

## Local plan housing land supply proformas

The following proformas set out data for site allocations in the plan and the sources of site capacity figures. This is based on the latest housing trajectory.

Information on site capacity testing has previously been supplied to the Planning Inspector (see ED003b). However, in many cases design-led capacity testing has been superseded by planning permissions for different capacity figures.

For clarity, each proforma provides information both sources of site capacity information, where relevant: design led capacity testing and the data sources that have informed the housing trajectory. It is indicated in each proforma which figure informed the housing trajectory. Note the trajectory figures are those which have informed the plan's housing target.

<b>Local plan allocation ref</b>	<b>N1.SA1</b>
Site name	North Woolwich Gateway
Total capacity (dwellings)	221 (Design-led capacity testing) 350 (Planning Permission) – this figure informs the housing trajectory
Total completions in plan period	350
Total completions in five years following adoption	350

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					350												

Ownership and availability	Varied (private and public) & available
Developer interest	Yes, planning application approved
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	Pocket park Open space provision (incl. community growing opportunities) Publicly accessible play space
Planning permission	22/02662/FUL (350 residential units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not started: Progress made towards discharging conditions

<b>Local plan allocation ref</b>	<b>N1.SA2</b>
Site name	Rymill Street
Total capacity (dwellings)	143 (Design-led capacity testing)
Total completions in plan period	143
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								28	28	29	29	29							

Ownership and availability	GLA & LBN (public) & available
Developer interest	Yes. Site has received landowner engagement (Call for sites)
Site assessment work	Design-led capacity testing
Viability	<p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>

Infrastructure provision	<p>Health centre of a minimum 1,200 sqm</p> <p>Linear pocket park</p> <p>Open space provision (incl. community growing opportunities)</p> <p>Publicly accessible play space</p>
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

Local plan allocation ref	N2.SA1
Site name	Silvertown Quays
Total capacity (dwellings)	4,522 (Design-led capacity testing) – this figure informs the higher range housing trajectory  3,000 (Planning permission) – this figure informs the lower range housing trajectory
Total completions in plan period	4,522
Total completions in five years following adoption	1,470

Plan period up to adoption			Years following adoption														
-	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
2																	
Annual completions																	
	10	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
	6	4	4	4	4	4	4	4	4	4	5	5	5	5	5	5	

Ownership and availability	Public & available
Developer interest	Yes, planning application approved and further application pending consideration.
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Development is viable as part of the Planning Permission process Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short</p>

	<p>term emergency measures that reduce the London Plan ‘fast track’ target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>
Infrastructure provision	<p>Consolidated local park with a minimum of 2 ha (incl. community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Automated vacuum waste collection system</p> <p>Primary school (incl. early years provision)</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• New bridge connection to Custom House</li> <li>• Active and public transport upgrades (incl. upgrades to Pontoon Dock station and escalators to improve access)</li> </ul>
Planning permission	<p>14/01605/OUT; 19/02657/REM; 24/02043/REM &amp; 24/02648/REM (3000 homes)</p> <p>22/02855/OUT (7,172 homes - pending consideration).</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Approved planning application is under construction. Progress made toward discharging Conditions.</p> <p>22/02855/OUT (7,172 homes) pending consideration.</p>

<b>Local plan allocation ref</b>	<b>N2.SA2</b>
Site name	Lyle Park West
Total capacity (dwellings)	810 (Design-led capacity testing)
Total completions in plan period	810
Total completions in five years following adoption	648

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				162	162	162	162	162									

Ownership and availability	Private & public & available
Developer interest	Yes, planning application submitted
Site assessment work	Design-led capacity testing
Viability	<p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>
Infrastructure provision	Extension to the northern section of Lyle Park

	<p>Open space provision (incl. community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Multi-Use Games Area in Lyle Park</p> <p>Active and public transport upgrades</p>
Planning permission	<p>24/02083/OUT (1667 units – pending consideration)</p> <p>23/02432/CLE (252 units) – non-material amendments to the scheme expected.</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Application received and pre-app discussions</p>



<b>Local plan allocation ref</b>	<b>N2.SA3</b>
Site name	Connaught Riverside
Total capacity (dwellings)	1,384 (Design-led capacity testing and planning permissions)
Total completions in plan period	1,384
Total completions in five years following adoption	721

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
140	161			180	180	180	181	181	181										

Ownership and availability	Varied (private and public) & available
Developer interest	Yes, planning applications completed (22/00418/FUL), approved (20/01046/FUL) and pending consideration (24/02339/OUT)
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Viability tested as part of permissions and approved</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>
Infrastructure provision	Open space provision (small open space which prioritises community growing opportunities)

	<p>Publicly accessible play space</p> <p>Automated vacuum waste collection system</p> <p>Primary school (incl. early years childcare provision)</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• Upgrade of Pontoon Dock Station (incl. escalators to improve access to the station)</li> </ul>
Planning permission	<p>18/00678/FUL &amp; 22/00418/FUL (140 units - completed)</p> <p>20/01046/FUL (161 units)</p> <p>24/02339/OUT (1685 units – pending consideration)</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Completion of 140 units (22/00418/FUL).</p> <p>Approvals under construction (20/01046/FUL): Progress made towards discharging conditions</p> <p>Application pending consideration (24/02339/OUT)</p>

Local plan allocation ref	N2.SA4
Site name	Thameside West
Total capacity (dwellings)	2,961 (Design-led capacity testing) – this figure informs the lower range housing trajectory  5,000 (Planning Permission) – this figure informs the higher range housing trajectory
Total completions in plan period	5,000
Total completions in five years following adoption	2,500

