

Schedule of proposed modifications for Matters 1 to 16

This document follows the page order of the Local Plan - [Part 1](#) (page 1 to 356) and [Part 2](#) (page 357 to 629)

Colour coding is used to distinguish the types of modifications:

	Main modifications that are essential to make the Plan sound or legally compliant.
	Additional (minor) modifications that do not materially affect the policies that would be in the Plan if it was adopted with the main modifications but no other modifications.
	Modifications that “improve” the Plan, but which do not fall into either of the above two categories.

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FMO3.1	i.1 The Local Plan is the key planning document which we will use to shape, plan and manage growth, regeneration and development across the borough to 2038 2042 . This is a 15 year period from the Regulation 18 Consultation and reflects the time period used within the evidence base.	All relevant	Across all relevant sections of the Plan, replacing 2038 with 2042	Consistency with NPPF. <i>[Modification to the timeframe of the Plan is proposed consistently throughout the relevant sections of the Plan. This is one example.]</i>

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FM03.2	i.29 The Local Plan, together with the London Plan, make up the borough's development plan and will be used to make decisions on planning applications. The Plan must be read as a whole and all policies (shown in shaded boxes, identified by their Policy reference) relevant to the proposal will be used to assess its compliance and acceptability. The text surrounding the policy boxes including the introductory paragraphs, Planning Obligations, Justification and Implementation provides important context, evidence, explanation and guidance on how the policies should be interpreted and applied.	Part 1 p.14	Introduction para i.29	Consistency with section 17 of the 2004 Act This is related to AP1
MO2.1	This Local Plan replaces the following Development Plan Documents for Newham: Newham Local Plan 2018, Newham Gypsy and Traveller Development Plan Document 2017 and London Legacy Development Corporation Local Plan 2020.	Part 1, p. 6	Introduction section, after paragraph i.4	Compliant with regulation 8(5)
FMO56	2. Development will make the best use of land, optimise sites and deliver sustainable development by: a. applying a design-led approach which responds to the site's surrounding character and context; and b. supporting tall buildings in the borough's Tall Building Zones to ensure the delivery of the borough-wide spatial hierarchy set out in policy D4; and	Part 1, p. 27	BFN1.2	Referencing the tall building strategy and spatial hierarchy in response to AP13

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	c. conserving and enhancing the borough's heritage assets and settings; and d. delivering zero carbon, climate resilient and nature-friendly developments.			
MO10	h. development that supports the vision of the Lee Valley Regional Park Authority's Development Framework (Area 1); and Area Proposals as they apply to the parks in Newham.	Part 1 P.28	BFN1 Part 5 (h)	Clarification agreed as part of statement of common ground with Lee Valley Regional Park Authority
MO10.2	3.9 ... Despite this overarching deficit, significant areas of the Lee Valley Regional Park lie within the Three Mills, Canning Town and Custom House and Stratford and Maryland neighbourhoods. These include the Lee Valley VeloPark and land consisting of the northern Olympic parklands, the open spaces and natural play at Three Mills Green and Riverside, part of the Greenway, and the Bow Creek Ecology Park.	Part 1, p29	BFN1 Justification text	Clarification agreed as part of statement of common ground with Lee Valley Regional Park Authority
MO11	Meanwhile uses must also comply with the Plan's commitment to tackling the climate emergency, meet BREEAM excellent, as and where applicable to the proposed use , and consider how temporary new builds can reduce their environmental footprint via Modern Methods of Construction and the potential for reuse of temporary new builds in other locations. An exception to the requirement to meet BREEAM excellent may be made for temporary structures seeking permission for a shorter	Part 1, p. 32	BFN1.8 Implementation text	Clarification of how the Council expects environmental standards to be applied to short-term temporary buildings.

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	time period. Where this is allowed, extensions in time are unlikely to be granted, to avoid long term poor quality development.			
MO12.1	1. Sites should be designed and developed comprehensively. Piecemeal delivery development will be resisted, particularly where it would prejudice the realisation of the relevant neighbourhood vision, neighbourhood policy, site allocation development principles and/or site allocation design principles or where the timing of delivery would be unsupported by infrastructure.	Part 1, p. 34	BFN2 part 1	Clarification of policy application
FMO12	5. All developments on site allocations are expected to demonstrate commitment to delivering the placemaking and socio-economic masterplanning aims approved, by undertake undertaking post occupancy surveys and share sharing the results with the Council.	Part 1, p. 34	BFN2 part 5	Clarification of policy application
MO12.2	For major applications and site allocations, compliance with this part of the policy will, in part, be demonstrated by a successful masterplan which delivers against the criteria in parts 2 and 3, including how this relates to any proposed phasing of the site . Where relevant, sites should be supported by a realistic phasing plan.	Part 1, p. 36	BFN2.1 Implementation text	Clarification of policy application
MO13	Masterplans should consider how a changing climate will be managed within their development, such as through layouts to reduce overheating, provisions of cool zones, sustainable urban drainage systems and/or flood prevention measures. In addition, whole life carbon considerations should be factored into masterplanning, by considering the possibility	Part 1, p. 37	BFN2.3 Implementation text	Clarification and consistency with Policy CE3

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	for, and benefits of, retrofitting existing buildings and the reuse of any existing materials on site.			
MO14	Surveys should be completed more than 12 months and less than 24 months after full occupancy of the phase. It is expected that the survey should be conducted by an independent third party and achieve a proportionate response rate have a response rate of at least 40 per cent to ensure sufficient data quality and anonymity.	Part 1, p. 38	BFN2.5 Implementation text	Clarification of policy implementation to reflect objective rather than a specific target.
MO15.1	The following developments will be expected to submit a Health and Social Value Impact screening assessment: i. Major development ii. Loss, gain or reconfiguration of social infrastructure floorspace iii. New takeaways, water pipe smoking and other kinds of smoking leisure activities, gambling premises and payday loan shops iv. Loss, gain or reconfiguration of publicly accessible green space v. Development impacting an existing or creating a new internal or external permanent market	Part 1, p.41	BFN3.2 Implementation text	Consistency of addressing Plan objective to protect markets, in line with NPPF and policy HS4 (as supported by the evidence base)
MO16	Applicants are expected to deliver all policy requirements and related obligations outlined in the Plan. In exceptional cases, a shortfall of contributions towards the provision of infrastructure or affordable housing (including, but is not limited to, schemes which do not deliver the 60% affordable housing requirement) may be justified on viability grounds. In line with Government guidance, the amount paid for land is not considered to be an exceptional reason to justify not meeting all	Part 1, p46	BFN4:2 Implementation text	Clarification of policy application

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	policy requirements on viability grounds. provision of site-specific viability.			
MO17	1. All developments should have regard to the Newham Characterisation Study (2024) and any further, relevant Council-led adopted design guidance/ code or guidance supported by the Council , and/or code and apply all of the following qualities of good design where applicable:	Part 1, p. 49	D1 part 1	Clarification
MO18.1	3. Safety and security features of buildings should be well integrated into the overall design and complement and not impede delivery of quality public and communal spaces. Major developments should achieve Secured by Design accreditation for the physical security of buildings (Silver award).	Part 1, p. 49	D1 part 3	Clarification to support achieving joint objectives with the Metropolitan Police Service.
MO18.2	Where anti terrorism features are required, they should be considered from the outset as part of the wider landscape design and follow the latest design guidance published by the National Protective Security Authority (formerly the Centre for the Protection of National Infrastructure). Secured by Design accreditation for the physical security features for buildings will be expected for all major developments (i.e. over 10 residential units and/or 1000sqm of non-residential uses). Developments should aim to achieve Silver Award level. Early and ongoing engagement with the Metropolitan Police Service's Designing out Crime Officers (DOCOs) is encouraged to ensure the proposal can meet this level of accreditation, and to understand what other teams should be engaged in the design and delivery processes - e.g. Counter	Part 1, p. 53	D1.3 Implementation text	Clarification to support achieving joint objectives with the Metropolitan Police Service.

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	Terrorism Security Advisors (CTSAs), the Traffic Management Unit (TMU) and/or the British Transport Police (BTP). [text moved from the beginning of this second implementation paragraph to form new paragraph, in order to separate out the more generally applied SBD accreditation guidance] Where anti-terrorism features are required, they should be considered from the outset as part of the wider landscape design and follow the latest design guidance published by the National Protective Security Authority (formerly the Centre for the Protection of National Infrastructure).			
MO20	Temporary buildings may display a transient materiality, but the quality of the overall design should remain of a high standard. The choice of construction methods, landscaping, materials and finish should take into account the character of the local context and the impact on the public realm and amenity, balanced against the expected timeframe of the development. Meeting highest possible accessibility standards, as set out in the implementation text of part 1 of this policy (Social, ecological and physical integration subsection), will be particularly important when the building is intended for public access or primarily services a section of the population with special needs. The Design and Access Statement should provide information on the lifespan of materials used, including maintenance considerations,	Part 1, p. 53	D1.4 Implementation text	Clarification of policy implementation to meet the objectives expressed in the policy part.

