

Sara Chiong

From: Gareth Fox <[REDACTED]>
Sent: 20 September 2024 12:38
To: Local Plan
Cc: Ellie Kuper Thomas; [REDACTED]
Mazzon
Subject: Draft Newham Local Plan - Reg 19 Consultation Response on behalf of the City of London Corporation regarding the Former Nursery Site at West Ham Park
Attachments: Response_form__Final.pdf; West Ham Park Nursery - Reg 19 Repls - 240920.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Dear Newham Officers

We are pleased to attach representations, written for and on behalf of the City of London Corporation, in response to your Draft Newham Local Plan Regulation 19 Consultation process. The submission concerns the Former Nursery Site at West Ham Park.

We would be very grateful if you would confirm safe receipt and acceptance of the submissions.

Best wishes
Gareth

GARETH FOX
PARTNER

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE

d: [REDACTED] m: [REDACTED] e: [REDACTED]



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Response Form for Regulation 19 Consultation.

	Local Plan Publication Stage Response Form	Ref: (For official use only)
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Name of the Local Plan to which this representation relates:

Newham Draft Submission
Local Plan

Please return to London Borough of Newham by 5pm 6th September 2024

Privacy Notice

Who we are

London Borough of Newham (LBN) is registered with the Information Commissioner's Office (ICO) as a 'Data Controller' This privacy notice applies to you ('the service user') and LBN ('the Council'). The Council takes the privacy of your information very seriously.

This privacy notice relates to our functions relating to the Newham Local Plan Review Consultation (Regulation 19). It also provides additional information that specifically relates to this particular consultation, and should be read together with our [general privacy notice](#), which provides further detail.

What data do we collect and process

We collect your name, contact details, email address, job title and organisation if applicable and demographic equalities data if you choose to share it.

Why we collect your data

The consultation is a requirement of the Town and Country Planning (Local Planning) (England) Regulations 2012. We collect your data so that we can get your views on the legal compliance or soundness of the Local Plan, as well as its compliance with the duty to co-operate.

The lawful basis for processing your data

The lawful basis we use to process your data as set out in UK data protection legislation is:

Article 6 (a) Consent: the individual has given clear consent for us to process their personal data for a specific purpose.

Article 9 (a) Explicit Consent: the data subject has given explicit consent to the processing of those personal data for one or more specified purposes.

We will only process personal data where we have consent to do so, and you can withdraw your consent at any time. By submitting your personal data in the response form you are consenting for us to process your data and/or consenting to be added to the database. If added to the database, they can be removed upon request.

You can withdraw your consent at any time.

How we use your data

This data is collected, collated and then submitted to the Secretary of State, who will appoint an Inspector to conduct an independent examination of the Local Plan. Demographic data will be processed anonymously to assess the effectiveness of our consultation.

Where you have consented, your contact details will be added to our consultation database for future consultations and updates on the Examination in Public.

At submission representations will be made public on the council's website, including name of person and organisation if applicable making representation. Other personal information will remain confidential.

Representations, in full, submitted along with the Local Plan, evidence base and documents Submission Draft Newham required by legislation to the Planning Inspectorate and to the person the Secretary of State appoints as the Planning Inspector. Contact details will be made available to the Inspector and Programme Officer so they can contact individuals to participate in the Examination.

Consultation database is stored on Mailchimp and accessed by planning policy team only. Mailchimp stores names and email addresses of those on the consultation database in line with Mailchimp policies, particularly its [data processing addendum](#). Please be aware they may store personal data external to the UK specifically in the USA and/or EU.

Who we will share your data with

We will only share your data with the Planning Inspector appointed by the Secretary of State, the Programme Officer appointed by Newham, and within the planning policy team. Your name and organisation (if applicable) will be published on our website along with representations upon submission. Demographic data is not shared with the Planning Inspector or the Programme Officer.

We will not share your personal information with any other third parties unless you have specifically asked us to, or if we have a legal obligation to do so.

