

London Legacy Development Corporation – Local Plan Review Examination

Matter 3: Section 3 – Vision

3.1 Overall Vision: Are the overall strategic principles and vision-based spatial strategy of the Plan, and overall design criteria, as set out in the objectives, vision statement and **policy SD1** (sustainable development) and the supporting text, based on a sound assessment of Plan Area’s demographic and socio-economic needs, environmental characteristics, existing and proposed infrastructure and relationships with neighbouring areas, in accordance with national planning policy, including section 2 of *the Framework* and the London Plan?

1. Community infrastructure should be included in the overall vision. We cover this in more detail in our statement on section 14.1 in our accompanying document no. 4. This should be justified by evidence of the need for different types of community infrastructure.

3.2 Spatial policies:

(i) In the light of the requirements in the PPG [Reference ID:12-002-20140306 *What should a Local Plan contain?*] for clear policies on **what** is intended to happen in the area over the life of the Plan, **where** and **when** this will occur and **how** it will be delivered, is the level of detail shown on the Policies Map and the Maps for each of the main areas, appropriate?

2. There is not an appropriate level of detail as far as we can see. The specific necessary work appears not to have been done. For example, there are hardly any specific sites identified, in contrast to our Neighbourhood Plan.

3. Similarly, there is little sense of timing. Thinking of the Carpenters estate in our own area, a previous joint venture between Newham Council and developers was finally abandoned in 2018, we are back at a similar stage to ten years ago or, for that matter, literally almost twenty years ago.

4. Where is there any detail of how and where the proposed 2,300 homes in the Greater Carpenters District will be provided?

(ii) How does the Plan relate to the concept of Opportunity Areas, and the GLA’s vision for these areas?

5. It relates very poorly. There will be no opportunities of any kind for the many residents who have already been forced to leave the area, or who fear they will in the future be forced to, whether as tenants of the Council being decanted, or leaseholders or freeholders pressured to sell without sufficient recompense to enable them to continue living locally. We often think with bitterness of the promises of the Olympics heritage that were trumpeted in the

runup to 2012, and the contrast with the reality facing the community living right in the shadow of the Olympic Stadium, who have been offered only the 'opportunity' to be cleansed away out of the area.

The Convergence Agenda was supposed to underpin the whole Olympic Project, providing benefits for the 'existing' population of East London.

"It is therefore vital that the regeneration of the Olympic Park and Stratford does not result in an isolated island of prosperity, but will instead help raise the social and economic well being of east London as a whole.

'The most enduring Legacy of the Olympics will be the regeneration of an entire community for the direct benefit of everyone who lives there'"

Olympic Legacy Supplementary Planning Guidance 1.5 Convergence – London's key strategic challenge.

The Carpenters Estate stands out as precisely the kind of community referred to in the Convergence Agenda, a community existing cheek by jowl with the Olympic Park which should benefit from the Olympic Legacy.

The Carpenters Estate is also unique in being the only major site which remains occupied and which would require the demolition of existing housing and the existing community to allow development of the kind the LLDC has envisaged across its Legacy Zone.

The Carpenters Estate provides a telling example of how the Legacy, far from benefiting the existing population, may actually damage it.

3.3 Neighbourhood Plans: Should the Plan provide strategic guidance on the preparation and content of Neighbourhood Plans in the LLDC area?

6. Yes, the Plan should provide guidance on preparation and content of Neighbourhood Plans. This would help communities preparing a Plan (like ourselves) and show the value of neighbourhood planning in adding a level of local detail. It could provide them with useful pointers about what to include.

Such guidance would help with the aims mentioned at 3.1 above i.e. Neighbourhood Plans should include demographic and socio-economic needs, accurate assessment of environmental characteristics, existing and proposed infrastructure. Neighbourhood Plans will develop these in a way that both meets needs and connects with what already exists on the ground, because we have the local knowledge.

Neighbourhood Plans could also be encouraged to identify housing sites (particularly small housing sites) as we have done. We attach a copy of our Neighbourhood Plan at Appendix 1, for reference.