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	accounting for the possibility that the temporary use may persist for longer than three years. This detail will also need to be provided in support of applications to extend temporary permissions, including where the original permission pre-dates this Plan or where cumulatively the development would persist for longer than three years. This is to ensure that the quality of development is suitable for the intended duration. Nevertheless, it will rarely be justifiable to grant a second temporary permission, except in cases where changing circumstances provide a clear rationale.			
FMO9	All proposals are expected to make efficient use of land available through the design-led process. Any Design and Access Statement should address all the boroughwide design guidance themes relevant to a ‘transform’, ‘enhance’ or ‘conserve’ character of the site – making reference to relevant sections of the Characterisation Study , demonstrating how they have been addressed and balanced to contribute towards a successful, well integrated, healthy and functional neighbourhood. Proposals on small sites and/or minor residential developments should also refer to the guidance provided through the Small Sites Intensification Guidance, as well as relevant London Plan guidance.	Part 1, p. 68	D3.4, D3.5 and D3.6 Implementation text	Clarify implementation to refer to guidance prepared by the council and the GLA.
FMO57	D4. 2 Tall buildings will only be acceptable, subject to detailed design and masterplanning considerations, in areas designated as ‘Tall Building Zones’. To ensure that tall buildings contribute positively to a coherent	Part 1, p.70	D4.2	Reflecting the tall building strategy and spatial hierarchy highlighted in

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	<p>townscape and skyline which sensitively integrate with the context, the heights of tall building developments should be consistent with the appropriate heights set in Table 1 below, subject to meeting other relevant policy requirements. The height of tall buildings in any ‘Tall Building Zone’ should be proportionate to their role within the local and wider context and should not exceed the respective limits reflect the borough-wide spatial hierarchy. This will be achieved through:</p> <p>a) Consolidating the tallest clusters of tall buildings in TBZ13: Canning Town, TBZ15: West Ham Station and TBZ19: Stratford Central, which have been identified as the areas of greater opportunity for growth due to their emerging context, district or local centre designation within Opportunity Areas (OAs) with high level of accessibility;</p> <p>b) ensuring a sensitive transition from the highest clusters to the lower and/or sensitive context while supporting the densification of larger areas within OAs with high level of accessibility in TBZ18: Stratford High Street, TBZ13: Canning Town, TBZ15: West Ham Station and TBZ20: Chobham Manor/East Village;</p> <p>c) supporting the densification of OAs which aim to improve public transport accessibility in TBZ5: Gallions Reach, TBZ10: North Woolwich Road and TBZ11: Lyle Park;</p>			the Tall Building Annex in response to AP13

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	<p>d) managing height transition in OAs constrained by airport proximity and sensitive context - whether low rise context or an historic asset - in TBZ6: Albert Island, TBZ7: King George V/Pier Parade, TBZ8: Store Road, TBZ9: Royal Albert North, TBZ14: Manor Road, TBZ16: Abbey Mills, TBZ21: Excel West;</p> <p>e) marking key locations with tall elements within local or town centre designations with high accessibility to public transport in TBZ1: Forest Gate, TBZ2: Green Street, TBZ3: East Ham, TBZ4: Beckton, TBZ12: Custom House, TBZ17: Plaistow Station;</p> <p>f) supporting industrial intensification in SILs within TBZ4: Beckton, TBZ5: Gallions Reach and TBZ22: Thameside West.</p>			
FMO58	3.52 The location, scale and suggested height of each Tall Building Zone reflects the findings of the Newham Characterisation Study (2024) and the Tall Building Annex (2024). The 22 tall building zones cover significant areas of transformation within the three opportunity areas (OAs) and include the majority of the site allocations are included in the Tall Building Zones reflecting their status as ‘transform’ areas of the borough across the different parts of the borough and considers the importance of Town and Local Centres as hearts of their neighbourhoods.	Part 1, p.80	D4 Justification text	Justifying the tall building strategy and spatial hierarchy highlighted in the Tall Building Annex in response to AP13

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	<p>Tall Building Zones reflect an assessment exercise undertaken to identify suitable locations for tall buildings. This was informed by a townscape sensitivity screening assessment and suitability scoping exercise. Suitable locations have been identified based on an assessment of existing and emerging heights, proximity to public transport, impact on open space and heritage assets. The opportunity for growth and the constraints identified through the assessment have informed the tall building spatial hierarchy, which establishes different roles for different parts of the borough and considers the importance of Town and Local Centres as hearts of their neighbourhoods. The majority of the site allocations are included in the Tall Building Zones reflecting their status as ‘transform’ areas of the borough.</p> <p>Areas within OAs, within Metropolitan and District Centre, with the highest level of public transport accessibility and with emerging clusters of tall buildings, have been identified as the area of maximum capacity in the Borough. The other Tall Building Zones are identified as subservient to the three key location in Stratford, Canning Town and West Ham. Other tall building locations are considered suitable 4 to support densification with tall building forms that are in keep with the context and that are mindful of lower public transport accessibility, the proximity to heritage assets, low-rise context and the airport. The tall</p>			

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	building strategy supports industrial intensification in all Strategic Industrial Locations (SILs) and support the densification of key locations with high public transport accessibility in proximity to stations and within a town centre boundary.			
FM059	[...] The Tall Building Annex (2024) provides in more detail the borough tall building spatial hierarchy that should be address when delivering tall buildings. Site allocations provide additional design guidance with respect to relevant Tall Building Zones. The Newham Characterisation Study (2024) borough-wide design guidance includes tall building design considerations more generally, which should also be addressed. Development of tall buildings outside of the Tall Building Zones will be generally considered a departure from the plan, unless they meet the criteria for tall buildings outside Tall Building Zones identified in policy D4.5	Part 1, p. 81	D4 Implementation text	Referencing the tall building strategy and spatial hierarchy highlighted in the Tall Building Annex in response to AP13. Referencing policy D4.5 for tall buildings outside tall building zone in response to AP5.c

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FMO60	Height Range Maximum Appropriate heights	Part 1, p. 70	Table 1: Tall Building Zones	Improve flexibility of policy application in response to AP5.a
FMO61	Designated Tall Buildings Zones are identified in the Policies Map. The Tall Building Zones Map identifies the maximum permissible appropriate heights and where the prevailing height of new developments could be between 9m and 21m and where the prevailing height can exceed 21m, but should generally be below 32m. The varying heights across Tall Building Zones allow for transitioning heights to surrounding context and sensitive areas.	Part 1, p. 81	D4.2 Implementation text	Improve flexibility of policy application in response to AP5.a
FMO62	[...] 5. Outside tall building zones, opportunities to increase density without tall buildings should be explored. Tall building developments outside tall building zones will be supported if they meet part 3 and 4 of the policy and if the meet the following criteria: a. be located in an area with high level of public transport accessibility (PTAL 4-6) within local or town centre, or be located in an Opportunity Area; and	Part 1, p.78	D4	Additional part to policy D4 in response to AP5.c and AP27.