How long we will keep your data

We will keep your data safe and secure for a period of 15 year(s) in line with our retention Schedule. After this time, it will be securely destroyed.

How do we protect your data

We comply with all laws concerning the protection of personal information and have security measures in place to reduce the risk of theft, loss, destruction, misuse or inappropriate disclosure of information. Staff access to information is provided on a need-to-know basis and we have access controls in place to help with this.

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Response Form

For guidance on how to complete this representation form please view the Regulation 19 Consultation Guidance <https://www.newham.gov.uk/planning-development-conservation/newham-local-plan-refresh>.

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

Title	<input type="text" value="Mr"/>	<input type="text" value="Mr"/>
First Name	<input type="text" value="Simon"/>	<input type="text" value="Tom"/>
Last Name	<input type="text" value="Glynn"/>	<input type="text" value="Pemberton"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="City of London Corporation"/>	<input type="text" value="c/o Montagu Evans LLP"/>
Address Line 1	<input type="text"/>	<input type="text" value="REDACTED"/>
Line 2	<input type="text"/>	<input type="text" value="REDACTED"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="REDACTED"/>
Telephone Number	<input type="text"/>	<input type="text" value="REDACTED"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text" value="REDACTED"/>

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate? (Please be as specific as possible)

Policy

Implementation Text

Paragraph

Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Please tick as appropriate

5. Please give details overleaf of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to covering letter submitted alongside this submission

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please refer to covering letter submitted alongside this submission

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please refer to covering letter submitted alongside this submission which outlines our concerns with the Local Plan as currently drafted in respect of West Ham Park Nursery and the reasons as to why we would like the opportunity to speak at the hearing sessions.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. Do you wish to be notified about:

a. the submission of the local plan for independent examination

Yes No

b. the publication of the Inspector's report

Yes No

c. the adoption of the Local Plan

Yes No

10. Would you like to be added to our consultation database to be notified about future planning policy consultations?

Yes No

Please return to London Borough of Newham by 5pm 6th September 2024

PD14415/GF/TP/EM

20 September 2024

Planning Policy Team
London Borough of Newham
Newham Dockside
1000 Dockside Road
London
E16 2QU**By email only: localplan@newham.gov.uk**

Dear Sir / Madam,

**DRAFT NEWHAM LOCAL PLAN REGULATION 19 CONSULTATION
WRITTEN REPRESENTATIONS ON BEHALF OF CITY OF LONDON CORPORATION
FORMER NURSERY SITE ADJACENT TO WEST HAM PARK, UPTON LANE**

We write on behalf of our client, City of London Corporation ("CoL"), to make representations in respect of the Regulation 19 ("Reg 19") consultation on the Draft Newham Local Plan. These representations to the London Borough of Newham ("LB Newham" / "the Council") relate to the former Nursery ("the Site") adjacent to West Ham Park ("Park"), which is owned by our client.

The purpose of the consultation is to establish if the Local Plan meets the legal and procedural requirements for plan-making as set out by Paragraph 35 (Examining Plans) of the National Planning Policy Framework ("NPPF") (December 2023) and whether the Local Plan can be found sound. These representations are intended to help guide the formulation of Newham's Local Plan.

The Draft Newham Local Plan dated June 2024 spans a plan period from 2023 to 2038 (covering 15 years).

SITE AND SURROUNDING AREA

The Site extends to approximately 1.2ha and is located outside of West Ham Park, on the north-eastern corner. A site location plan is included in Appendix 1.

West Ham Park is a Site of Importance for Nature Conservation ("SINC"), Metropolitan Open Land ("MOL") and designated Green Space. The Site does not form part of these designations. However, the Site does share a Grade II Registered Park and Garden listing (no. 1001685) with West Ham Park, first listed in February 2004 by Historic England.

The Site is not within a conservation area, nor does it contain any statutorily or locally listed buildings. There are no Tree Preservation Orders ("TPOs") within or adjacent to the Site.

