sound urban design principles whilst also providing excellence and innovation in built form and layout to promote energy efficiency and zero carbon development.
- a place which promotes community cohesion through a range of accessible and flexible community facilities, located within centres to provide a focus for a community.



Spatial Vision & Key Structuring Principles



Spatial Vision & Development Clusters



 SPATIAL VISION & DEVELOPMENT CLUSTERS

Building on the existing development potential, the focus of the AAP is to consolidate development within defined urban centres where momentum has already been initiated but to improve the quality of the environment and the development that takes place. Character areas will be defined based on existing and potential clusters and building on natural assets. Each of these clusters will need to be well connected and underpinned by a range of support facilities including open space.

By focusing new development in the existing centres of Stratford, West Ham, Canning Town and Custom House these places can be regenerated to make best use of their existing facilities, services and public transport. Each of the existing centres will need to define a specific identity and role and adopt a consistent approach to development that promotes high quality in environment, architecture and design:

- Stratford as an International/Metropolitan centre with a wide range of major multiples and niche retailing with a strong ethnic focus
- West Ham as a District/Local centre with a sports hub/new international faith attraction
- Canning Town as a Major/District centre, family orientated, with a higher/further education offer and related focus of small business start ups
- Custom House as a Local centre rejuvenated through Crossrail, optimising its close proximity to Excel.

Q.34 Do you agree with the Spatial Vision shown opposite? Do you agree with the roles and characters for each of the development clusters?



Stratford Town Centre

Stratford City is designed to create a higher quality retail, housing, office and leisure offer, which, combined with the ambitious plans for the London 2012 Olympic Legacy site, will lead Stratford into becoming a more important destination, attracting significant numbers of new people to the area. One of the key challenges for Stratford town centre, therefore, is to create a high accessible, attractive and niche/specialist shopping experience that will attract some of the new residents, workers and visitors to ensure that the two distinct halves of the same retail centre provide a holistic retail offer.

Stratford town centre is already undergoing major regeneration, renewal and expansion, with new shops, offices, homes and leisure facilities and improved public transport facilities. It is intended to remove the gyratory pre 2012 and reinstate two way working instead.

ISSUE: Due to Stratford City the role of existing town centre will change. The development of Stratford City, which will move Stratford up the retail hierarchy from a Major Centre to a Metropolitan Centre. It is essential that a new role for the town centre is defined and supported to be realised.

EVIDENCE: The London Plan identifies Stratford as an Opportunity Area with 30,000 predominantly office-based jobs expected for Stratford City. Land Securities are proposing to develop land to the south of Stratford Shopping Centre to provide approximately 18,580 square metres of additional retail floorspace and 900 dwellings

BASELINE REFERENCE: Chapter 3; 6.3

SA SCOPING REPORT REFERENCE: Objective 15;16;19

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.8

Sustainable Community Strategy: Shaping sustainable communities; Meeting people's housing needs; Increasing employment and business growth

OPTIONS: Q.35; Q.36; Q.37; Q.38; Q.39; Q.40; Q.41; Q.42; Q.43; Q.44; Q.45

ISSUE: There is an identified need for a greater quantum of family housing within the wider Stratford area and the Olympic legacy site, so it is proposed that town houses should be a much larger component of the housing typology mix with private or communal gardens. Locating this housing within areas of high density may result in low levels of private amenity space.

EVIDENCE: Local Development Framework Background Paper on Housing (February 2006); LBN UDP (2001), LBN Housing Needs Survey (2004), London Plan (2004), East London Housing Investment Framework, London Housing Strategy, draft Housing Provisions SPG

BASELINE REFERENCE: Chapter 4.2.4

SA SCOPING REPORT REFERENCE: Objective 4

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.4; 5.2.5

Sustainable Community Strategy: Shaping sustainable communities; Meeting people's housing needs; Investing in young people; Improving health and well-being

OPTIONS: Q.43



Stratford Spatial Vision



ISSUE: Stratford lacks a cultural draw despite the rich diversity and heritage of the town and wider borough.