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	<p>b. demonstrate they don't detract from important landmarks and key views set in the adopted conservation area appraisal and management plans; and</p> <p>c. demonstrate they don't harm the protected vista set out in the London View Management Framework (LVMF), and</p> <p>d. demonstrate to positively contribute to the legibility of the tall building clusters identified in the tall building zones by transitioning from the height of the existing context to the appropriate height range of adjoining tall building zone set in Table 1; or</p> <p>e. demonstrate they can positively mark the presence of a local or town centre by aligning with the height of the tall building zones listed in D4.2 (e) while managing the transition from the height of the existing context; and</p> <p>f. demonstrate that taller developments can make an exemplary contribution to the quality of the surrounding public realm and provide meaningful publicly accessible open space.</p>			
FMO63	D3: Optimising site capacity through the design-led approach	Part 1, p.78	D4 Policy Link	Referencing London Plan policy D3 in response to AP5.d

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FMO64	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys) in most of the site and between 9m and 21m (ca.3-7 storeys) to the eastern part of the tall building zone. Opportunity to include a limited tall building element of approximately up to 32m (ca. 10 storeys). 	Part 1, p. 70	Table 1 (Row: TBZ1: Forest Gate; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO65	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include limited tall building elements of approximately up to 50m (ca. 16 storeys). 	Part 1, p. 70	Table 1 (Row: TBZ2: Green Street; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO66	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include tall building elements of approximately up to 32m (ca. 10 storeys). Limited opportunity in the far north east corner to include a tall building element of approximately up to 50m (ca. 16 storeys) in the defined area. 	Part 1, p. 70	Table 1 (Row: TBZ3: East Ham; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO67	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include limited tall building elements of approximately up to 32m (ca. 10 storeys) to mark the centre of the town centre. 	Part 1, p. 71	Table 1 (Row: TBZ4: Beckton; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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	<ul style="list-style-type: none"> Opportunity to include limited tall building elements of approximately up to 40m (ca. 13 storeys) to mark Beckton DLR station. 			
FMO68	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 40m (ca. 13 storeys) in limited locations in proximity to Gallions Reach DLR station and the riverside to mark the neighbourhood parade, and approximately 50m (ca. 16 storeys) in limited location in the proximity of the new town centre and DLR station. 	Part 1, p. 71	Table 1 (Row: TBZ5: Gallions Reach; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO69	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 40m (ca. 13 storeys). 	Part 1, p.71	Table 1 (Row: TBZ6: Albert Island; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO70	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m-and 21m (ca. 3-7 storeys). Opportunity to include limited tall building elements of approximately up to 32m (ca. 10 storeys). 	Part 1, p.71	Table 1 (Row: TBZ7: King George V / Pier Parade; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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FMO71	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include limited tall building elements of approximately up to 50m (ca. 16 storeys). 	Part 1, p. 71	Table 1 (Row: TBZ8: Store Road / Pier Road; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO72	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 32m (ca. 10 storeys). 	Part 1, p. 72	Table 1 (Row: TBZ9: Royal Albert North; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO73	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 50m (ca. 16 storeys). 	Part 1, p.72	Table 1 (Row TBZ10: North Woolwich Road; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO74	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 40m 60m (ca. 13 20 storeys) in proximity to the riverside and to mark the new Neighbourhood Parade at West Silvertown DLR. 	Part 1, p.72	Table 1 (Row: TBZ11: Lyle Park West; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a Height modification in response to AP14

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FMO75	40m 60m (ca. 13 20 storeys)	Part 1, p.72	Table 1 (Row: TBZ11: Lyle Park West; Column: Height Range Maximum)	Height modification in response to AP14
FMO76	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include tall building elements of approximately up to 32m (ca. 10 storeys). Limited opportunity for tall building elements of approximately up to 50m (ca. 16 storeys) to mark Custom House station and the link to the Excel conference centre. 	Part 1, p. 72	Table 1 (Row: TBZ12: Custom House; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO77	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). In the north east of the Tall Building Zone, a limited number of tall building elements of approximately up to 40m (ca. 13 storeys) could be delivered subject to careful transition to the lower rise residential development to the east. To mark Canning Town station and district centre, tall buildings, with elements of approximately up to 100m (ca. 33 storeys) are suitable in the defined areas. It is considered that the existing cluster should 	Part 1, p. 73	Table 1 (Row: TBZ13: Canning Town; Column: Further guidance)	<p>Improve flexibility of policy application in response to AP5.a</p> <p>Height modification in response to AP14</p>

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	<p>be the highest point and all new tall elements should step down from this central cluster.</p> <ul style="list-style-type: none"> This step down should be marked at N5.SA4 Limmo and N5.SA5 Canning Town Riverside 7 where there are limited opportunities for tall building elements up to 60m (ca. 20 storeys). In the rest of the Tall Building Zone, including to mark the new DLR station and local centre at Thameside West, limited additional tall buildings with elements of approximately up to 60 (ca. 20 storeys) and 100m 50m (ca. 16 30 storeys), could be integrated carefully to aid wayfinding and mark special locations. 			
FMO78	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include limited tall building elements of approximately up to 32m (ca. 10 storeys). 	Part 1, p. 73	Table 1 (Row: TBZ14: Manor Road; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO79	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys), except in the immediate context of the listed gasholders where prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). In the immediate context of the listed gasholders, opportunity to include limited tall building elements of approximately up to 32m (ca. 10 storeys). 	Part 1, p. 74	Table 1 (Row: TBZ15: West Ham Station; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	<ul style="list-style-type: none"> Along the railway line and Bow Creek (River Lea) and to mark West Ham station, opportunity to include limited tall building elements of approximately up to 100m (ca.33 storeys), which are sufficiently spaced to allow for views and space around the listed gasholders. In the rest of the Tall Building Zone, opportunity to include limited tall building elements of approximately up to 50 m (ca. 16 storeys). 			
FMO80	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 40m (ca. 13 storeys) and 100m (ca. 30 storeys) towards the station and subject to careful transition to the Abbey Mills Conservation Area. 	Part 1, p. 74	Table 1 (Row: TBZ16: Abbey Mills; Column: Further guidance)	<p>Improve flexibility of policy application in response to AP5.a</p> <p>Height modification in response to AP14</p>
FMO81	<ul style="list-style-type: none"> Height, scale and massing of development proposals should be assessed to conserve and enhance the character of heritage assets without detracting from important landmarks and key views set in the Three Mills conservation area appraisal and management plan, including the Abbey Mills Pumping Station. 	Part 1, p. 74	Table 1 (Row: TBZ16: Abbey Mills; Column: Further guidance)	Clarification in response to AP6.c
FMO82	<ul style="list-style-type: none"> Development should be mindful of height transitions when delivering higher densities. 	Part 1, p. 74	Table 1 (Row: TBZ16: Abbey Mills; Column: Further guidance)	Consistency wording with other TBZs.

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			Further guidance)	
FMO83	40m (ca. 13 storeys) 100m (ca. 30 storeys)	Part 1, p. 74	Table 1 (Row: TBZ16: Abbey Mills; Column: Height Range Maximum)	Height modification in response to AP14
FMO84	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys) on the north-western part of the site and 21m and 32m (ca. 7-10 storeys) nearer Plaistow Station and Local Centre. Opportunity to include limited tall building elements of approximately up to 60m (ca. 20 storeys) to mark Plaistow Station. Heights should reduce, with opportunities for limited tall building elements of approximately 40m (ca. 13 storeys) allowing for a sensitive transition to the low rise residential context to the north-west of the tall building zone. 	Part 1, p. 75	Table 1 (Row: TBZ17: Plaistow Station; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO85	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys), except at the sensitive edges of the tall building zone, where prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). 	Part 1, p. 76	Table 1 (Row: TBZ18: Stratford High Street;	Improve flexibility of policy application in response to AP5.a

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	<ul style="list-style-type: none"> Opportunity to include limited tall building elements of approximately up to 50m (ca. 16 storeys) and 100m (ca. 33 storeys), 60m (ca. 20 storeys), 40m (ca. 13 storeys) and 32m (ca. 10 storeys) in the defined areas. 		Column: Further guidance)	
FMO86	<ul style="list-style-type: none"> Tall buildings should conserve the character of the area without harming the significance of heritage assets or detracting from important landmarks and key views, including views set in Stratford St John's conservation area appraisal and management plan and Sugar House Lane conservation area appraisal and management plan. 	Part 1, p. 76	Table 1 (Row: TBZ18: Stratford High Street; Column: Further guidance)	Clarification in response to AP6.c
FMO87	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys) except along the sensitive edge of the Broadway where prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include tall building elements of approximately up to 60m (ca. 20 storeys) in most of the Tall Building Zone. To mark Stratford Station, Stratford International station, Westfield Avenue and the urban edge of Queen Elizabeth Olympic Park at International Quarter and Stratford waterfront, a limited number of 	Part 1, p. 77	Table 1 (Row: TBZ19: Stratford Central; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	tall building elements of approximately up to 100m (ca. 33 storeys) could be provided. <ul style="list-style-type: none"> Along the sensitive edge of the Broadway, heights should be reduced with opportunity for limited tall building elements of approximately up to 32m (ca. 10 storeys). 			
FMO88	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include tall building elements of approximately up to 50m (ca. 16 storeys) and 32m zone (ca. 10 storeys) in the defined area. 	Part 1, p. 77	Table 1 (Row: TBZ20: Chobham Manor / East Village; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO89	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include a tall building element of approximately up to 40m (ca. 13 storeys) to the west of the site. 	Part 1, p. 78	Table 1 (Row: TBZ21: Excel West; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO90	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 50m (ca.16 storeys). 	Part 1, p. 78	Table 1 (Row: TBZ22: Thameside East; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO23.1, MO23.2, MO23.3, MO23.4, MO23.5, MO23.6, MO23.7, MO23.11, MO23.12	Careful consideration is required for suitable location of tall buildings, particularly along the water spaces, to avoid or minimise overshadowing that could negatively affect plant growth and the quality of water spaces.	Part 1, pp. 71, 72, 73, 77 and 78	Table 1 (Row: TBZ5: Gallions Reach; TBZ8: Store Road/Pier Road; TBZ9: Royal Albert North; TBZ10: North Woolwich Road; TBZ11: Lyle Park , TBZ13: Canning Town; TBZ14: Manor Road; TBZ19: Stratford Central, TBZ21: Excel West; Column: Further Guidance)	Consistency in referencing overshadowing constraints related to water spaces to align with the London Plan Further modification in response to AP6.b
MO23.8, MO23.9, MO23.10,	Careful consideration is required for the suitable location of tall buildings, particularly along the waterways water spaces , to avoid or minimise overshadowing that could negatively affect plant growth and the quality of impact on watercourses water spaces .	Part 1, p. 74, p.76	Table 1(Row: TBZ15: West Ham Station; TBZ16: Abbey Mills; Column:	Consistency in referencing overshadowing constraints related to water spaces to align with the London Plan