The Site is located in a predominantly residential area (Use Class C3). Other nearby uses include the Stratford School Academy opposite the Site, and a small parade of shops to the north along Upton Lane.

The majority of the Site has a Public Transport Accessibility Level ("PTAL") of 2, where a score of 0 is very poor access, and 6b is excellent access to public transport. The Environment Agency's Flood Risk Map designates the Site in Flood Risk 1, meaning there is a low probability of flooding.

The Site is owned by City of London and has always been inaccessible to the public. It contains a number of derelict glass house structures and land that became vacant in 2016. The Site was previously used for growing flowers and other plants that would have been used to decorate parks and other open spaces located within the City of London. The nursery was not open to the public and did not operate as a retail outlet. The Site also includes two residential cottages which are located at the northern edge of the Site, leased by City of London.

Although the Site has been maintained by the City of London, the legacy use of the Site and its function has ceased. The Site as it stands is not currently fit for continuation of its original use. The Site also actively detracts from the character and appearance of RPG and does not provide any public benefit.

In this context, CoL are currently exploring potential options to bring the Site back into a viable, beneficial and sustainable use. This includes through the potential redevelopment of the Site, which may include the provision of new homes and / or

employment space and / or community facilities and / or new open space. The CoL's aspiration is to give 50% of the Site over to open green space and / or uses that would support and benefit the local community. Below we set out our representations in response to the Draft Newham Local Plan.

CONSIDERATION OF REGULATION 19 DRAFT LOCAL PLAN

We remind the Council of the expectations of national policy for plan-making. NPPF Paragraph 35 makes clear that Local Plans must meet the following four tests of soundness:

- 1) **Positively Prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- 2) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- 3) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- 4) **Consistent with National Policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

In consideration of the relevant tests set out at Paragraph 35 of the NPPF, we raise concerns, as set out below, relating to the Draft Policy GWS1 (Green Spaces) and The Green and Water Infrastructure Strategy 2024 ("G&W Strategy 2024"), which was used to inform Draft Policy GWS1.

'GREEN SPACE' DESIGNATION

Under the Reg 19 Draft Newham Local Plan, the Site is designated as 'green space'. This is a change from the previous Reg 18 Draft Newham Local Plan version in which the site was undesignated.

Under Draft Policy GWS1 (Green Spaces) of the Draft Newham Local Plan, green space *"is defined as space in either public or private ownership, which can have unrestricted access, partially-restricted access or restricted access. This includes all vegetated open space of public value (whether publicly or privately owned), including...growing space (including allotments and community gardens)"*.

We understand that the Council's rationale for designating the Site as 'green space' is on the basis that the Site's last lawful use was a plant nursery and so the Council consider the Site to be appropriate as a 'community growing space' (including allotments and community gardens), which falls within the definition of 'green space' under Draft Policy GWS1.

This is demonstrated by the Council's response to the City of London's Reg 18 written representations, which states that our emphasis: *"The West Ham Park Nursery Site, in recognition of its Historic Park Status and last lawful use as a plant nursery, has been designated as a community growing space"... "We consider that this change was necessary to reflect the findings of the Green and Water Infrastructure Strategy (2024) which has identified a shortfall of community growing space in Newham."*

In response to this designation, it should be made clear that whilst the Site is in private ownership and is restricted in its access, it does not provide 'vegetated open space of public value'. The majority of the Site comprises derelict glasshouses and is considered to be brownfield, previously developed land. It is vacant and derelict and detracts from the wider RPG designation of West Ham Park. We do not consider that the Site accords with the definition of green space as set out in Draft Policy GWS1.

Moreover, the suggestion that the Site should be designated as a 'community growing space' (including allotments and community gardens) as a result of its last lawful use is misleading and inaccurate. The Site was previously used for growing flowers and other plants that would have been used to decorate parks and other open spaces located within the City of London. The nursery was not open to the public and did not operate as a retail outlet.

We note that as part of the G&W Strategy 2024 which has informed Draft Policy GWS1, the Site is identified as an existing 'allotment' (see Figure 5.2 of the G&W Strategy 2024 entitled 'Allotments').