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
		500	500	500	500	500	500	500	500	500	500								

Ownership and availability	Public and private & available
Developer interest	Yes. Planning application approved
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan ‘fast track’ target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>

Infrastructure provision	<p>Consolidated local park minimum 2 ha</p> <p>Open space provision (incl. community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Automated vacuum waste collection system</p> <p>Primary school with early year's childcare provision</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• New DLR station</li> <li>• Safeguard space for a River Pier Landing Facilities and a River Pier</li> <li>• Safeguard land for two new bridge connections</li> </ul>
Planning permission	18/03557/OUT (5000 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approved planning application is under construction: Progress made towards discharging conditions

<b>Local plan allocation ref</b>	<b>N2.SA5</b>
Site name	Excel Western Entrance
Total capacity (dwellings)	136 (Design-led capacity testing)
Total completions in plan period	136
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								27	27	27	27	28					

Ownership and availability	Public and private & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design-led capacity testing
Viability	<p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p>
Infrastructure provision	<p>Open space provision (incl. community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>Re-providing and enhancing Royal Victoria Square Civic Space</li> </ul>
Planning permission	N/A

Progress towards applications, reserved matters, discharge of conditions, etc.	N/A
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Local plan allocation ref	N3.SA1
Site name	Royal Albert North
Total capacity (dwellings)	<p>2,115 (Design-led capacity testing)</p> <p>2,549 (mix of planning permissions and design led capacity testing) - this figure informs the higher range housing trajectory</p> <p>1,765 (mix of planning permissions and design led capacity testing) - this figure informs the lower range housing trajectory</p>
Total completions in plan period	2,549
Total completions in five years following adoption	434

Plan period up to adoption	Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			434					211	211	211	211	211	212	212	212	212	212

Ownership and availability	Varied (public and private) & available
Developer interest	Yes, planning application approved and call for sites submission
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Viability tested as part of permissions and approved</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target</p>

	from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.
Infrastructure provision	<p>Pocket parks with a combined area of 2 hectares</p> <p>Open space provision should prioritise community growing opportunities</p> <p>Publicly accessible play space</p> <p>Sport-lit Multi-Use Games Area</p> <p>Provide assessment of capacity Beckton DLR station and provide mitigation to any to manage adverse impacts to the operation of the station</p>
Planning permission	<p>24/02307/FUL - 183 units (student accommodation ratio applied to this figure) with resolution to grant planning permission</p> <p>24/00440/FUL - 251 units (student accommodation ratio applied to this figure) with resolution to grant planning permission</p> <p>Feasibility work undertaken for the remainder of the site.</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	Resolutions to Grant (24/02307/FUL & 24/00440/FUL)



Local plan allocation ref	N4.SA1
Site name	Canning Town East
Total capacity (dwellings)	1,728 (Design-led capacity testing)  1,388 (mix of planning permissions and design led capacity testing; net figure taking into consideration existing homes) - this figure informs the higher range housing trajectory
Total completions in plan period	1,388
Total completions in five years following adoption	147

Plan period up to adoption			Years following adoption															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			147					20	21	21	21	21	227	227	227	228	228	

Ownership and availability	Varied (public and private) & available
Developer interest	Yes, planning application approved. Wider site part of Council Regeneration programme.
Site assessment work	Design-led capacity testing and subject to planning permission
Viability	<p>Viability tested as part of permissions and approved</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency</p>

	measures will be available to sites that achieve significant construction progress by March 2030.
Infrastructure provision	<p>Pocket parks</p> <p>Open space provision (incl. community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Protect or re-provide the existing Multi-Use Games Area</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• New bus route to the south of the site</li> </ul>
Planning permission	22/02615/LA3 (147 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Approvals planning application is under construction (22/02615/LA3).</p> <p>Progress made toward discharging Conditions.</p>

<b>Local plan allocation ref</b>	<b>N4.SA2</b>
Site name	Silvertown Way East
Total capacity (dwellings)	168 (Design-led capacity testing)
Total completions in plan period	168
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								33	33	34	34	34					

Ownership and availability	Varied (public and private) & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design-led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	<p>Pocket Park</p> <p>Communal amenity space (incl. community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>Water supply upgrades</li> </ul>

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

<b>Local plan allocation ref</b>	<b>N4.SA3</b>
Site name	Canning Town Holiday Inn
Total capacity (dwellings)	138 (Design-led capacity testing) – this figure informs the lower range housing trajectory  223 (Design-led capacity testing) – this figure informs the higher range housing trajectory
Total completions in plan period	223
Total completions in five years following adoption	0

Plan period up to adoption				Years following adoption															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								44	44	45	45	45							

Ownership and availability	Varied (public and private) & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design-led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Pocket park  Open space provision (incl. community growing opportunities)
Planning permission	N/A
Progress towards applications, reserved	Pre-application discussions

matters, discharge of conditions, etc.	
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<b>Local plan allocation ref</b>	<b>N4.SA4</b>
Site name	Limmo
Total capacity (dwellings)	697 (Design-led capacity testing)
Total completions in plan period	697
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								97	97	98	98	98	41	42	42	42	42

Ownership and availability	Public & available
Developer interest	Yes. Site has received landowner engagement (Call for sites)
Site assessment work	Design-led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	<p>Local park of a minimum of 2 ha</p> <p>Open space provision (incl. community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Safeguarding of active bus station</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p>

