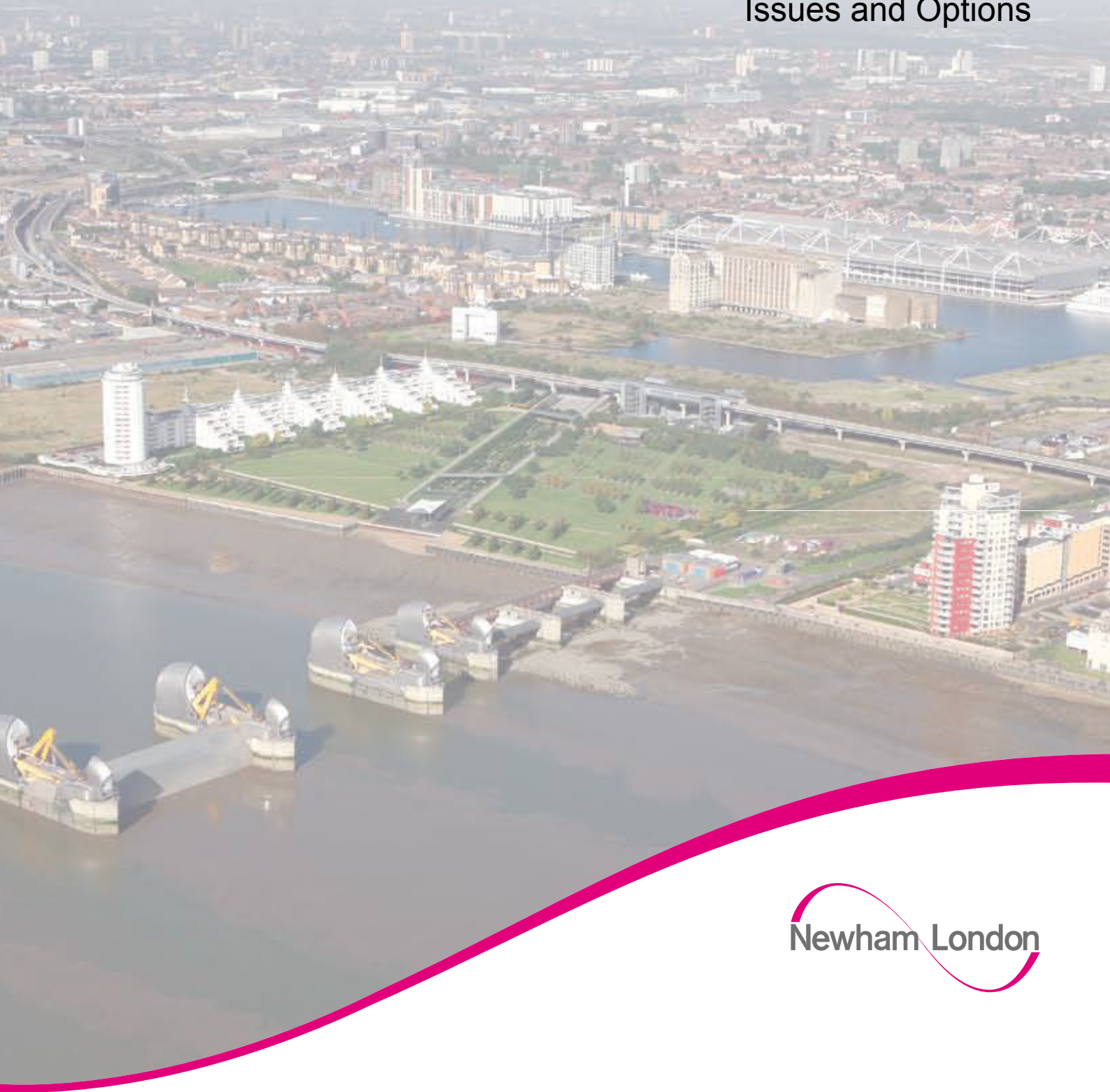


Newham's Local Plan

Detailed Sites and Policies Development Plan Document Issues and Options



Evidence Base: D1 Use Opportunity Areas

Public Consultation - January 2015

D1 Use Opportunity Areas Evidence Base

The importance of D1 uses is recognised as part of creating successful and sustainable communities and existing policy is clear in its prioritisation of town and local centres for the location of community facilities, encouraging an active and connected Newham. It is recognised however, that there may be significant barriers to in-centre locations for D1 uses, particularly in relation to affordability and availability of sites. Where in-centre sites are not available, some 'edge of centre' locations may provide alternative accessible, visible, affordable sites, which are non-residential in nature.

To assess the suitability of edge of centre locations for D1 Opportunity Areas, distances within 300m of a town centre boundary were considered in the first instance. Areas in close proximity or adjacent to existing town centres are more likely to be accessible locations along well travelled routes, allowing for benefit from linked trips and reducing the possibility of undermining the existing town centre.