In planning terms, the concept of an allotment or community garden is raised in the London Plan (March 2021) under Policy G8 (Food Growing) and the All London Green Grid SPG (March 2012) in the context of promoting sustainable food production.

Whilst no universally accepted definitions exist, the Section 22(1) Allotments Act 1922 defines 'allotment garden' to mean *"an allotment not exceeding forty poles in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family"*. Section 1, Allotments Act 1925 states *"an allotment garden as defined in the 1922 Act, or any parcel of land, whether attached to a cottage or not, of not more than two acres in extent, held by a tenant under a landlord and cultivated as a garden or farm, or partly as a garden and partly as a farm"*.

Thus, taking these definitions and a layperson's understanding of what an allotment or community garden constitutes, we consider that these are typically spaces used in relation to food production and not as space operated for a business or civic function (such as market gardens, or plant nurseries).

In light of this, we consider that the Council's labelling of this Site as a 'community growing space' (including allotments and community gardens), falling within a wider 'green space' designation, is inaccurate and unjustified. This is on the basis that its last lawful use was as a plant nursery (to grow plants for the sole use of the City of London).

To remedy this, we recommend reference to 'community growing space' space' (including allotments and community gardens) should be defined and clearly align with relevant legislation and the London Plan (March 2021) with emphasis on promoting food production.

This in turn would require the Site's proposed designation as such to be removed, given that it bears no relation to its last known use, as described above.

METHODOLOGY FOR DESIGNATION

In a similar vein, we also raise concern with the lack of a robust methodology to inform the designation of the Site as a 'green space' and specifically its sub-designation as 'community growing space'.

The G&W Strategy 2024, acknowledges that in producing a methodology for 'community growing spaces' *"there is no best practice standard for allotments and growing spaces and the survey of quality for these spaces was not carried out."*

We argue that the designation of the Site as 'community growing space' is unjustified as there appears to be no set parameters (i.e methodology) which the authors of the G&W Strategy 2024 have been working to, in producing this document and sub-designating spaces.

Moreover, it is noted that the authors of the G&W Strategy 2024 did not carry out a 'survey of quality for these spaces'. We have concerns therefore that the sub-designation of the Site (and subsequent designation of the Site as 'green space') has been based purely on desktop review, without consideration or understanding of the Site's context or history.

Indeed, and as noted above, the fact that the Site was identified as an existing 'allotment' within the G&W Strategy 2024, despite sharing no characteristics with an allotment use, is concerning and factually inaccurate.

In addition to Figure 5.2 of the G&W Strategy 2024, this inaccuracy is demonstrated by Figure 5.6 'Allotment and growing space deficiency – all Wards' of G&W Strategy 2024 which shows the Site as an 'allotment' together with a 0.5km buffer surrounding it, to demonstrate accessibility to the Site. Accompanying paragraph 5.26 states *"Newham has 15 permanent allotment and growing area spaces with a total area of 17.88 Ha"*.

However, since CoL acquired the Site, it has not been open to the public, ceased operation as a plant nursery in 2016 and is now disused. In this respect, the Site should not be regarded as 'accessible' nor a 'permanent allotment' within the G&W Strategy 2024.

We consider that the evidence as presented is misleading.

OPEN SPACE DATA – ALLOTMENTS REVIEW

We note that Appendix II (Open Space Data) of both strategy documents (G&W Strategy 2022 and G&W Strategy 2024) categorises the number of green and water spaces based on location (Growth Ward Boundary), size (hectares) and accessibility (freely / not freely). This includes the number of allotments in the borough, however, does not define the sites in question. We understand that the Open Space Data informed the basis of both strategy documents.

From reviewing this Open Space Data, we cannot find any reference to the Site.

Under the Reg 18 Draft Newham Local Plan, the Site was located within the Forest Gate Ward. There were no allotments in the Forest Gate Ward identified in the G&W Strategy 2022 and G&W Strategy 2024.