	<ul style="list-style-type: none"> <li>• New pedestrian bridge (providing 24 hour non-fare paying access to town centre)</li> <li>• New river wall</li> </ul>
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application stage



Local plan allocation ref	N4.SA5
Site name	Canning Town Riverside
Total capacity (dwellings)	749 (Design-led capacity testing) 871 (Planning permission) – this figure informs the housing trajectory
Total completions in plan period	871
Total completions in five years following adoption	871

Plan period up to adoption			Years following adoption															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
			174	174	174	174	175											

Ownership and availability	Varied (public and private) & available
Developer interest	Yes, planning application approved
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>

Infrastructure provision	<p>Pocket park</p> <p>Create a southern extension to the Leaway Walk</p> <p>Publicly accessible play space</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• Safeguard land for a new bridge connection from the Mayer Parry site to Leven Road</li> <li>• New river wall</li> </ul>
Planning permission	23/00655/FUL (871 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not Started: Progress made towards discharging conditions

Local plan allocation ref	N5.SA1
Site name	Custom House Land surrounding Freemasons Road
Total capacity (dwellings)	489 (Design-led capacity testing) 593 (Planning Permissions) - this figure informs the housing trajectory
Total completions in plan period	443
Total completions in five years following adoption	443

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
95	55		88	88	89	89	89										

Ownership and availability	LBN (public) & available
Developer interest	Yes. Planning applications approved.
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Viability tested as part of permissions and approved</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>
Infrastructure provision	Pocket park

	<p>Open space provision (incl. William Patton Gardens, enhancing the connection between greenspace and Cundy park and growing space)</p> <p>Publicly accessible play space</p> <p>Health centre (up to 2,500sqm)</p> <p>Re-provide bus-standing and drivers' facilities</p>
Planning permission	<p>22/02157/LA3 (55 units)</p> <p>22/01853/FUL (95 units)</p> <p>23/00610/OUT (443 units – resolution to grant planning permission)</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Approvals under Construction (22/02157/LA3): Progress made towards discharging conditions</p> <p>Completion (22/01853/FUL)</p> <p>Resolution to Grant (23/00610/OUT)</p>

<b>Local plan allocation ref</b>	<b>N5.SA2</b>
Site name	Custom House Coolfin North
Total capacity (dwellings)	697 (Design-led capacity testing)  381 (Design-led capacity testing net figure taking into consideration existing homes) – this figure informs the housing trajectory
Total completions in plan period	381
Total completions in five years following adoption	0

Plan period up to adoption				Years following adoption															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
														76	76	76	76	77	

Ownership and availability	LBN (public) & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design-led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Pocket park  Publicly accessible play space  Multi-Use Games Area  Existing school to the west of the site may need to be reconfigured to facilitate an all through school with early year's childcare provision

Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

<b>Local plan allocation ref</b>	<b>N5.SA3</b>
Site name	Custom House Land between Russel Road and Maplin Road
Total capacity (dwellings)	192 (Design-led capacity testing)  77 (Design-led capacity testing net figure taking into consideration existing homes) – this figure informs the housing trajectory
Total completions in plan period	77
Total completions in five years following adoption	0

Plan period up to adoption				Years following adoption															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
														15	15	15	16	16	

Ownership and availability	LBN (public) & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design-led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Pocket park  Publicly accessible play space
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

Local plan allocation ref	N5.SA4
Site name	Royal Road
Total capacity (dwellings)	97 (Design-led capacity testing) 116 (Planning Permission) - this figure informs the housing trajectory
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
	116																

Ownership and availability	LBN (public) & available
Developer interest	Yes. Planning application approved
Site assessment work	Design-led capacity testing
Viability	Development is viable as part of the Planning Permission process.
Infrastructure provision	Pocket park  Publicly accessible play space  Education floorspace provision for SEND school
Planning permission	23/00023/OUT (116 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals under construction: Progress made towards discharging conditions



<b>Local plan allocation ref</b>	<b>N7.SA1</b>
Site name	Abbey Mills
Total capacity (dwellings)	596 (Design-led capacity testing)
Total completions in plan period	596
Total completions in five years following adoption	0

Plan period up to adoption				Years following adoption															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								119	119	119	119	120							

Ownership and availability	Private & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design-led capacity testing
Viability	<p>Development is viable and deliverable and the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p>
Infrastructure provision	<p>Enhancing existing trees to buffer rail infrastructure</p> <p>Open space provision (incl. consolidated local park with minimum area of 2ha with community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>Improved bridge connection to West Ham Station</li> <li>Active and public transport upgrades (incl. access to and capacity at West Ham and/or Abbey Road Stations)</li> </ul>

Planning permission	Pre-application stage
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application stage

Local plan allocation ref	N7.SA2
Site name	Twelvetrees Park and Former Bromley by Gasworks
Total capacity (dwellings)	1,259 (Design-led capacity testing) 6,539 (Planning Permissions) - this figure informs the housing trajectory
Total completions in plan period	6,539
Total completions in five years following adoption	1,805

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
64	23	23	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
0	9	9	1	1	1	1	1	1	1	1	1	1	2	2	2	2	3

Ownership and availability	Public and private & available
Developer interest	Yes. Planning applications approved
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>