The remaining criteria used to analyse areas based upon local considerations, were designed to identify any issues/constraints and strategic opportunities available. This included considerations over transport and access, residential development, levels/location of existing commercial activity and D1 uses, and whether future Crossrail plans represent significant opportunities for an area's regeneration. Although typically areas in excess of 300m from a town centre are considered to be unsuitable for this type of designation, areas in close proximity to an existing local centre and on key bus routes, where the implementation of Crossrail will provide a substantial uplift development intensity were also considered for their potential to support D1 uses.

In considering existing residential development, to prevent harmful impacts on local amenity, areas with substantial levels of commercial activity (which already support uses creating a higher level of background noise and activity in contrast to residential areas) were favoured. Where units contain commercial uses at ground floor (with residential on the upper levels) opportunities for D1 facilities are to apply to the ground floor units only. Locations comprising blocks solely in residential use are not considered to be appropriate for designation and reasonable spacing is required between residential development and any proposed D1 Opportunity Area.

To ensure accessibility and to promote sustainable transport, areas with good PTAL ratings (PTAL 4 and above) are deemed appropriate. This is particularly important in the case of certain facilities, such as faith based, which often serve a wider reach than local catchments and increase the need for good accessibility. Exceptions to this may be where a D1 cluster (which helps to meet localised need) is already established within the locality.

D1 Opportunity Areas are also required to reinforce the appropriateness of key corridor locations for community facilities by ensuring enough space is available to

the frontage of the buildings preventing the restriction of footways, or nuisance arising from the congregation of an excess of users of the facility.

Area	<300m to TC	Existing Commercial	Residential Development (Existing Residential, Lower floor commercial etc)	PTAL	Existing D1 Cluster	Crossrail Opportunities	Available space to the frontage
a	Yes	Yes	Above commercial on ground floor only	6b	Yes – A large health centre and Baptist Church providing a number of community facilities	Yes	Yes
b	Yes	Yes	Above commercial on ground floor only	6b	Yes – A number of health clinics present in the area (private and public) together with a dentist.	No	Yes
c	Yes	Yes	Above commercial on ground floor only	6a	D1– includes a number of small scale religious facilities, medical centre and large community centre. Does not form a cluster.	No	Yes
d	Yes	Yes	Above commercial on ground floor only	6a	Yes – Town Hall, former Police Station and College form a substantial cluster of large buildings at the centre’s gateway. Large medical centre also within the area.	No	Yes
e	Yes	No	No	5	D1 – Large school and associated space and a public house. Does not form a cluster.	No	Yes
f	Yes	Yes	Small amount above commercial on ground floor only	4	D1 – Includes the Emmanuel Church. Does not form a cluster.	No	Yes
g	Yes	No	No	4	No. Area contains a large health centre.	No	Yes

h	Yes	Yes	Above commercial on ground floor only	4	D1 – medium scale place of worship and small dental practice. Does not form a cluster.	No	Yes
i	No	Yes	Above commercial on ground floor only	4	D1 – Large library and community centre, together with a school. Does not form a cluster.	Yes	Yes
j	Yes	Yes	No	2-3	Yes - Covers a substantial area and contains a large school and playing fields, library and community and health centres.	No	Yes

Appendix

D1 Opportunity Area Options

- a. Between Stratford Town Centre and Maryland Local Centre
- b. East of Stratford Town Centre (note link with town centre boundary option)
- c. Between East Ham Town Centre and High Street North Local Centre
- d. East and West of East Ham Town Centre along Barking Road (note link with town centre boundary option).
- e. East of Canning Town Town Centre along Barking Road.
- f. East and West of Forest Gate Town Centre along Romford Road.
- g. North West of Forest Gate Town Centre Woodgrange Road.
- h. South of Forest Gate Town Centre along Upton Lane. (note link with town centre boundary option).
- i. South of Manor Park Local Centre along Romford Road. (note link with local centre boundary option).
- j. Alpine Way Retail Park and west of East Beckton Town Centre (note link with town centre boundary option).

Criteria for Selection of D1 Opportunity Area

1. Is the area within 300m of a town centre boundary?
2. Does the area already contain a substantial level of existing commercial activity?
3. Does the area contain blocks solely in residential use?
4. Is there reasonable spacing between nearby residential development or enough existing background noise to prevent harmful impacts on local amenity?
5. Do the units contain commercial uses at ground floor with residential above?
6. Is the transport access 'Good' (i.e. PTAL 4 and above).
7. Is there an existing cluster of D1 uses?
8. Is the area within 300m of a local centre where Crossrail presents significant opportunities for regeneration.
9. Is there available space to the frontage to prevent overspill onto the public highway,