Under the Reg 19 Draft Newham Local Plan, the Site now forms part of the West Ham Ward. The West Ham Ward in the G&W Strategy 2022 and G&W Strategy 2024 shows one allotment spanning 0.20 hectares. This allotment, spanning 0.20 hectares, is understood to be Abbey Gardens.

Figure 5.2 'Allotments' of the G&WS 2024 then identifies the Site as an existing 'allotment', despite the Site not being identified within the Open Space Data.

On that basis, we consider that there is a discrepancy between the Open Space Data collected and published at Appendix II and the information which then forms the baseline of the G&WS 2024, in which the Site is identified as an existing 'allotment'.

Ensuring a robust baseline is fundamental to ensuring that the evidence supporting Policy GWS1 and relevant 'green space' designations within the Draft Newham Local Plan is correct. This appears to not be the case in relation to the Site.

HOUSING

As noted above, the CoL are currently exploring potential options to bring the Site back into a viable, beneficial and sustainable use. This includes through the potential redevelopment of the Site, which may include the provision of new homes and / or employment space and / or community facilities and / or new open space.

It is considered that the redevelopment of the Site can help to deliver several of the Council's strategic objectives including delivering 'people-friendly neighbourhoods with green and clean streets'. If redevelopment proposals were to include new homes or employment floorspace, then we consider the proposals could also meet the Council's objectives of delivering 'homes for residents' and 'an inclusive economy to support people in these hard times'.

With specific regard to housing, it is noted that under Newham's 2022 Housing Delivery Test, the Council has been unable to meet its identified housing requirement. As such, a 20% buffer has been applied to the Council's 5-year housing land supply and a Housing Delivery Test Action Plan developed (dated June 2024).

Newham's Site Allocation and Housing Trajectory Methodology Note (dated July 2024) acknowledges that taking the delivery shortfall and buffer into consideration would result in the Council having a housing land supply of only 2.14 years, which would be insufficient over the London Plan period.

The Council notes that the shortfall stems from delays in delivering allocated sites, with the largest site allocations most affected, rather than a lack of available sites in the borough. The Draft Newham Local Plan intends to overcome the shortfall following the 'Liverpool Method', i.e., spreading housing delivery across the local plan period rather than a five-year period, and, in light of a revised housing target set by the Draft Newham Local Plan, opting for a conservative phasing approach to 'absorb' any unforeseen delays. This methodology is anticipated to deliver a surplus of housing over the proposed plan period to 2037/38, generating a 5.13 years' housing supply. However, this target is set to be reached in 2033/34 and would retain the shortfall of delivery in the first ten years of the Council's new target.

Whilst it is acknowledged within the Action Plan and Methodology Note that the Draft Newham Local Plan contains 45 potential site allocations for housing to help meet the Council's housing target, we wish to remind the Council of the contribution that windfall sites can also make to housing delivery. Where policy allows, sites such as the Former Nursery Site will be crucial in contributing to the delivery of housing within Newham to ensure the Council can meet their housing targets and meet the objectives of Draft Policy H1 (Meeting Housing Needs).

SITE ALLOCATION

In addition, in response to our representations at Regulation 18 Stage which promoted residential use as a potential development option at the Site, the Council responded by stating that: "*The Local Plan does not consider this to be a suitable site for housing and as such it is not being designated as a Site Allocation.*" We presume this assertion is made on the basis of the Council proposing to designate the Site as 'green space'.

Newham's Site Allocation and Housing Trajectory Methodology Note (dated July 2024) outlines that during the initial site sifting exercise, under the 'suitability criteria', "*sites designated as Metropolitan Green Belt, Metropolitan Open Land or protected green space are not taken forward.*" However, there are several allocated sites that contain MOL and green space designations, identified using Newham's Draft Interactive Policy Map.