Infrastructure provision	<p>Open space provision (incl. consolidated local park with a minimum area of 2 ha with community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Secondary school (Twelvetrees portion of the site)</p> <p>Health centre of a minimum of 1,500 sqm</p> <p>Automated vacuum waste collection system</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• New bridge connection to entrance of West Ham Station</li> <li>• Two footbridges across Manor Road</li> <li>• Active and public transport upgrades (incl. access to and capacity at West Ham Station)</li> <li>• Retain the Pressure Reduction System</li> </ul>
Planning permission	<p>24/01731/VAR &amp; 24/01733/REM (4708 units)</p> <p>23/02033/OUT (2,200 units)</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Approvals under construction (24/01731/VAR &amp; 24/01733/REM): Progress made towards discharging conditions</p> <p>Approvals not started (23/02033/OUT). Progress made towards discharging conditions</p>

<b>Local plan allocation ref</b>	<b>N7.SA3</b>
Site name	Sugar House Island
Total capacity (dwellings)	<p>93 (Plot MU3) (Design-led capacity testing)</p> <p>831 (Planning Permission and design-led capacity testing) - this figure informs the higher range housing trajectory</p> <p>798 (Planning Permission) - this figure informs the lower range housing trajectory</p>
Total completions in plan period	831
Total completions in five years following adoption	586

Plan period up to adoption	Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
		245	146	146	147	147											

Ownership and availability	Private & available
Developer interest	Yes. Planning application approved
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	Development is viable as part of the Planning Permission process.
Infrastructure provision	<p>Pocket park along the River Lea to address flood risk</p> <p>Publicly accessible play space</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• New and improved vehicular access (incl. new and enhanced bridge linking the peninsula to Bromley-by-Bow and Three Mills)</li> <li>• Bus route through the site</li> <li>• Active and public transport upgrades (incl. access to and capacity at West Ham Station)</li> </ul>
Planning permission	12/00336/LTGOUT (1211 units)
Progress towards applications, reserved	380 completed units in 2020/21 (12/00336/LTGOUT)

matters, discharge of conditions, etc.	Approvals under construction (12/00336/LTGOUT). Progress made toward discharging conditions.
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Local plan allocation ref	N8.SA1
Site name	Stratford Central
Total capacity (dwellings)	1,456 (Design-led capacity testing)  848 (Design led capacity testing) – this figure informs the housing trajectory (note phasing extends beyond the plan period)
Total completions in plan period	848
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								18	18	18	19	19	151	151	151	151	152

Ownership and availability	Varied (public and private) & available
Developer interest	Yes. Yes. Site carried forward from adopted Local Plan and site has received landowner engagement
Site assessment work	Design-led capacity testing
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p>
Infrastructure provision	<p>Redevelopment of the Morrison's site should provide a health centre with a minimum of 2,500 sqm</p> <p>Pocket park to be provided at roof level</p> <p>Open space provision (incl. community growing opportunities)</p>

	Publicly accessible play space
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A



<b>Local plan allocation ref</b>	<b>N8.SA2</b>
Site name	Stratford Station
Total capacity (dwellings)	<p>1,213 (Design-led capacity testing)</p> <p>1,311 (Planning Permission and design-led capacity testing) - this figure informs the higher range housing trajectory</p> <p>667 (Planning Permission) - this figure informs the lower range housing trajectory</p>
Total completions in plan period	1,311
Total completions in five years following adoption	381

Plan period up to adoption				Years following adoption															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
		286	381											128	129	129	129	129	

Ownership and availability	Varied (public and private) & available
Developer interest	Yes. Planning application approved and site has received landowner engagement
Site assessment work	Design-led capacity testing and subject to planning permission
Viability	Development is viable as part of the Planning Permission process.
Infrastructure provision	<p>School re-provision</p> <p>Pocket park or a series of pocket parks (incl. prioritisation community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>Increased station and interchange capacity</li> <li>A new bridge from the new station square to Monfichet Road</li> <li>Reconfiguration of Monfichet Road</li> <li>Safeguarded for double tracking the DLR route</li> </ul>

Planning permission	<p>22/00178/FUL – 381 units (student accommodation ratio applied to this figure)</p> <p>21/00483/FUL - 286 (student accommodation ratio applied to this figure)</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Approvals not started (22/00178/FUL). Progress made toward discharging conditions.</p> <p>Approvals under construction (21/00483/FUL). Progress made toward discharging conditions.</p>

Local plan allocation ref	N8.SA3
Site name	Greater Carpenters District
Total capacity (dwellings)	1,445 (Planning Permission)
Total completions in plan period	1,445
Total completions in five years following adoption	720

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
		4	144	144	144	144	144	144	144	144	144	145					

Ownership and availability	Varied (public and private) & available
Developer interest	Yes. Planning application approved
Site assessment work	Subject to planning permission
Viability	Development is viable as part of the Planning Permission process.
Infrastructure provision	<p>Floorspace for Building Crafts College</p> <p>Health centre</p> <p>Re-providing and enhancing existing open space and play provision as a pocket park. Open space should prioritise community growing space</p> <p>Publicly accessible play space Local Area for Play and Locally Equipped Area for Play</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>New entrance to Stratford Station and new or improved Jupp Road bridge for cycling and walking</li> <li>Land safeguarded for double tracking the DLR route</li> </ul>
Planning permission	22/00360/OUT (net 1441 units – resolution to grant planning permission)

	21/00543/FUL_LLDC (net 4 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Resolution to Grant (22/00360/OUT)</p> <p>Approvals not started (21/00543/FUL_LLDC). Progress made towards discharging conditions</p>

<b>Local plan allocation ref</b>	<b>N8.SA4</b>
Site name	Stratford High Street Bingo Hall
Total capacity (dwellings)	153 (Design-led capacity testing)
Total completions in plan period	153
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								30	30	31	31	31							

