

Mayor's Accelerated Housing Programme: John Orwell Sports Centre – Key Benefits for the Community

The recent community conversation and online survey generated valuable feedback about the early exploration of new homes and investment around the John Orwell Sports Centre. This update outlines the potential benefits of the scheme and clarifies what is being considered at this early stage.

Delivering much needed affordable homes

- The borough faces significant housing pressure, with 30,000 households on our housing waiting list. The need is particularly pressing for larger family-sized homes.
- The site is still in the very early stages. However, through modelling, we envisage a significant number of homes could be delivered on the site.
- Affordable homes will directly benefit overcrowded residents in Wapping, and address the inequalities associated with this issue.

It will also trigger social and economic regeneration in the area.

Protecting and improving John Orwell Sports Centre

- A sports centre **will remain on the site** and open to the public throughout.
- The intention is to **enhance and invest** in the existing facilities so they can better serve residents, clubs, and community groups long into the future. For example, spa or wellness facilities.
- Any construction activity will involve work with users and neighbours to minimise disruption, following established good practice from other local developments.

Respecting Wapping's character

- The unique heritage and character of Wapping are recognised and valued.
- Future proposals will be informed by:
 - o Statutory consultees
 - o Planning and design specialists
 - o Resident feedback throughout the process
- The aim is to develop high quality homes that **complement and enhance** the surrounding neighbourhood.

Enhancing public spaces and safety

- Potential improvements to the public realm and landscape will create more attractive, functional, and accessible areas.

Design will consider improved site lines and natural surveillance to support safety and community wellbeing.

Supporting local services and community infrastructure

- The planning process involves consideration of financial 'developer' contributions through Section 106 and the Community Infrastructure Levy.
- These funds help strengthen local services and facilities, ensuring the wider area benefits.

A transparent and policy led process

- Any future development will follow all relevant local and national planning policies.
- The planning function remains independent, and proposals will be publicly available, scrutinised, and consulted on at each stage and will include a full assessment of the impact on the neighbourhood
- Ongoing communication will ensure residents remain informed and able to contribute as plans evolve.