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			Further guidance) Table 1 (TBZ18: Stratford High Street; Column: Further guidance)	Further modification in response to AP6.b
MO30	Development with tall buildings in locations within Source Protection Zones (SPZs) should preserve, where possible, the groundwater resources. If piling in contaminated and layered ground is necessary, the development should manage the risks on groundwater flow and contamination.	Part 1, p. 82	D4.3 Implementation text, 'environmental impact' subsection	Clarification agreed as part of Statement of Common Ground with the Environment Agency
MO29.1	As set out in Policies GWS2 and GWS3, tall buildings should also assess the consequent impact on green and water spaces. Development proposals for tall buildings should avoid or minimise overshadowing, which can negatively affect plant growth, as well as the quality of existing and proposed public open space, including watercourses water spaces .	Part 1, p. 82	D4.3 Implementation text, 'environmental impact' subsection	Clarity, and consistency in referencing water spaces, in line with glossary definition.

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				Further modification in response to AP6.b
MO31	To secure the long-term viability of new existing and future employment uses on employment land (including intensification in line with Policy J2) floorpace and compatibility of proposals close to designated employment land, the policy requires applicants to demonstrate that proposed vulnerable uses (such as residential uses or schools) exposed to the various amenity impacts generated by a range uses on employment land can successfully co-exist long-term in the context of their site., particularly when proposing uses that may be more vulnerable to the amenity impacts, such as residential uses or schools. The area and intensity of amenity impacts will vary between different uses (e.g. a wharf vs. a paper recycling centre). The assessment and mitigations should reflect a reasonable worst case scenario for the baseline amenity impacts (see further in this section) as well as a proportional assessment of amenity impacts from potential future intensification of employment land as part of the lawful intensification of use on SILs and	Part 1, p. 92	D6.2 Implementation text, 'Designated and non-designated employment locations' subsection	Clarification and consistency with employment and waste policies.

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	LILs, having regard to national regulatory context and the spatial strategy set out in this Plan.			
FMO13	2. Developments within areas designated as Areas of Townscape Value or in their settings should seek to conserve sustain and enhance their character and avoid and minimise significant harm which may affect the Council's ability to designate these as conservation areas in the future.	Part 1, p. 96	D7 Part 2	Better align with NPPF approach to non-designated heritage.
FMO14	3. Loss of characteristics which contribute to the significance of Conservation Areas and Areas of Townscape Value will not be supported, unless demonstrated that all reasonable steps have been taken to avoid and minimise harm and that public benefits proportionately outweigh any harm caused. Characteristics include [...]	Part 1, p. 96	D7 Part 3	To align with NPPF approach to harm balanced against public benefits.
MO36	1. [...]The network will be managed and supported to service the needs of residents, workers and visitors, and includes: [...] f. The creation of new small scale frontages serving localised need	Part 1, p. 108	HS1 part 1f	Clarification of the separate role of new small

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	including new Neighbourhood Parades at N17.SA1 Beckton Riverside, N2.SA2 Lyle Park West and N8.SA3 Greater Carpenters District; and g. The creation of new small scale frontages serving localised need in areas not within 400m radius of an existing or planned town or local centre or neighbourhood parade.			scale frontages as part of the town centres network.
MO37	2. New d- Development for the provision of main town centre uses towards the creation of a new town centre within N17.SA1 Beckton Riverside, within the boundaries mapped on the Policies Maps, must contribute to the masterplanned phased delivery of the centre by applying the following principles must be accompanied and informed by masterplanning of the new town centre. This will be achieved through: a. Not supporting incremental change to the composition of the existing out of centre Gallions Reach Shopping Park. b. The masterplanning of a legible new town centre environment that meets all of the following principles: a. i- The overall number, scale and mix of main town centre uses should reflect the intended district status in the town centre network, or up-to-date evidence justifying a major town centre function, and be supported	Part 1, p. 111	HS1 part 2	Clarification agreed as part of statement of common ground with TfL, Aberdeen and St William

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>by an Impact Assessment, a Marketing Strategy and a Vacancy Prevention Strategy; and</p> <p>ii. The primary shopping area is established on the part of the site with the highest planned PTAL, and a minimum of PTAL 3.</p> <p>b. Proposals demonstrate the transition from a car-dependent retail park format to an integrated, accessible, welcoming environment within and adjacent the new town centre, including:</p> <p>i. Phasing demonstrates how significant reductions in car parking will be expediated, including through any complementary transport measures and meanwhile use strategy, in line with polices N17 and BFN2; and</p> <p>ii. iii. Main town centre uses within the intended primary shopping area should create maximise continuous shopfront frontages along the key footfall route(s) linked to the new DLR station, and be supported by quality public realm and by good permeability and connectivity.</p> <p>iii. iv. The phased delivery of the town centre uses ensures coordination with the delivery of new homes and the new DLR station and route level of need arising from housing delivery in its catchment and the delivery of new public transport.</p>		Paragraph number, policy reference and part, implementation text reference etc.	

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	c. Where parts a. and b. are not met, development should represent asset management that does not intensify the existing retail park, in line with Policy HS3 and London Plan Policy SD7.			
MO40.1	The site allocation N17.SA1 Beckton Riverside is expected to deliver a new town centre to address gaps in the network and service the future neighbourhood. The current trade draw of Gallions Reach Shopping Centre may justify that, if successfully translated to the future town centre on the Beckton Riverside site, the scale of this town centre be elevated to a major town centre status, as recognised by the London Plan (2021). Nevertheless, the transformation of the offer of the out of town retail park into an accessible town centre, remains contingent on delivery of the new DLR station and route and complementary transport measures , or similarly transformative public transport investment (as confirmed by Transport for London public transport intervention).	Part 1, p. 115	HS1.1 Implementation text, Town Centres (District and above)	Clarification agreed as part of statement of common ground with TfL, to reflect progress on securing the DLR extension. Consistency with site allocation.
MO41	The location, scale, phasing , nature and mix of uses for the new town centre will need to be considered through the masterplanning and the planning application process, and should focus on the boundary identified on the policies map may not reflect the location of the current retail park. Any changes to the boundary should be justified by the evidence submitted as part of an application, including masterplanning, and should not impede the strategic principles set out by this policy, Policy N17 and the site allocation principles. To inform this process,	Part 1, p. 116	HS1.2 Implementation text	Clarification agreed as part of statement of common ground with TfL, Aberdeen and St William

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	<p>evidence will need to be provided in the form of an Impact Assessment, a Marketing Strategy and a Vacancy Prevention Strategy, in accordance with Local Plan Policy HS2.</p> <p>The submitted Impact Assessment will follow national planning guidance on scope and methodology. It should demonstrate that the scale of main town centre uses proposed help fill identified needs in the network and/or is a re-provision of floorspace from the Beckton area retail park(s) to within the centre, without significantly drawing trade away from established town centres, or jeopardising existing retail and leisure commitments (including within local centres in the catchment). For clarity, the catchment of the centre is primarily the Beckton sub-area the overall retail and leisure floorspace capacity of the new town centre should respond to the residential increases in the Beckton area, but also more widely across the borough reflecting the percentages of trade draw achieved by the existing retail park as identified by the Retail and Leisure Study (2022).</p> <p>Phasing of the transformation from a retail park to a town centre will need to be carefully managed, evidenced and approved by the council through planning application(s). The intention will be to align the delivery of the town centre with the public transport transformation of the site, so that they can progress alongside and result in a substantial modal shift to sustainable travel. In line with the NPPF and London Plan</p>			