Ownership and availability	Private & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led Capacity Testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Publicly accessible play space  Community growing opportunities
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	Pre-application stage

Local plan allocation ref	N8.SA5
Site name	Stratford Town Centre West
Total capacity (dwellings)	2,327 (Design-led capacity testing) 4,580 (Planning permissions and design led capacity testing) – this figure informs the housing trajectory
Total completions in plan period	4,049
Total completions in five years following adoption	2,294

Plan period up to adoption	Years following adoption																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
	380			955	629	542	168		89	89	89	89	90	185	185	186	186	187

Ownership and availability	Varied (public and private) & available
Developer interest	Yes. Planning application approved and site has received landowner engagement
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce</p>

	<p>the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>
Infrastructure provision	<p>Pocket parks and community garden</p> <p>Open space provision (incl. prioritisation community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Sports-lit Multi-Use Games Area unless delivered at N8.SA7 Rick Roberts Way.</p> <p>Retention of bus stations and interchange functions.</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>Bridges to provide access to the rest of the Stratford Town Centre.</li> </ul>
Planning permission	<p>20/00274/VAR (700 units)</p> <p>23/00441/FUL (672 units – resolution to grant planning permission)</p> <p>21/00416/FUL (350 units)</p> <p>19/00391/FUL (380 units - completion)</p> <p>23/00441/FUL (364 units - student accommodation ratio applied to this figure – resolution to grant planning permission)</p> <p>24/00113/FUL (208 units – student accommodation ratio applied to this figure - resolution to grant planning permission)</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Approvals not started (20/00274/VAR) Progress made toward discharging conditions.</p> <p>Resolution to Grant (23/00441/FUL)</p> <p>Approvals under Construction (21/00416/FUL)</p> <p>Completions (19/00391/FUL)</p> <p>Resolution to Grant (23/00441/FUL)</p> <p>Resolution to Grant (24/00113/FUL)</p> <p>Pre-application stage for MSG plot</p>

<b>Local plan allocation ref</b>	<b>N8.SA6</b>
Site name	Stratford Waterfront South
Total capacity (dwellings)	500 (Planning Permission/trajectory)
Total completions in plan period	500
Total completions in five years following adoption	500

Plan period up to adoption				Years following adoption															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
					166	167	167												

Ownership and availability	Public & available
Developer interest	Yes. Planning application approved
Site assessment work	Subject to planning permission
Viability	Development is viable as part of the Planning Permission process.
Infrastructure provision	Publicly accessible play space  Community growing opportunities  Development in Pool Street should explore the potential to reduce the carriageway at Pool Street and to deliver a continuous two-way cycle path along Carpenters Road
Planning permission	17/00235/OUT (710 units – 210 completed in 22/23 - student accommodation ratio applied to this figure)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approval under construction.



Local plan allocation ref	N8.SA7
Site name	Rick Roberts Way
Total capacity (dwellings)	389 (Design-led capacity testing) 391 (Planning Permission/trajectory - mix of planning permissions and design led capacity testing)
Total completions in plan period	391
Total completions in five years following adoption	247

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			123	124				28	29	29	29	29					

Ownership and availability	Public and private) & available
Developer interest	Yes. Planning application approved and site has received landowner engagement
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>

Infrastructure provision	<p>Publicly accessible play space</p> <p>Sports-lit Multi-Use Games Area unless delivered at N8.SA5</p> <p>SEND school</p> <p>Sports hall provision</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• Pressure Reduction Station, electricity mast and sub-station should be retained or re-provided on the site</li> <li>• Heat network connection to be retained</li> </ul>
Planning permission	23/00457/FUL & 23/00411/NMA (247 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not started. Progress made towards discharging conditions

Local plan allocation ref	N8.SA8
Site name	Bridgewater Road
Total capacity (dwellings)	677 (Design-led capacity testing) - this figure informs the higher range housing trajectory  575 (Planning permission) - this figure informs the lower range housing trajectory
Total completions in plan period	677
Total completions in five years following adoption	677

Plan period up to adoption	Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			135	135	135	136	136										

Ownership and availability	Public & available
Developer interest	Yes. Site has planning permission and has received landowner engagement
Site assessment work	Design led capacity testing and subject to planning permission
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency</p>

	measures will be available to sites that achieve significant construction progress by March 2030.
Infrastructure provision	<p>Pocket park</p> <p>Publicly accessible play space</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>Improved road, pedestrian and cycle bridge from Warton Road across Bridgewater Road.</li> </ul>
Planning permission	21/00403/OUT (575 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals under construction (21/00403/OUT)

Local plan allocation ref	N8.SA9
Site name	Pudding Mill
Total capacity (dwellings)	1,274 (Design-led capacity testing) 2,315 (Planning Permission) – this figure informs the housing trajectory
Total completions in plan period	2,315
Total completions in five years following adoption	1,839

Plan period up to adoption	Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
	196	122	559	424	425	273	158	158									

Ownership and availability	Varied (public and private) & available
Developer interest	Yes. Planning application approved
Site assessment work	Design-led capacity tested and subject to planning permission
Viability	Development is viable as part of the Planning Permission process.
Infrastructure provision	<p>Pocket park</p> <p>Open space provision (incl. prioritise community growing opportunities)</p> <p>Publicly accessible play space</p> <p>Health centre up to 2000sqm</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>Utilities infrastructure should remain on the site</li> <li>Bridges provided to create a new bus, walking and cycling connection</li> </ul>
Planning permission	<p>20/00307/FUL (457 units)</p> <p>21/00574/OUT (948 units)</p>

