

## Planning Committee Report

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### London Thames Gateway Development Corporation

#### Canning Town and Custom House: Draft Supplementary Planning Document (SPD)

##### Report of the Director of Planning

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#### 1. Purpose of this report

- 1.1 The London Borough of Newham has released the Canning Town and Custom House Supplementary Planning Document for Public Consultation. This report summarises the document and considers the main themes. Canning Town is one of the LTGDC's big eight projects, and this SPD will be a very important planning tool for taking the project forward.
- 1.2 The LTGDC Planning Committee has responsibility for considering policy documents and formally providing comments. This report was taken to the Board for comment on 6 May 2008 and any comments will be reported back to this Committee on 8 May 2008.
- 1.3 If Committee Members wish to view the document itself it is available from <http://www.newham.gov.uk/ServiceAreas/CanningTownAndCustomHouseRegeneration/CanningTownandCustomHouseSPD.htm>

#### 2. Background

- 2.1 The regeneration of Canning Town and Custom House is a strategic priority for the London Borough of Newham and London Thames Gateway Development Corporation, Mayor of London and the London Development Agency.
- 2.2 The draft Supplementary Planning Document (SPD) has been prepared to reflect the revised masterplan framework for the area by Erick van Egeraat Architects (EAA) 2007 which was endorsed by the Board on 7 January 2008. Throughout the production of the masterplan framework, various stakeholders and the local community were involved in shaping the ideas and aspirations including officers from LTGDC.
- 2.3 The SPD will provide planning guidance which will be part of the Local Development Framework. The SPD expands and provides further detail

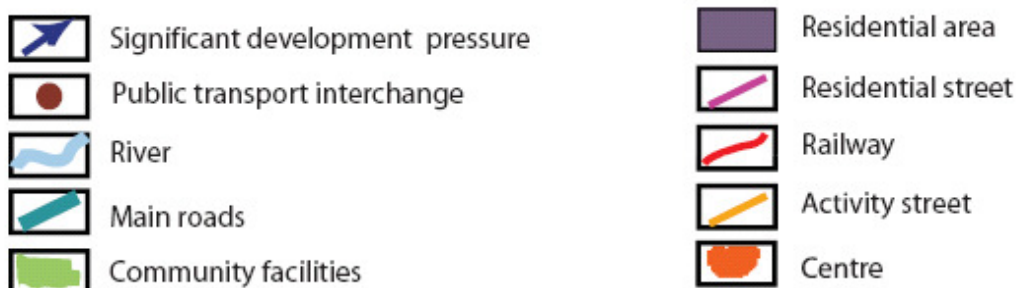
on interpretation of the London Borough of Newham UDP saved policies 2007 where they are relevant for Canning Town and Custom House.

- 2.4 The SPD provides development principles and standards, and area-specific guidance for Canning Town and Custom House. The area covered by the SPD extends beyond the LTGDC boundary to the east.
- 2.5 As the LDF progresses the SPD will be replaced by an Area Action Plan which is afforded more weight in planning decision making. This will be progressed following adoption of the Newham Core Strategy (see associated report on agenda).

### 3. Summary

- 3.1 The SPD is clear and concise, providing a socio- economic and physical portrait of the constraints and opportunities in the area and where development proposals, open space improvements and greater connectivity would help to regenerate and reintegrate the area.

Summary Diagram



- 3.2 The SPD is practical in its approach and has identified 20 development areas, 5 enhancement areas and several areas where property should be retained. These key sites will be brought forward for development and improvement in order to deliver the masterplan in an incremental but managed way.
- 3.3 The main body of the SPD is divided into two sections. Part A - Development Principles and Development Standards, which cover the whole area and Part B – Area Specific Guidance which in essence, provide (mini-development briefs) for the 25 areas, outlining their individual role in delivering the masterplan, and providing key planning, urban design and housing density details for each site.
- 3.4 Planning Applications within the SPD boundary generally will be expected to demonstrate how development proposals accommodate the masterplan and wider development principles in the SPD. The principles are outlined below.
- 3.5 The SPD appears to be a well thought out document and would be of considerable practical value in assessing proposals in the area.
- 3.6 The Development Principles are outlined below:
- 3.7 Development Principles 1:**
- 3.8 **Make new connections** - The creation of better routes through the area and in particular from Canning Town to Custom House. The masterplan proposes a linear park, framed by new housing to provide a secure, vibrant green activity space between the two local commercial centres.
- 3.9 Development Principles 2:**
- 3.10 **Link Canning Town to surrounding area** - Reduce the isolation of the area with better linkages and alteration to the transport infrastructure to reduce severance with the surrounding areas including potential employment areas towards Canary Wharf and the Royal Docks.
- 3.11 Development Principles 3:**
- 3.12 **Create distinct and unique residential areas** – The SPD seeks a series of higher density residential areas, with each neighbourhood having unique qualities from its neighbours and excellent connectivity. The SPD does not specify architectural style or building typology but notes that (for example) those fronting parks would be different in design than those in the town centre.
- 3.13 The SPD seeks to secure 35% affordable housing for the area (with an equal split between social rented and intermediate provision), this will assist in establish a broader profile of tenures in key parts of the SPD area as part of the Mixed Tenure initiative. Given the context of the area this seems appropriate.

### **3.14 Development Principles 4:**

3.15 **New Hearts for Canning Town and Custom House** - The existing centres will be developed to provide a range of shopping and community services along with better transport interchanges and employment areas. Canning Town will be the predominant centre and include an anchor food store, offices, health/education, food and drink and residential. Key elements include retaining Rathbone Market and a possible 'Station Square' linking to Canning Town Station. Custom House will see significant benefits arising from the opening of a station at Custom House on the Cross Rail line. This will allow intensification of some parts of the area.