Of note, is the Site Allocation N8.SA8 Bridgewater Road. This site is described as "*vacant land, open space, including allotments [Pudding Mill Allotments]*". The site contains x3 partial MOL designations (Olympic Park Lee Valley, The Greenway - Pudding Mill and Waterworks River), in addition to the Queen Elizabeth Olympic Park green space designation. For this site, the Council accept the principle of residential development and open space, and subsequently designated as a site allocation. Oddly, the site is not designated as an allotment in the G&W Strategy 2024. The Pudding Mill Allotments is owned by the London Legacy Development Corporation and managed by the Manor Gardening Society. This Site Allocation N8.SA8 raises questions as to why the former Nursery Site has been assessed and considered differently.

Given our concerns with this evidence base, which has informed Draft Policy GWS1 and the former Nursery 'green space' designation, we still maintain that our Site should be considered suitable for residential development and designated as a site allocation, given that it comprises brownfield, previously developed land in a sustainable location.

PUBLIC CONSULTATION

As part of the CoL's process to explore potential options for the Site, the CoL appointed make:good to run a series of public engagement sessions and workshops between March and June 2024. The purpose of these engagement sessions was to discuss the opportunities for the 50% of the Site which, as part of any future development, is intended to benefit local people.

The results of the feedback indicated that the top items that stakeholders wanted to see on this 50% of the Site were:

- Café and community space;
- New green spaces; and
- Sheltered seating.

Young people were invited to make models and drawings of their ideas and their top themes for this 50% of the Site were:

- Café;
- Play for older children; and
- Wildlife and nature spaces.

With regard to the remaining 50% of the Site, some people expressed a desire for this part of the Site to not be used for housing, however others acknowledged that housing or alternative development could help fund improvements to West Ham Park but wanted development to be sensitive in scale and appearance.

The next step in this process is for make: good to finalise their consultation report and report back to the CoL.

The CoL remain committed to engagement with key stakeholders as they explore development options, to maximise the benefits of the Site for all.

It should be noted by the Council that some stakeholders are, at this early stage, open to accepting development on part of the Site, should this bring about wider benefits for West Ham Park, so long as this development is sensitively designed.

GREATER LONDON AUTHORITY 'CALL FOR SITES'

We note the Greater London Authority has now launched its 'Call for Sites', running until 30th October 2024. It is our Client's intention to submit the Site as part of the this process for formal consideration as a residential development site.

CONCLUDING REMARKS

In conclusion, whilst we commend the Council for their production of this Draft Newham Local Plan, we have concerns regarding the soundness of the Draft Newham Local Plan given discrepancies within the evidence base.

Fundamentally, we do not consider that the Site accords with the definition of green space as set out in Draft Policy GWS1. Moreover, the suggestion that the Site should be designated as a 'community growing space' (including allotments and community gardens) as a result of its last lawful use is misleading and inaccurate.

In addition, we consider that the evidence base (G&W Strategy 2024) which has informed the designation of the Site as 'green space' within the Draft Newham Local Plan is not sufficiently robust. No clear definition or methodology has been used when designating the Site as a 'green space' or in identifying the Site as an existing 'allotment'. All 'growing' that took place at the Site was more akin to a commercial function (albeit undertaken as part for CoL's civic function and duties) and was not growing of the sort that could be referred to as allotments and / or community gardens.

On the basis of the above, we argue that the Site should not be designated as 'green space'. We consider that the potential redevelopment of the Site, which may include the provision of new homes and / or employment space and / or community facilities and / or new open space would make best use of the Site in line with NPPF Section 11 (Making Effective Use of Land) and London Plan Policy GG2 (Making the Best Use of Land) and align with wider policy aspirations of the Draft Newham Local Plan.

We respectfully request that we are kept up to date with the emerging Local Plan. Additionally, we reserve our position to appear at the Examination in Public ("EiP") Hearing Sessions.

We would welcome the opportunity to meet with officers to discuss the future of the site and to facilitate a site visit. Please do not hesitate in contacting Gareth Fox ([REDACTED]), [REDACTED] or [REDACTED] of this office in the first instance.

Yours faithfully,



Montagu Evans LLP