	<p>21/00460/FUL (343 units)</p> <p>21/00395/FUL (196 units)</p> <p>21/00455/FUL (245 units)</p> <p>23/00305/FUL (126 units - student accommodation ratio applied to this figure)</p>
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Approvals under Construction (20/00307/FUL). Progress made towards discharging conditions</p> <p>Approvals not started (21/00574/OUT)</p> <p>Approvals not started (21/00460/FUL)</p> <p>Approvals under construction (21/00395/FUL). Progress made towards discharging conditions</p> <p>Approvals Under Construction (21/00455/FUL). Progress made towards discharging conditions</p> <p>Approvals not Started (23/00305/FUL). Progress made towards discharging conditions</p>

Local plan allocation ref	N8.SA10
Site name	Chobham Farm North
Total capacity (dwellings)	208 (Design-led capacity testing and planning permission)
Total completions in plan period	208
Total completions in five years following adoption	106

Plan period up to adoption	Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			106					20	20	20	21	21					

Ownership and availability	Public and private & available
Developer interest	Yes. Planning application approved and site carried forward from adopted Local Plan.
Site assessment work	Design led capacity testing
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>
Infrastructure provision	Green infrastructure improvements

	Publicly accessible play space Community growing opportunities
Planning permission	24/00063/FUL (106 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals under Construction. Progress made towards discharging conditions.



<b>Local plan allocation ref</b>	<b>N9.SA1</b>
Site name	Plaistow North
Total capacity (dwellings)	319 (Design-led capacity testing)
Total completions in plan period	319
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								63	64	64	64	64							

Ownership and availability	Public & available
Developer interest	Yes. Site has received landowner engagement (Call for sites)
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	<p>Pocket park</p> <p>Community growing opportunities</p> <p>Publicly accessible play space</p> <p>Sports-lit Multi-Use Games Area</p> <p>Childcare facility in accordance with SI4 and subject to a needs based assessment at time of delivery</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p>

	<ul style="list-style-type: none"> <li>Walking and cycling route</li> </ul>
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

<b>Local plan allocation ref</b>	<b>N10.SA1</b>
Site name	Balaam Leisure Centre
Total capacity (dwellings)	44 (Design-led capacity testing)
Total completions in plan period	44
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
													8	9	9	9	9

Ownership and availability	Public & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Publicly accessible play space
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

<b>Local plan allocation ref</b>	<b>N10.SA2</b>
Site name	Newham 6 <sup>th</sup> Form College
Total capacity (dwellings)	201 (Design-led capacity testing)
Total completions in plan period	201
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								40	40	40	40	41							

Ownership and availability	Private & available
Developer interest	Yes. Site has received landowner engagement (Call for sites)
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Enhance quality and accessibility of open space of existing open space  Publicly accessible open space outside of school hours  Open space provision (incl. prioritisation of community growing opportunities)  Publicly accessible play space
Planning permission	N/A
Progress towards applications, reserved	N/A

matters, discharge of conditions, etc.	
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Local plan allocation ref	N10.SA3
Site name	Newham Leisure Centre
Total capacity (dwellings)	141 (Design-led capacity testing)
Total completions in plan period	141
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
													28	28	28	28	29

Ownership and availability	Public & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Re-provide a leisure centre  Childcare facility  Re-provide existing sports pitches  Open space provision (incl. prioritisation community growing opportunities)  Publicly accessible play space
Planning permission	N/A

Progress towards applications, reserved matters, discharge of conditions, etc.	N/A
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<b>Local plan allocation ref</b>	<b>N10.SA4</b>
Site name	Balaam Street Health Complex
Total capacity (dwellings)	51 (Design-led capacity testing)
Total completions in plan period	51
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								10	10	10	10	11							

Ownership and availability	Public & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Re-provide health centre  Provide publicly accessible play area
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A



Local plan allocation ref	N11.SA1
Site name	East Beckton Town Centre
Total capacity (dwellings)	1,336 (Design-led capacity testing) - this figure informs the higher range housing trajectory (phasing extends beyond the plan period)  1,287 (Design-led capacity testing) - this figure informs the lower range housing trajectory (phasing extends beyond the plan period)
Total completions in plan period	1,160
Total completions in five years following adoption	0

Plan period up to adoption	Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								56	56	56	56	56	176	176	176	176	176

Ownership and availability	Varied (public and private) & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Re-provide health centre of 2000sqm  Pocket parks and central public square  Publicly accessible play space

	Leisure centre at East Beckton District Centre (only required if leisure provision has been delivered at N17.SA1)
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

Local plan allocation ref	N11.SA2
Site name	Cyprus
Total capacity (dwellings)	113 (Design-led capacity testing) 215 (Planning Permission) - this figure informs the housing trajectory
Total completions in plan period	215
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
														43	43	43	43

Ownership and availability	Public & available
Developer interest	Yes. Site has received landowner engagement.
Site assessment work	Design led capacity testing
Viability	Development is viable as part of the Planning Permission process.
Infrastructure provision	Pocket park  Publicly accessible play space  Assess capacity of Cyprus DLR station and provide mitigation for potential impact
Planning permission	23/00840/FUL (215 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not Started (23/00840/FUL). Not expected to progress.