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	(2021) policy SD7, this means managing the phasing of intensification of main town centre uses floorspace to align with the growth of the new neighbourhood and the public transport accessibility improvement of the site. Further, where proposals for main town centre uses at Gallions Reach Shopping Park are not paired with measures for the significant reduction in car trips to the site through reduction in car parking and complementary transport measures ahead of the DLR station completion, the council will continue to assess such proposals as asset management for an out of centre destination initially, or edge of centre location as development delivery progresses, in line with Policy HS3. In the interim, while key masterplanning decisions are outstanding and particularly until commitment to the new DLR station is known, changes to Gallions Reach Shopping Centre will continue to be managed as an out of centre destination. In line with the NPPF and London Plan (2021), this means resisting piecemeal intensification of main town centre uses floorspace. Changes in composition towards convenience or leisure offer will also not be supported, protecting the effectiveness of planning conditions imposed on the site as part of the original approval (as varied), that help limit its impact on Newham's Town Centres Network.			
FMO15	d. Main town centre use units within the proposed primary shopping area should create maximise opportunities for continuous shopfront	Part 1, p. 111	HS1 Part 3d	Clarity in response to Q9.5, and consistency with HS2.5

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	frontages along the key footfall route(s), and be supported by quality public realm and by good permeability and connectivity.			
MO39	4. Development [...] should ensure that: a. The overall parade remains of a neighbourhood scale, of between five and ten non-residential units, and primarily small units (80 to 150 sqm GIA) in use class E (Commercial, Business and Service) or social infrastructure of a scale justified by local need. Where development includes 300sqm GIA or more of cumulative new floorspace in retail (Class E(a)) or in main town centre leisure uses (Class E(b) or sui generis), a retail and/or leisure Impact Assessment will need to be passed. [...] d. Any proposal resulting in 1000 sqm GIA or more cumulative floorspace in main town centre uses, including creation of new neighbourhood parades, is supported by an Impact Assessment and a well-resourced Vacancy Prevention Strategy.	Part 1, p. 111	HS1 Part 4	Clarification and consistency with Retail and Leisure Study 2022 on the threshold for impact assessments to align with the NPPF and London Plan
FMO16	3.76 Overall, the main objective of this policy is not to impose limits on the location of new homes, but to deliver a network of vibrant town centres, local centres and neighbourhood parades which offer unique and complementary experiences and that support choice within a network of well-connected neighbourhoods. To help achieve this objective, the Network's proximity and density criteria – the 400 metre radius and the	Part 1, p. 113	HS1 Justification text 3.76	Clarification in response to Q9.4

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	15 minutes walking distance – have informed the designation process, alongside the recommendations of the Retail and Leisure Assessment (2022). A number of existing and recently delivered high street locations have been designated through this Local Plan. The resulting network of existing and future designations, alongside flexibility in establishing further new small scale frontages, ensures the Council can meet its aspiration that all homes should be within a maximum 400 metre radius of at least one designated centre or parade, or be within a 15 minutes walking distance of at least two designated centres or parades.			
MO43	Elsewhere, the town centre first principles of the NPPF apply and loss of retail (Ea), restaurants and cafes (Eb) and service (Ec) uses in undesignated areas will be supported. For sites in out of centre retail parks that are not covered by a site allocation, the loss should lead to additional industrial floorspace as per Local Plan Policy J1. In most other instances, residential development opportunity of the site should be optimised in line with Local Plan Policy D3, unless directed otherwise by policies in this Plan. While the council supports the loss of retail and leisure in out of centre locations towards other uses compatible with the spatial strategy of the Local Plan, the Council also recognises that established retail parks in the Beckton area help to meet existing, often specialist retail needs. The Council may accept proposals for the asset management of existing retail parks that meet relevant quality criteria set out in this Plan and	Part 1 , p. 132	HS3.1 implementation text, final paragraph	Clarification of implementation approach that aligns with NPPF (2023) Paragraph 94 and London Plan (2021) Policy SD7, while better reflecting the findings of the Retail and Leisure Study (2022).

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	<p>that:</p> <ul style="list-style-type: none"> • Demonstrate optimisation of the existing built form (e.g. through introduction of a mezzanine or other internal alterations) for the benefit of specific occupier(s); and • Pass relevant retail and/or leisure sequential and impact tests set out in this policy, which take into consideration the vitality and viability of all town centres that may be affected, any local centres within Newham that are within a 15min walking distance of the site, and relevant retail and/or leisure permissions. 			
FMO17	<p>1. Development impacting on an existing internal or external indoor or outdoor market site will only be supported where:</p> <p>a. The number of pitches is maintained or enhanced increased, alongside provision of appropriate storage and servicing facilities, both during development (including temporary arrangements) and upon completion. And</p> <p>b. The overall layout, visibility, quality and management of the market and its public realm will be improved through co-design, taking into account the existing character of the market. And</p> <p>c. Proposals identify and positively contribute to the health and social value of the market, in line with Policy BFN3.</p>	Part 1, p. 134	HS4 Part 1 and Part 3	In response to Week 2 action note, for consistency and addressing Plan objective to protect markets, in line with NPPF and policy HS4 (as supported by the evidence base).

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	<p>[...]</p> <p>3. Permanent new markets or short-lease flexible use or event spaces will be supported within town or local centres where all of the following criteria are met:</p> <p>[...]</p> <p>c. It is supported by an adequately resourced Pop-ups and Markets Management Plan; in the case of a new market, this should also demonstrate how positive social value potential is optimised, in line with Policy BFN3.</p> <p>[...]</p>			
MO15.2	<p>A pitch is defined as a 3 by 3 meters area, unless otherwise agreed with the Council, in consultation with its Markets operations team.</p> <p>Appropriate Servicing facilities should include adequate access to parking and unloading space, storage, waste facilities, public toilets, and utilities including suitable voltage electricity supply where hot food service will be part of the market offer.</p> <p>Any redevelopment of or adjacent to a market will be used as an opportunity to:</p>	Part 1, p. 135	HS4.1 implementation text	Consistency of addressing Plan objective to protect markets, in line with NPPF (as supported by the evidence base).

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	<ul style="list-style-type: none"> rectify any existing poorly functioning physical aspects of the market (e.g. entrances, layout, visitor circulation, quality of materials and servicing layouts), through co-design with market traders, users and the market operator in line with policy BFN2. Protect or mitigate the microclimate of the market (e.g. wind or overshadowing) in line with Policy D6. Respond to the social and health value of the market, in line with the Health and Social Value Impact Screening Assessment requirement of Local Plan Policy BFN3. Revise or create a Market Management Plan that addresses any temporary market arrangements, where relevant, and the permanent functioning of the market. This should incorporate all relevant management aspects set out in implementation section HS4.3. <p>Public realm enhancements should be considered as per Local Plan Policies D2 and HS2.7-8.</p>			
MO15.3	[insert new paragraph after second paragraph] Applications for permanent new markets will be assessed against the Health and Social Value Impact Screening Assessment requirement of Local Plan Policy BFN3.2, and emerging recommendations for optimising positive impacts should be incorporated into the Market Management Plan.	Part 1, p. 136	HS4.3 Implementation text	Consistency of addressing Plan objective to protect markets, in line with NPPF and policy HS4 (as supported by the evidence base).

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	The Pop-ups and Markets Management Plan submitted should address [...]			
MO45.1	3.114 However, the delivery of visitor accommodation must be balanced against need for other forms of development, not least housing. Newham has seen high demand for hotel development in recent years, at a time when the borough is also providing the highest level of temporary accommodation in the country ^[add footnote] [Trust for London, Housing and homelessness (Q1 2025)] ^[hyperlink] https://trustforlondon.org.uk/data/topics/housing/?tab=temporary-accommodation-borough . Given the housing crisis, homeless households and asylum seekers are at times placed temporarily in hotels or other bed and breakfast accommodation ^[add footnote] [National statistics for 31st March 2025 indicate that 394 homeless households were housed in B&B accommodation, 3,537 households were housed in nightly paid accommodation including apart-hotels, and 927 asylum seekers were placed in hotels in Newham.], which are not suitably designed to meet day to day living needs for longer periods of time and can lead to significant health and wellbeing problems when people are required to wait a long time for suitable permanent accommodation. The Council has therefore taken a proportionate approach as part of this policy, seeking to balance visitor accommodation demand with the high need for general needs housing in the borough, in line with the	Part 1, p. 149	HS8 Justification text	Clarification, and updating of visitor accommodation delivery and pipeline numbers to latest available data.