### **3.16 Development Principles 5:**

3.17 **Focus on street character and secure design** – 'Residential Street' and 'Activity Street' will be characterised by clear building lines, good passive surveillance and mixed uses in the commercial centres. The SPD aims to maintain activity and distinct characteristics throughout the various areas. A design code for each street will be produced to co-ordinate a strategic approach to implementation.

### **3.18 Development Principles 6:**

3.19 **Make waterfronts accessible and enjoyable** - The SPD promotes the active use of the waterways. In addition to meeting the criteria in the SPD, any river side proposals will have to demonstrate they accord with the Blue Ribbon network in London Plan Policies as well as the Bow Creek Ecology Park and the Lea Valley Regional Park Authority plans.

### **3.20 Development Principles 7:**

3.21 **Make the most of the landscape potential** - The masterplan creates a new green space within the middle of the area. The SPD envisages selective demolition to create a substantial and coherent space that will accommodate various uses, in a similar vein to Mile End Park. The scheme includes housing at the edges to ensure activity and improved community safety. Other areas will benefit from investment in open space and their facilities.

### **3.22 Development Principles 8:**

3.23 **Create appropriate density** – To ensure active places and vibrant town centres and in order to meet the housing targets for Newham, the SPD adopts a flexible approach to density and development. Densities will be highest (215-405 units per ha.) around Canning Town and Custom House reflecting the local context and proximity to public transport.

3.24 Medium to high densities (55-275 ha.) will be appropriate along major transport routes, particularly the A13 and along Silvertown Way. Medium densities (45-185 per ha.) adjacent to retained residential areas will reflect

their context. The area specific guidance provides ranges for density, building heights and scale of development of key sites in the 25 areas. The SPD seeks to provide family housing at different densities in appropriate locations.

### **3.25 Development Standards**

3.26 The proposed development standards are included to give strategic advice on fundamental issues including;

1. High quality and inclusive design - The SPD highlights good urban design and planning principles that should be incorporated across the area.
2. Addressing Flood Risk – The regeneration area lies within the Environment Agency’s Flood Risk Zone 3 as such site specific flood risk assessments will be expected to accompany any applications within the SPD area.
3. Minimising Use of Resources - The SPD reiterates regional and national policy with regard to resources including Energy efficiency, Water usage, Air quality, Noise, Waste Management, Utilities provision and Contaminated land.
4. Sustainable Transport – The SPD states that pedestrian and cyclists should be prioritised within a development, helping minimise the use of private cars, this includes provision of cycle parking. Parking levels should be restrained and reflect public transport accessibility.
5. Overhead Power Lines – Two overhead power lines bi-sect parts of the area, and the SPD notes these have a significant impact on several of the development sub areas. The removal of these power lines is identified as a strategic aspiration for the longer term.

### **3.27 Delivering Development:**

3.28 The delivery of some aspects of the masterplan and SPD has already begun with work on various sites and projects underway. The SPD consolidates this development activity with a practical and coherent document which conveys how the future planning, development and regeneration of the area should be progressed.

3.29 The SPD notes that the LTGDC’s Planning Obligations Community Benefit Strategy will be applied in the relevant areas and financial contributions will be utilised to provide a range of infrastructure and community facilities to implement the masterplan. Officers agree with this approach subject to following the process for spending the money as set out in the Planning Obligations Community Benefit Strategy, and the Adopted SPD reflecting the Planning Obligations Community Benefit Strategy as Adopted March 2008.

## 4. Conclusion

- 4.1 The SPD provides an exciting vision as well as the practical planning and urban design tools necessary to help deliver it. By identifying key parcels of land for developments, alongside optimising existing buildings, facilities and open space the SPD is a considered and well thought out document.
- 4.2 Development will be focussed around existing and emerging centres, in particular those with good PTAL levels or where public transport improvements are to be delivered such as at Custom House with the opening of Crossrail. The approach echoes Option Two of the Core Strategy for Newham (subject to a separate report on this agenda) which is currently being consulted upon.
- 4.3 The SPD for Canning Town and Custom House provides a set of development principles and overarching standards to ensure mixed-use, high quality, residential led regeneration. The planning guidance for the 25 specific sites as provided ensures the document is a practical tool in the delivery of the masterplan.
- 4.4 It is considered that LTGDC should support the approach of the SPD, its contents and assessment of the various sites.
- 4.5 Two minor changes are requested prior to the final version SPD. The present references to Section 106 Obligations on pages 33 & 34 should be amended. Specifically this section should make reference to the LTGDC 'Planning Obligations Community Benefits Strategy' as this was adopted March 2008. This is to ensure developers can make reference to this document. In addition the SPD should no longer mention ring fencing to a specific list of infrastructure provision, as identified on page 34. The SPD should state that any monies arising from the Standard Charge will be allocated through the process set out in the Strategy.

## 5. Next Steps

- 5.1 The Canning Town and Custom House SPD report be amended to incorporate any comments from the Planning Committee. The reports shall form the basis for the formal response to the London Borough of Newham as part of its consultation process on the document.

## 6. Recommendations

- 6.1 That the Planning Committee **AGREE** the comments (shown in sections 4 of this report) as comprising the formal response to the LB Newham in response to the consultation on the Canning Town and Customs House SPD.

**Date:** 30 April 2008