<b>Local plan allocation ref</b>	<b>N11.SA3</b>
Site name	Alpine Way
Total capacity (dwellings)	707 (Design-led capacity testing)
Total completions in plan period	707
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								70	70	71	71	71	70	71	71	71	71

Ownership and availability	Private & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Pocket park / small open space  Publicly available play space
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

<b>Local plan allocation ref</b>	<b>N13.SA1</b>
Site name	East Ham Western Gateway
Total capacity (dwellings)	63
Total completions in plan period	63 (Design-led capacity testing)
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
														12	12	13	13

Ownership and availability	Private & available
Developer interest	Yes. Site has received landowner engagement and site carried forward from adopted Local Plan.
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Childcare facility in accordance with SI4  Publicly accessible play space  Community growing opportunities
Planning permission	N/A
Progress towards applications, reserved	N/A

matters, discharge of conditions, etc.	
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<b>Local plan allocation ref</b>	<b>N13.SA2</b>
Site name	East Ham Primark
Total capacity (dwellings)	85 (Design-led capacity testing)
Total completions in plan period	85
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								17	17	17	17	17							

Ownership and availability	Private & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Publicly accessible play spaces  Community growing opportunities
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

<b>Local plan allocation ref</b>	<b>N13.SA3</b>
Site name	Former East Ham Gasworks
Total capacity (dwellings)	246 (Design-led capacity testing)
Total completions in plan period	246
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								24	24	25	25	25	24	24	25	25	25		

Ownership and availability	Private & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	<p>Retaining Metropolitan Open Land and make it publicly accessible</p> <p>Open space provision (including prioritisation of community growing opportunities and publicly accessible play space)</p> <p>Provide play space in Local Area for Play</p> <p>Development should retain the gas governor on site.</p>
Planning permission	N/A
Progress towards applications, reserved	Pre-application stage



matters, discharge of conditions, etc.	
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Local plan allocation ref	N14.SA1
Site name	Shrewsbury Road Health Complex
Total capacity (dwellings)	43 (Design-led capacity testing)
Total completions in plan period	43
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								8	8	9	9	9							

Ownership and availability	Public & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Re-provide health centre  Publicly accessible play space  Community growing opportunities
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

<b>Local plan allocation ref</b>	<b>N15.SA1</b>
Site name	Lord Lister Health Centre
Total capacity (dwellings)	37 (Design-led capacity testing)
Total completions in plan period	37
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
								7	7	7	8	8							

Ownership and availability	Public & available
Developer interest	Yes. Site has received landowner engagement
Site assessment work	Design led capacity testing
Viability	Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.
Infrastructure provision	Re-provide health centre  Provide publicly accessible play space (small pocket park and a local area for play)
Planning permission	N/A
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

Local plan allocation ref	N15.SA2
Site name	Woodgrange Road West
Total capacity (dwellings)	157 (Planning permission and design led capacity testing)
Total completions in plan period	157
Total completions in five years following adoption	78

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
			78											15	16	16	16	16	

Ownership and availability	Public & available
Developer interest	Yes. Planning application approved and site carried forward from adopted Local Plan.
Site assessment work	Design led capacity testing
Viability	<p>Development is viable as part of the Planning Permission process.</p> <p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (<a href="#">Homes for London: policy note</a>) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>

Infrastructure provision	Publicly accessible play space
Planning permission	20/02849/FUL (78 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	<p>Approvals not Started (20/02849/FUL)</p> <p>Pre-application stage for part of the site</p>

Local plan allocation ref	N17.SA1
Site name	Beckton Riverside
Total capacity (dwellings)	7,378 (Design-led capacity testing) 3,214 (Design-led capacity testing – phasing extends beyond the plan period)
Total completions in plan period	3,214
Total completions in five years following adoption	606

Plan period up to adoption	Years following adoption																	
	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																		
						202	202	202	202	202	202	202	202	400	401	401	198	198

Ownership and availability	Public and private & available
Developer interest	Yes. Planning application subject to resolution to grant.
Site assessment work	Design led capacity testing
Viability	<p>Development is viable and deliverable and although the emerging Local Plan Policy H3 has adopted a slightly higher target of 60% than the London Plan strategic target of 50% due to the overwhelming extent of affordable housing need in the Borough. However, the policy is expressly applied to individual applications on the basis of site/scheme specific viability. Individual schemes will therefore provide the maximum viable percentage of affordable housing reflecting market conditions at the time the application is submitted. Market conditions will vary over the plan period and the policy is therefore sufficiently flexible to address the variability in conditions over time. The policy will therefore not prevent this site allocation from coming forward at different points in the plan period.</p> <p>In the short term, market conditions may result in schemes not meeting the 60% target in full. This is reflected by the publication by the Mayor of London and MHCLG (Homes for London: policy note) of a series of short term emergency measures that reduce the London Plan 'fast track' target from 35% to 20%. The publication indicates that these emergency measures will be available to sites that achieve significant construction progress by March 2030.</p>

Infrastructure provision	<p>Development proposal mustn't preclude the delivery of the river crossing</p> <p>Deliver automated vacuum waste collection</p> <p>Until the DLR contract is let or another public transport intervention has confirmed funding: Development should provide a new primary school and health facility, consolidated Local Park (minimum 2 ha) and pocket parks, open space should prioritise community growing opportunities, publicly accessible play space and provide a sports-lit MUGA.</p> <p>Once the DLR contract is let or another public transport intervention has confirmed funding: A new leisure centre, secondary school, open space for school can be split between core school site requirements and hard outdoor PE provision on site, with soft outdoor PE provision within a 10 minute walk of the school, both should be accessible to the wider community. Expanded health hub. Safeguarded space for River Pier Landing Facilities and a River Pier.</p> <p>Delivery of the site is dependent upon the provision of critical infrastructure including:</p> <ul style="list-style-type: none"> <li>• Delivery of a new DLR station and route</li> </ul>
Planning permission	24/00989/OUT (2888 units – resolution to grant planning permission)
Progress towards applications, reserved matters, discharge of conditions, etc.	24/00989/OUT (2888 units – resolution to grant)