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	approach set out in policy H1.3 of this Local Plan. The London Plan (2021) estimates that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, delivered primarily within the Central Activity Zones, but also increasingly in town centres more broadly. The study allocates a share of the need to Newham equating to 5.2 per cent or 3,031 net rooms. Latest monitoring indicates that 1,373 2,192 rooms have already been delivered, with a further 483 1,085 in the pipeline as of 2022/23. The policy therefore requires market demand testing that reflects Newham's economic growth and tourism demand , to ensure there is not an over delivery of visitor accommodation and land is protected for other priority uses.			
MO45.2	When reviewing evidence of market demand for new or intensified visitor accommodation, the council will take a balanced view with regards to the demonstrated demand at the location in relation to the pipeline of visitor accommodation in the borough and any Newham-specific share of change in gross room demand set out as part of the London Plan evidence base. Where the Council deem that needs are already being met through the pipeline, granting permission for visitor accommodation proposals that are considered to not be proportionate to the scale of the centre and/or the tourism or employment function of the area, or that do not meet the spatial strategy of this plan, including the prioritisation of sites for housing set out in H1.3, will rarely be justifiable.	Part 1, p. 150	HS8.2 Implementation text	Clarification and consistency with H1.3.

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	Where existing visitor accommodation capacity is taken up by people owed a homelessness duty, by Newham or any other public sector body, this should be clearly set out in the demand study and will not be considered towards the evidence of demand for further visitor accommodation.			
MO46	An assessment is likely to require evidence of the following: <ul style="list-style-type: none"> • an excess of facility provision - an up to date spatial mapping of the facilities in the borough's network of well-connected neighbourhoods should be provided. This mapping exercise must identify the development site location in the context of the 15 minute network of all relevant social infrastructure. Each facility location should have its 15 minute walking radius mapped (using isochrones with additional analysis to consider a detailed understanding of the actual walking and wheeling conditions for a range of different users). The mapping should show the network with and without the facility site. This will demonstrate the level of relevant facility coverage around the site and if the loss of a facility in this location would create a deficiency in the network, factoring in any pedestrian barriers and access challenges in the urban context. - Applicants wishing to demonstrate that an existing community facility 	Part 1, p.156-157	SI1.1 Implementation text	Clarification of approach to how the Council expects the mapping findings of Newham's Community Facilities Needs Assessment (2022) Appendix B to be updated as part of an application.

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	<p>is not needed should consult Newham's Community Facilities Needs Assessment (2022). Appendix B of the assessment provides a starting point for applicants, to help understand if the proposal falls in an area with an existing need for a community facility. The maps take into account the street network and pedestrian barriers to identify parts of the borough that are further than a 15 minute walk to community facilities.</p> <p>- A applicants wishing to demonstrate that an existing healthcare facility is not needed should show evidence of consulting the relevant health partners in Newham (Barts Health NHS Trust, North East London NHS Foundation Trust, Health and Care Space Newham, HUDU). The strategic delivery of NHS services is jointly formed from NHS organisations working in Newham, and is summarised within the Joint Forward Plan. Please visit the NHS North East London website for the most up to date NHS strategy and plan information.</p>			
MO47	<p>A needs-based assessment is likely to require evidence of the following:</p> <ul style="list-style-type: none"> • an up to date spatial mapping of the facilities in the borough's network of well-connected neighbourhoods. This mapping exercise must identify the development site location in the context of all relevant social infrastructure. Each facility location should have its 15 minute walking radius mapped (using isochrones with additional analysis to consider a 	Part 1, p.162	SI2.1 Implementation text	Clarification and consistency, as SI1 addresses loss, while SI2 addresses new and re-provided facilities.

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	detailed understanding of the actual walking and wheeling conditions for a range of different users). The mapping should show the network with and without the facility site. This will demonstrate the level of relevant facility coverage around the site and if the loss of a facility in this location would create a deficiency in the network , factoring in any pedestrian barriers and access challenges in the urban context.			
FMO18	3.147 However, funeral and burial practices vary widely across different religions and belief systems, with each culture and tradition having its own unique customs and rituals. Newham's diverse population means that funeral and burial provision within the borough should enable a wide range of practices. Some faiths, including Muslim and Jewish faiths do not allow burials in reused graves. As such we support the provision of additional burial space, in particular to meet the needs of Newham's communities which cannot be met within the existing provision. As such, in order to better understand this need and consider ways it can be met, we are commissioning a Newham's Burial Space Study (2024) provides a local understanding of Newham's burial space needs. This study provides an audit of the borough's existing burial space provision, and which will be used by other parts of the council and partners to inform future management of the existing cemeteries and to inform planning applications for new cemeteries.	Part 1, p.179	Justification text	Update to evidence base

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FMO19	Developments proposing new burial spaces should demonstrate they are designed to meet the needs of Newham’s communities through suitable design of the plots, landscape and ancillary buildings. This should include demonstrating that the provision will address the findings of the Newham’s Burial Space Study (2024) and any relevant future local and/or regional burial space evidence base.	Part 1, p.179	SI5.2 Implementation text	Update to evidence base
MO50	The co-design of burial space facilities ensures that local people can meaningfully input into a scheme’s development. Applicants are therefore encouraged to engage early in the development process with ward members, the Council's Resident, Engagement and Participation team, community managers, the local community and intended users of the facility. and opportunities for co-design with relevant communities, undertaken early in the design process	Part 1, p.197	SI5.2 Implementation text	Clarification
FMO91	2. New facilities which are either, 1,000 sqm or greater Gross Internal Area, have a user appeal beyond the local neighbourhood or are anticipated to generate a large number of trips will be supported where: a. there are no unacceptable transport and highway impacts; and b. it can be demonstrated that the scheme has been designed to be neighbourly; and c. the proposed facility is located in a town or local centre; or	Part 2, p.159	SI2 part 3	Clarification to reflect intended application of policy

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	<p>d. if the facility is a main town centre use, it can be demonstrated through undertaking:</p> <p>i. a sequential test, that there are no suitable town centre or edge-of centre sites available, or expected to be available within a reasonable period; and</p> <p>ii. if the facility is a main town centre use for a cultural use, a sport or recreation use, or a bar or pub above 300 sqm Gross Internal Area it can be demonstrated through undertaking an impact assessment, that there are no significant adverse impacts.</p>			
FMO92	A sequential test must be submitted as part of any application for planning permission for the development of a facility main town centre use (as defined by the NPPF and London Plan (2021) Policy SD7) that is not in a designated town or local centre. Applicants are advised to liaise with the council prior to the submission of an application to agree a suitable approach in respect of the application submission requirements.	Part 1, p.163	SI2, Implementation	Clarification to reflect intended application of policy
FMO8	1. Developments will be expected to support diverse, inclusive and green economic growth and contribute to meeting the borough's office and industrial needs to deliver 10,000 12,800 jobs (4,800 6,400 in the office sector and 5,200 6,400 in industrial/warehousing and logistics sectors);	Part 1, p.182	J1 part 1	To update the targets to reflect the revised Plan timeframe to 2042. This is

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	335,000 418,000 sqm of industrial floorspace and a minimum of 90,000 118,000 sqm of office floorspace over the Plan period to 2038 between 2021 and 2042.			the proposed modification in response to AP4.
MO51.1	Sites with potential for intensification [add footnote] Including the 10 Strategic Industrial Locations/ Local Industrial Locations with potential for intensification in the plan period identified in Table 4.5 of the Employment Land Review (2022).	Part 1, p.190	Table 12 (Column: Gross Supply - New footnote for 'Sites with potential for intensification')	Clarifications. This is agreed with the Greater London Authority through the statement of common ground (ED007).
MO51.2	To meet the industrial demand and enable employment growth, industrial development in both SILs and LILs have to take the form of intensification to deliver further industrial floorspace and not to release land for the delivery of, or co-location with, residential. Where Strategic Industrial Locations and Local Industrial Locations have been identified as sites with potential for intensification in the plan period under Table 4.5 of the Employment Land Review (2022), the Council will work proactively with site owners and industrial occupiers to explore the opportunities for optimisation of industrial capacity at these sites where appropriate. It is also acknowledged that some of these sites are owned by the Council, which provides additional opportunities for	Part 1, p.191	J1.2 Implementation text, 'Strategic Industrial Locations (SIL) and Local Industrial Locations (LILs)' subsection	Clarifications. This is agreed with the Greater London Authority through the statement of common ground (ED007).

