

THE EXECUTIVE

28 SEPTEMBER 2004

REPORT OF THE DIRECTOR OF HOUSING AND HEALTH

LONDON THAMES GATEWAY – VISION DOCUMENT OF THE EAST LONDON HOUSING PARTNERSHIP	FOR DECISION
<p><u>Background</u></p> <p>In September 2003 the Thames Gateway London Housing Directors in conjunction with the Thames Gateway London Partnership, Government Office for London, Housing Corporation, GLA and LDA commissioned the LSE to carry out a study into the housing potential, growth pressures, community needs and environmental considerations for the successful development of the Thames Gateway area.</p> <p>The purpose of the study was not to produce a housing strategy for East London or even for the Thames Gateway but to produce a framework for development which would inform investment in planning, transport, social infrastructure and housing.</p> <p>The eight Boroughs on the North East London Sub-Region have taken the main strands and key principles of the LSE Framework Study and along with the TGLP and GLA have produced 'their vision' for what development in the London Thames Gateway should look like. This document is intended to be used as a bidding/campaigning/influencing document in various discussions with Government bodies.</p> <p>The Vision Statement supports the Council's Vision for regeneration and the Council's Housing Strategy, in addition to the work with the PCT and Strategic Health Authority, in planning for future health care facilities. The proposed Lintons redevelopment referenced the LSE study in the Executive Report in August 2004 and will aim to put the principles of the Vision statement in to practice by planning for a high density, high quality, integrated development.</p> <p>The Vision document will also inform discussions with Government in relation to the 2005 London Housing Strategy.</p> <p>The regeneration Board received a report on 24th February outlining details of the LSE study and the issues and principles which were arising from it and a report on 31st August discussing the Vision Document.</p> <p><u>Recommendations</u></p> <p>The Executive is asked to agree that:</p> <ol style="list-style-type: none">1. The vision document be adopted and used in our discussions with Government, UDC and other stakeholders; and2. The Vision Document be tested in the forthcoming developments at the Lintons, London Road / North Street and in the plans to regenerate the Gascoigne Estate.	

<u>Reason</u>		
In agreeing the approach and vision outlined in the Thames Gateway Vision Document, allows Barking and Dagenham to progress with the sub-regional agenda and joined up approach to achieving sustainable development in the Borough as part of the Thames Gateway.		
Contact Officer: David Woods	Director of Housing and Health	Tel: 020 8227 5700 Fax: 020 8227 5595 Minicom: 0208 227 5755 E-mail: david.woods@lbbd.gov.uk

1. **Points for Consideration**

- 1.1 The draft vision document proposes the set of principles by which sustainable development can be achieved in the Thames Gateway. The focus is on a longer term strategy (2020/30) for the zones of opportunity to ensure that sufficient infrastructure both physical and community is available to support higher densities that have been proposed either by Government or by the Thames Gateway London Partnership.
- 1.2 It is interesting to note that the Mayor of London, Ken Livingstone, has recently said that the Thames Gateway should be capable of providing 120,000 new homes rather than the minimum 91,000 in the Thames Gateway London Partnership Investment Plan.
- 1.3 Developing Barking Reach and South Dagenham over a longer timescale will ensure that transport and other physical infrastructure is in place to support high density, high quality development which has a low environmental impact and maximum financial benefits.
- 1.4 It should be noted that a full copy of the Thames Gateway Vision document is available which looks at different scenarios of developing at low, medium and high densities and the risks and benefits associated with them.

2. **The East London Sub-Regional Vision for the Thames Gateway**

- 2.1 The agreed vision for the London Thames Gateway area is to build sustainable development, which:
 - Is of high quality design
 - Meets the needs of existing and future communities
 - Promotes mixed and balanced communities
 - Is low on energy use.
- 2.2 We aim to inform the development of the Thames Gateway investment strategy and promote investment in borough pilot projects in order to test the principles of the framework, while encouraging government and all agencies involved to take a bold view of what can be achieved in the Gateway.

- 2.3 High quality physical infrastructure is essential for communities and new housing developments to sustain themselves, which is why we believe that investment should be integrated and that relationships between all key players in the sub region should be joined up and transparent. Social and cultural infrastructure must be established to the highest standard to ensure that mixed communities continue to flourish, and avoiding urban sprawl that only serves to polarise communities.
- 2.4 The Government's Communities Plan published in February 2003 identifies opportunities in the zones of change for major building projects over the next two decades. This will be a very challenging task as investment for essential infrastructure will take time to get underway. The LSE study points to the benefits of a 'twin track' approach, putting increased emphasis on established communities and building out from existing town centres as well as major new developments. Many opportunities for expanding communities can be delivered through windfall/infill sites and estate regeneration schemes. These sites are not always reflected in capacity studies which look at the potential for development in a given area.
- 2.5 The key principles which support the delivery of this vision are:
- To invest in existing communities and build out from existing centres, whilst at the same time ensuring that larger new schemes, from the outset, have the necessary infrastructure in place so that they can be developed in line with necessary requirements.
 - To support the expanding and diverse population of the London Thames Gateway, to attract investors and regenerate run down areas, we advocate up-front investment in physical and social infrastructure
 - To plan for higher density, more balanced, more integrated communities, both to support higher quality social investment and to preserve land. This will help integrate the London Thames Gateway with the rest of the city and provide much needed affordable housing.
 - To build and renovate homes to the highest possible eco-standards, to minimise energy and water use, waste production and environmental impact.
 - To invest in high quality urban design to create new value in existing communities, to support high, up-front investment in infrastructure and to enhance the environment of neighbourhoods, both new and existing.
 - To protect and reinstate the natural environment of the Gateway estuary system, making the water front and open spaces as accessible, natural and protected as possible.
 - To take opportunities to reinstate areas capable of flooding within the Thames Reaches should be encouraged where economically viable
- 2.6 The principles outlined in the vision statement are sound and would support the case for high quality development in Barking & Dagenham. The proposed process of identifying town centres and producing high quality new homes in areas where

social and physical infrastructure is already well developed and over the next few years has clear advantages to Barking & Dagenham.

3. Conclusions

- 3.1 That the principles outlined in the Thames Gateway Vision Document would support the case for high quality development in Barking and Dagenham.
- 3.2 The vision of the London Thames Gateway Partnership and the East London Partnership, together with the principles that support it, must be capable of practical implementation. We therefore need to commission further work to test our principles across the sub-region and in the context of each borough.
- 3.3 Opportunities to put into practice the principles will occur through the designing and execution of pilot schemes within the London Thames Gateway boroughs and be demonstrated within Communities Plans bids submissions. We will engage with the ODPM, GLA, the Housing Corporation and the UDC in securing the investment and commitment in turning our vision in to a reality.

The following Background Papers were used in the preparation of this report: -

- Report to the regeneration Board – 31 August 2004