**All other sites that are not allocations in the plan but are assumed to contribute towards the five-year supply in the period 2027 to 2032.**



Local plan allocation ref	N/A
Site name	Land At 6 To 8 Boxley St 1 Fort St And 279 To 291 North Woolwich Road
Total capacity (dwellings)	81
Total completions in plan period	81
Total completions in five years following adoption	81

Plan period up to adoption			Years following adoption																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
			81																

Ownership and availability	Private and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of planning permission and approved
Infrastructure provision	N/A
Planning permission	22/00650/FUL (81 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not started (22/00650/FUL)

Local plan allocation ref	N/A
Site name	300 Manor Road
Total capacity (dwellings)	449
Total completions in plan period	449
Total completions in five years following adoption	449

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			290		159												

Ownership and availability	Public and private and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of planning permission and approved
Infrastructure provision	Open space
Planning permission	18/03506/OUT (804 units approved, 355 units completed in 23/24)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals under construction.

<b>Local plan allocation ref</b>	<b>N/A</b>
<b>Site name</b>	<b>Chobham Farm</b>
Total capacity (dwellings)	202
Total completions in plan period	202
Total completions in five years following adoption	202

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions			202														

Ownership and availability	Private & public & available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	Public open space
Planning permission	12/00146/FUM (202 units remaining)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals under construction.

Local plan allocation ref	N/A
Site name	Stratford City, Temple Mill Lane (N18 & N19)
Total capacity (dwellings)	848
Total completions in plan period	848
Total completions in five years following adoption	848

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				409		439											

Ownership and availability	Private and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	New vehicular access from Anthems Way and Celebration Avenue  Alterations to the existing open space within Victory Park and the redesign of the existing Neighbourhood Equipped Area of Play
Planning permission	23/00090/REM (848 units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approval under construction (23/00090/REM)

Local plan allocation ref	N/A
Site name	68 - 70 High Street Stratford
Total capacity (dwellings)	355
Total completions in plan period	355
Total completions in five years following adoption	355

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			177	178													

Ownership and availability	Private and available
Developer interest	Yes - planning application with resolution to grant
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	None
Planning permission	24/01905/FUL (355 units – resolution to grant planning permission)
Progress towards applications, reserved matters, discharge of conditions, etc.	Resolution to grant (24/01905/FUL)

<b>Local plan allocation ref</b>	<b>N/A</b>
<b>Site name</b>	<b>Abbey House</b>
Total capacity (dwellings)	74
Total completions in plan period	74
Total completions in five years following adoption	74

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			74														

Ownership and availability	Private and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	N/A
Planning permission	24/00028/REF & 23/01147/FUL – 74 units
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not Started (24/00028/REF & 23/01147/FUL). Progress made toward discharging conditions.

Local plan allocation ref	N/A
Site name	Land At 2 To 16 High Street And 2 Upper Road
Total capacity (dwellings)	56
Total completions in plan period	56
Total completions in five years following adoption	56

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions			56														

Ownership and availability	Private and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	None
Planning permission	22/01709/FUL (56 net units)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not started (22/01709/FUL)

<b>Local plan allocation ref</b>	<b>N/A</b>
<b>Site name</b>	<b>Glory House, 2 Tabernacle Avenue</b>
Total capacity (dwellings)	80
Total completions in plan period	80
Total completions in five years following adoption	80

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions			80														

Ownership and availability	Private and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	None
Planning permission	21/00830/FUL & 24/00044/REF – 80 units
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not started (21/00830/FUL & 24/00044/REF). Progress made toward discharging conditions.



Local plan allocation ref	N/A
Site name	302-312 High Street Stratford
Total capacity (dwellings)	183
Total completions in plan period	183
Total completions in five years following adoption	183

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions			183														

Ownership and availability	Private and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	None
Planning permission	22/00098/FUL (183 units - student accommodation ratio applied to this figure)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals not started (22/00098/FUL). Progress made towards submitting approval of details.

<b>Local plan allocation ref</b>	<b>N/A</b>
<b>Site name</b>	<b>East Village Plot N16</b>
Total capacity (dwellings)	202
Total completions in plan period	202
Total completions in five years following adoption	202

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				202													

Ownership and availability	Private and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	None
Planning permission	23/00101/FUL (202 sites - student accommodation ratio applied to this figure)
Progress towards applications, reserved matters, discharge of conditions, etc.	Approvals under construction (23/00101/FUL). Progress made towards submitting approval of details.

<b>Local plan allocation ref</b>	<b>23/00790/FUL</b>
<b>Site name</b>	<b>University of East London Stratford Campus</b>
Total capacity (dwellings)	260
Total completions in plan period	260
Total completions in five years following adoption	260

Plan period up to adoption			Years following adoption														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					260												

Ownership and availability	Public and available
Developer interest	Yes - planning application determined
Site assessment work	Planning permission
Viability	Viability tested as part of permissions and approved
Infrastructure provision	Nursery and gym
Planning permission	23/00790/FUL (260 units - student accommodation ratio applied to this figure)
Progress towards applications, reserved matters, discharge of conditions, etc.	Resolution to grant planning permission (23/00790/FUL)