EVIDENCE: The existing cultural quarter centred at Stratford Circus is rather isolated within the town centre with its principal access point off the busy Great Eastern Road. The cultural quarter lacks footfall that would enhance its role.

BASELINE REFERENCE: Chapter 6.3.2

SA SCOPING REPORT REFERENCE: Objective 8; 15; 17; 19

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.9

Sustainable Community Strategy: Building an active and inclusive community; Improving health and well-being

OPTIONS: Q.39; Q.40

ISSUE: The Carpenter's Estate is in need of regeneration in line with wider investment and development plans for Stratford as a whole. The existing estate would gain from stronger permeability and an improved environment.

EVIDENCE: Carpenters Estate Framework (DRAFT)




BASELINE REFERENCE: Chapter 2.2.7; 5.3.1

SA SCOPING REPORT REFERENCE: Objective 4; 7

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.5; 5.2.9

Sustainable Community Strategy: Shaping sustainable communities; Meeting people's housing needs; Improving health and wellbeing; Making Newham safer

OPTIONS: Q.45

Map symbol/ ref	It is planned that Stratford will become an important centre for office based employment, with new businesses attracted by the good public transport, new, modern office space and quality shopping and housing. In choosing where to locate, businesses want to be close to other similar businesses.	Q.35 To encourage businesses to move to Newham, should Stratford Town centre and Stratford City be the main location for new office development in the AAP area or should new office development be spread across the AAP area?
	Stratford is identified as a place for tall buildings	Q.36 Do you agree with the area shown on the plan for tall buildings to be located in?
	Many high quality, national chain stores and boutiques will come to the new development of Stratford City.	Q.37 Should the existing Stratford town centre focus on independent and specialist shops? Q.38 Is it important to have a market in Stratford?
	Stratford currently has a small cultural quarter focused around the theatre, which is difficult to find and has few facilities.	Q.39 Should the Cultural quarter be expanded to include the whole of Stratford Town Centre and consist of new, development with a mixture of different uses? Q.40 Should it include more eating and drinking outlets and leisure opportunities with affordable, modern workspace to encourage creative, computer related and other knowledge based industries? Q.41 How can we encourage business start ups?
	Stratford town centre is currently car dominated. The map identifies a number of improvements using these symbols.	Q.42 Will these improvements make it easier for pedestrians
 	Many new homes are needed in Newham, especially homes for families	Q.43 Should we encourage houses that are predominantly for families in the Olympic Park rather than 1 or 2 bedroom flats?
	Newham needs to attract and retain highly skilled workers	Q.44 Should a new local centre be provided on High Street 2012 for new residents or should we expect them to travel to existing centres for facilities and shops?
	Stratford High Street is a focus of new housing development	
	The Carpenters Estate needs regeneration. The draft Carpenters Estate Framework aims to create strong and attractive routes through the estate and to create a high quality environment.	Q.45 Should this be a comprehensive redevelopment that would require people to move out of their homes, but which could help sort out the big problems of poor design and failing building structures?

West Ham Hidden Gems



Map symbol/
ref

West Ham’s town centre currently provides a very limited shopping but has some important community facilities. However, significantly increasing the amount of shops in West Ham may threaten the proposed expansion of Canning Town.

Q.46 Do you think the number of shops at West Ham should increase or remain about the same?



The need for significant housing growth in the area needs to be balanced with an increase in business activity to ensure there are enough job opportunities for local residents. There is a collection of creative industries around Three Mills. The area also plays host to the potentially attractive assets ‘hidden gems’ of the Channelsea, with green open space and the listed gas holders, Three Mills and Abbey Mills Pumping Station beyond.

Q.47 Do you agree with the promotion and protection of affordable and flexible workspace in Three Mills and Sugar House Lane?

Q.48 Should the employment sites close to West Ham station that are no longer in use be released for alternative mixed-use development?

Q.49 How can we ensure these ‘hidden gems’ are better valued and used by the local community?



Newham currently has a shortage in supply of executive and family housing

Q.50 Does West Ham provide an ideal location to build larger family housing?

ISSUE: There is potential for significant change at West Ham, particularly in relation to increasing the capacity of the transport interchange and increasing housing intensity through development on key sites.