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	proactive planning for industrial intensification to achieve the objective of this policy.			
MO52.1	Employment-led development is required to first meet employment needs (including the viable operation of employment uses on the site and where relevant, adjacent sites) in any design, and then other uses such as residential can be fitted around it. Employment-led development can consist of employment only development but must still demonstrate that the employment needs at the site are being met.	Part 1, p.191	J1.2 Implementation text, 'Local Mixed Use Areas (LMUAs)' subsection	Clarifications.
MO53.1	All future developments incorporating office (E(g)(i)), research and development (E(g)(ii)) and/or light industrial (E(g)(iii)) floorspace within SILs, LILs, and where necessary and justified within site allocations identified for mixed use or employment-led development will be secured through conditions to limit uses consented within Class E, in order to achieve the objective of this policy. Further information on each spatial designation is available in the Employment Land Review (2022) (or subsequent updates) and applicants are expected to discuss their proposals with the council at the earliest	Part 1, p.192	J1.2 Implementation text	Clarifications. This is agreed with the Greater London Authority through the statement of common ground (ED007).

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	opportunity to ensure that they align with the function, character and priority uses of their proposed location.			
FMO20	Within the employment sites listed in Policy J1 Tables 6-9 and site allocations, cCo-location with residential development is only supported in the specific Local Mixed Use Areas (LMUAs) and Micro Business Opportunity Areas (MBOAs) identified in Tables 8 and 9 in Local Plan Policy J1 and specific site allocations and where: a. the development remains employment-led in LMUAs, MBOAs and site allocations identified for employment-led development; and b. a suitable co-location design can be accommodated which maintains the function and viability of the priority uses on site and the amenity of the residential accommodation; and c. a suitable and robust Relocation Strategy for any existing businesses that cannot be incorporated within the redevelopment is provided in accordance with Local Plan Policies J3.2 ad J3.3.	Part 1, p.194	J2 part 2	Clarifications.
MO53.2	All - Proposals incorporating the replacement and relocation of floorspace within office (E(g)(i)), research and development (E(g)(ii)) and/or light industrial (E(g)(iii)) will be secured through conditions to limit uses consented within Class E, under the following circumstances:	Part 1, p.199	J3 Implementation text, Introduce new row for 'ALL'	Clarifications. This is agreed with the Greater London Authority through the statement of common ground (ED007).

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	<ul style="list-style-type: none"> - the floorspace to be relocated or replaced is within a SIL or LIL; or - the replacement and relocated floorspace is within a SIL or LIL; or - the floorspace to be relocated or replaced is located within a site allocation and the relocation and replacement is considered necessary or justified. 			
MO56	The level and nature of the contribution will be determined at the pre-application stage and prior to the determination of the planning application. Proposals that are not proposing to meet the contribution requirement on viability grounds must meet the requirements of Policy BFN4.	Part 1 p.204	J4.1 Implementation text	Clarifications and consistency with Policy BFN4
FMO4	<p>[Policy H1] 1. Newham will enable a net increase of between 51,425 and 53,78445,611 and 53,954 quality residential units between 20233742 and 203842. This will be achieved through:</p> <ul style="list-style-type: none"> a. the majority of new residential units being brought forward on site allocations; and b. the optimisation of housing delivery on sites below 0.25 hectares in size; and c. supporting residential developments that come forward on windfall sites (unallocated or undesignated land) unless other policies within the Local Plan direct otherwise. <p>Supply will be measured through a stepped trajectory, based on the minimum housing requirement of 45,611, with a different minimum</p>	Part 1, p. 207	Policy H1 Part 1	To reflect the Statement of Common Ground with the Greater London Authority and respond to Action points from week 1 hearing sessions.

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	annual target for every phase of the Plan, as follows: <table><tr><th>Delivery Period</th><th>Years</th><th>Minimum Annual Target</th></tr><tr><td>Phase 1a (Short term – 2021 London Plan period)</td><td>27/28 – 28/29</td><td>4,760</td></tr><tr><td>Phase 1b (Short term)</td><td>29/30 – 31/32</td><td>2,542</td></tr><tr><td>Phase 2 (Medium term)</td><td>32/33 – 36/37</td><td>2,631</td></tr><tr><td>Phase 3 (Long term)</td><td>37/38 – 41/42</td><td>3,062</td></tr></table>	Delivery Period	Years	Minimum Annual Target	Phase 1a (Short term – 2021 London Plan period)	27/28 – 28/29	4,760	Phase 1b (Short term)	29/30 – 31/32	2,542	Phase 2 (Medium term)	32/33 – 36/37	2,631	Phase 3 (Long term)	37/38 – 41/42	3,062			
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FMO5 (FMO6 and FMO7 has been superseded).	[Paragraph 3.174] Newham has a significant strategic role to play in delivering new homes to meet both the borough’s and London’s wider need for housing. As part of the London Plan (2021), Newham has been set a strategic housing target of 47,600 homes to deliver between 2019 and 2029. However, in the years preceding the Local Plan housing target, Newham has delivered a shortfall of housing delivery against this target. Between 2019/20 and 2024/25 17,594 units were delivered in the borough, resulting in a shortfall of delivery of 10,966 units against	Part 1, p. 208	Policy H1 Justification. Paragraph 3.174	To acknowledge the historic shortfall in housing delivery and update the housing target to reflect the Statement of Common Ground with the Greater London Authority, to provide further clarity on															

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>the London Plan target. This has been a result of macro-economic factors such high interest rates and inflation as well as the time it has taken for the industry to adjust to new policy and legislative requirements (for example, around building safety). Projected completion figures for the period 2025/26 to 2026/27 indicate that 3,916 further units will be delivered, meaning a total predicted shortfall of 16,570 homes against the London Plan target between 2019/20 and 2026/27.</p> <p>A detailed review of each site allocation in the Local Plan suggests that delivery over the plan period is unlikely to meet the ambitious target set for the borough by the London Plan (2021) plus the borough’s historic shortfall by 2028/29. Therefore, to respond to these factors the Local Plan seeks to propose a capacity-based target, via a stepped trajectory to reflect realistic delivery expectations. While the Local Plan housing target is proposed to start from financial year 2027/28 (the year following adoption of the plan), for the avoidance of doubt the London Plan target will continue to apply in the period from the adoption of the Plan until 31 March 2029. Over the longer-term Newham will make up our historic shortfall against the London Plan targets.</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	<p>the differences between the higher and lower range housing requirement and to move the stepped trajectory table to the policy text of H1.</p>

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>Over the course of our plan period Newham will look to enable the delivery of between 51,425 and 53,784 45,611 and 53,954 additional new homes. This range target is capacity-derived, based on: approved planning permission figures; design-led capacity testing of site allocations; capacity assumptions from the Greater London Authority's 2017 Strategic Housing Land Availability Assessment; and capacity assumptions from lapsed application sites. Newham has also taken forward the housing capacity assumptions on small sites set out in the London Plan. The higher growth figures are dependent on significant infrastructure projects unlocking development sites and optimised housing delivery on comprehensively masterplanned site allocations. Supply will be measured through a stepped trajectory, based on the lower range housing target of 45,611, with a different target for every five year phase of the Plan., as follows:</p> <p>[Table] Delivery Period Years Annual Delivery Target</p> <p>Short term 2023/24 — 2027/28 2,974</p> <p>Medium term 2028/29 — 2032/33 3,836</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

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	Long term 2033/34 – 2037/38 3,475			
FMO21	<p>[Paragraph 3.175] The stepped trajectory shows a significant amount of Newham’s housing target will be delivered in the medium to long term phase of the plan. This is because a large proportion of housing delivery numbers will be on large, complex site allocations, many of which require associated infrastructure delivery to facilitate high density housing development. A breakdown of expected delivery from different sources over the course of the plan period is provided below:</p> <ul style="list-style-type: none"> • Allocations: 42,136 • Small sites: 5,700 • Windfalls: 3,328 • Permissions and resolutions to grant on sites not allocated in the Plan: 2,790 • Total: 53,954 <p>We have assumed a relatively conservative delivery timescale for these developments, as set out in further detail in the ‘Site allocation and housing trajectory methodology note’ that supports the plan. However, it is acknowledged that many of these sites may be delivered more quickly than the housing trajectory projects this delivery rate suggests.</p>	Part 1, p. 208	Policy H1 Justification. Paragraph 3.175	Clarification on the different sources of higher capacity figures and reflecting amendments to the housing trajectory.