EVIDENCE: The GLA’s ‘LLV OAPF, January 2007’ identifies the opportunity to deliver around 3,000 dwellings in this area, which would create a significant new residential area with opportunities to attract a variety of different households, including young professionals and families. National Grid Property Limited (NGPL) representations to Core Strategy Consultation

BASELINE REFERENCE: Chapter 6.3

SA SCOPING REPORT REFERENCE: Objective 15;16;19

EQIA SCOPING REPORT REFERENCE: Chapter 5.2.8; Chapter 5.2.5

Sustainable Community Strategy: Shaping sustainable communities; Meeting people’s housing needs

OPTIONS: Q.46; Q.48; Q.50



Seven of the eight Bromley gas holders are Grade II Listed structures, which currently require a blast zone around them. This stops certain types of development, such as housing and community facilities, and means that many of the sites around West Ham station, which have potentially good public transport accessibility can not be developed. The National Grid have stated that there is potential for this site to become available for residential or mixed use development within the LDF period.

Q.51 If it is feasible do you think that in the long-term the gas holders should be taken out of use so that the space they fill could be freed up for development and quality open space?

Q.52 If the gas holders are no longer used, should their historic value be celebrated through lighting, interpretation and providing more accessible open space?



The London Plan sets a challenge for all London boroughs to promote carbon zero and low carbon development.

Q.53 Does West Ham provide an ideal location for one of these carbon challenge sites due to its good public transport connections, new pedestrian and cycle routes and available land?



Major new community facilities proposed.

See 'Community Facilities' section.



West Ham has an underground station, but local access is very poor, particularly to the west because of the rails lines and Manor Road. Better access is important to allow the development of under used land;

A 2007 report into Lower Lea Valley Connections suggested the following new connections:

- a) A pedestrian and cycle bridge over Manor Road at either Milner Road or Gainsborough Road crossing Jubilee and DLR lines
- b) A potential new entrance to West Ham Station on western side providing access to the Parcelforce site from the East
- c) A new footpath/cycle route south of the District Line linking West Ham to Bromley by Bow.
- d) The West Ham Olympic Ramp linking the station and Greenway including an upgrade of the Greenway
- e) New vehicular link over District line/Jubilee line at Crows Road – either by upgrading existing underpass or creating a new link to the west of the underpass. This will provide access into development sites from the North over rail lines.

Q.54 Are you able to place the suggested crossing options in order of priority with 1 the most important and 5 the least important?



The Rathbone Street market helps make Canning Town different to other centres. Proposals to improve this shopping area include more improved shops and community facilities with a redesigned market square and better access to Barking Road, the station and surrounding housing areas.

Q.60 Do you agree that these proposals will help make Rathbone Street market more successful?



Access between town centre and the station is currently poor for pedestrians, with the A13 flyover and roundabout creating a barrier.

Q.61 Do you think that access needs to be improved, and if so how?

Links between the river, Canning Town and Custom House and Docks are currently poor.



A junction improvement scheme at Canning Town roundabout is currently proposed which includes replacing the existing roundabout with a more compact set of signalised junctions. Rationalised highway infrastructure will establish vital connections and will unlock space for development and a more generous public realm providing a more direct route for pedestrians between the station and the High Street. Essentially the scheme is intended to facilitate regeneration by release of highway land through improvement of the junction.

Q.62 Do you agree that improvements to the existing roundabout would help to improve connections across Canning Town and open up land for development and public realm improvements?



Canning Town currently has little to offer its residents in terms of jobs, particularly higher skilled ones.

There is a need for affordable work space for small to medium sized businesses in the borough and Bidder Street and Cody Road could be good locations for this.

An Innovation Centre provides a supportive work environment for new business start ups. It usually has links with further and higher education providers and Canning Town would be well located for such as facility, being close to two UEL campuses.

It can help to attract and generate new jobs and investment to an area, particularly higher skilled jobs.

Q.63 Do you agree that by redeveloping Bidder Street and Cody Road, this would create good locations for these types of work space?

Q.64 Do you agree that Canning Town would be a good location for a new 'Innovation Centre'?