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MO54.4	b. a house in multiple occupation for the sole use by Newham's Temporary Accommodation service Council for people who are owed a homelessness duty or single homeless people; and	Part 1, p. 210	H2 part 4b	Clarification of relevant Council department(s).
MO58	For the purposes of part H2.1.c, developments that propose the loss of family-sized housing (or an existing unit readily capable of being used as family-sized dwelling by meeting the minimum internal space standard for a three bed, four person unit, in the London Plan 2021) will be refused unless meeting one of the exceptions set out in parts 3 – 5 of the policy. These exceptions acknowledge that in some circumstances, subdivision or conversion of family housing can have multiple benefits or more desirable outcomes.	Part 1, p. 212	H2.1 Implementation text	Clarification to avoid circumvention of policy requirements.
MO59.1	Care leavers accommodation provided through this exception should be for up to six sharers. Accommodation for single homeless people in Newham or people owed a homelessness duty by Newham Council can either be designed as a house in multiple occupation (up to six sharers) or as a large house in multiple occupation (between seven and ten sharers). Conversions under this part are expected to meet the requirements of Policy H6 and Policy H9, including requirements for residential management plans and agreed-capped agreed rent levels. Proposals should also meet the relevant housing quality requirements of Policy H11 (see Table 13).	Part 1, p. 212	H2.4 Implementation text	Clarification of policy application to meet the requirements of relevant Council commissioning teams.

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MO54.5	<p>To meet the requirements of this policy, the use of the housing specifically for Newham Care Leavers or, homeless single people in Newham or people owed a homelessness duty by the London Borough of Newham should be included in the description for the planning permission, alongside the temporary period the planning permission is sought for. Applicants, as part of their planning submission, should provide evidence of discussions with Newham's Temporary Accommodation relevant commissioning service(s), and the Council's Children's commissioners where relevant which show the length of time the accommodation will be required for. This will inform the length of time the temporary consent is granted for. Temporary periods for the use should be five years or fewer, and should have regard to the policy provisions for meanwhile uses set out in policy BFN1.8.</p> <p>Before submitting a planning application, Newham's Temporary Accommodation service (who also help facilitate the housing of children leaving care) relevant commissioning service(s) and the Council's Children's commissioners, where relevant, should be contacted by the applicant in order to confirm that the accommodation provision is appropriate and to confirm the rents proposed would be suitable (thereby demonstrating compliance with H9.2). This evidence should be submitted alongside the planning application. The Council's Temporary Accommodation relevant commissioning service(s) and the Council's</p>	Part 1, p. 213	H2.4 Implementation text	<p>Clarification of relevant Council department(s).</p> <p>Clarification for consistency with Policy H6.</p>

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	<p>Children's commissioners, where relevant, will also be consulted as part of the application process, to confirm these details are correct. On the expiration of the temporary period secured through the planning permission, the accommodation should be reverted back to its lawful use as a single family dwellinghouse and any facilitating works removed.</p> <p>Where residents are eligible for support under the Care Act 2014, these needs should be met via supported and specialist accommodation and will be considered under Local Plan Policy H6 rather than this policy.</p> <p>Given the evolving picture of need for these forms of accommodation, if Newham's Temporary Accommodation relevant commissioning service and/or relevant commissioners state that these forms of accommodation are no longer needed, planning permission will not be granted for the change of use under this exception clause.</p> <p>For the purposes of H2.4.c, major roads are key arterial routes and local and destination routes that have town centres and local centres situated along them and/or are A roads within the borough.</p>			
MO61.1	1. Newham's policy priority is the provision of more social rent homes. Residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should provide 50 per cent of the total	Part 1, p. 214	Policy H3 Part 1	Clarification, aligned with NPPF and London Plan

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	residential units as social rent housing and 10 per cent of the total residential units as affordable home ownership intermediate housing. Developments that do not meet these requirements and the delivery of the required level of family dwellinghouses (C3) under Local Plan Policy H4.2 will not be supported unless accompanied by a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered.			
MO63	b. evidence of housing need as set out in Newham's latest Strategic Housing Market Assessment and in the Gypsy and Traveller Accommodation Assessment; "	Part 1, p. 218	H4 part 1b	Clarification to include reference to needs of the borough's Gypsy and Traveller community.
MO64.1	4. New residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should deliver no more than 15 per cent of the number of new residential units as one bedroom, two person dwellinghouses (C3).	Part 1, p. 218	Policy H4 part 4	Clarification to align with identified need for one bedroom properties
MO64.2	H4.4 sets a maximum delivery expectation for one bedroom homes on major development sites. Developments delivering above 15 per cent of the total homes as one bedroom, two person homes will need to robustly justify this provision in accordance with the requirements of part 1 of the policy. Exceptions to this requirement include student housing, specialist housing including care, sheltered housing, extra-care and care home	Part 1, p. 220	Policy H4.4 Implementation text	Clarification to align with identified need for one bedroom properties

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	housing designed for older people. The aforementioned list is not exhaustive, and other housing types which could benefit from an exception to this policy requirement will be considered on a case-by-case basis.			
MO64.3	H4.5 sets a maximum delivery expectation for studio homes or one-bedroom, one person homes on major development sites. This 5 per cent counts towards the overall 15 per cent maximum delivery expectation sought for one bedroom homes under part 4 of the policy. Developments delivering above 5 per cent of the total homes as studio or one-bedroom, one person homes will need to robustly justify this provision in accordance with the requirements of part 1 of the policy and are unlikely to be supported	Part 1, p. 220	Policy H4.5 Implementation text	Clarification to align with identified need for one-bedroom properties
MO65.1	3. Developments of Build to Rent housing as the sole residential tenure should provide at least 50 per cent of the total units as A affordable Rented H omes, rented at equivalent rents to London Affordable Social Rent and 10 per cent of the total units being A affordable Rented H omes, rented at equivalent rents to London Living Rent. These affordable homes will be secured as affordable housing in perpetuity irrespective of the covenant period secured through H5.1.c.	Part 1, p. 221	Policy H5 part 3	Clarification and update of the rent level requirement from London Affordable Rent to Social Rent, noting that London Affordable Rent levels are no longer published and readily available on the GLA website.

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO65.2	Part 3 of the policy sets out affordable housing delivery expectations on sites where Build to Rent is proposed as the sole housing tenure within a development. In these instances, affordable Build to Rent housing should be provided as affordable rented housing, with 50 per cent of the total units as rented Affordable Rented Homes at equivalent rents to London Affordable Social Rent and 10 per cent of the total units being rented Affordable Rented Homes at equivalent rents to London Living Rent. Weekly rent benchmarks for London Affordable Rent are published on the Greater London Authority's website. The Mayor of London publishes benchmark London Living Rent levels for every neighbourhood in the capital, updated annually on the Greater London Authority's website.	Part 1, p. 222	H5.3 Implementation text	Clarification and update of the rent level requirement from London Affordable Rent to Social Rent, noting that London Affordable Rent levels are no longer published and readily available on the GLA website.
MO66.1	1. New purpose-built student accommodation in Stratford and Maryland neighbourhood will only be supported where: a. it is located within or adjacent to an existing or approved campus development in the neighbourhood; or b. it is solely providing a replacement facility with no net increase in bed spaces. 2. New purpose-built student accommodation in all other neighbourhoods outside Stratford and Maryland will only be supported where: a. it is located within or adjacent to an existing or approved campus	Part 1, p. 231	Policy H8 Policy parts 1a, 2a, 2d 4c and 5	Clarification of intended policy application regarding approved campuses

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
	<p>development in the borough; or ...</p> <p>d. it is solely providing a replacement facility with no net increase in bed spaces or it is located within or adjacent to an existing or approved campus development in the borough.</p> <p>4. New purpose-built student accommodation should: ...</p> <p>c. where purpose-built student accommodation is being delivered within or adjacent to an existing or approved campus development in the borough in accordance with H8.1.a or H8.2.d, the nominations agreement should be secured for occupation by students of the higher education provider that the development is located is within or adjacent to.</p> <p>5. Developments delivering purpose-built student accommodation should provide ancillary communal space for study and sporting facilities that meet the needs of the student population within a development unless the accommodation is located within 1,200 metres of existing or approved student campus-based facilities for studying and/or sport and recreation that have sufficient capacity to meet any increased need.</p>			

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO48	1. New purpose-built student accommodation in Stratford and Maryland neighbourhood will only be supported where: a. it is located within or adjacent to an existing campus development in the neighbourhood; or b. it is solely providing a replacement facility with no net increase in bed spaces.	Part 1, p.231	Policy H8 Policy Part 1b	To remove restriction on providing additional bedspaces in site redevelopments
FMO49	2. New purpose-built student accommodation in all other neighbourhoods outside Stratford and Maryland will only be supported where: a. it is located within or adjacent to an existing campus development in the borough; or b. it is in a town centre or local centre location well connected by public transport (with a minimum Public Transport Accessibility Level of 4); c. and it will not create an over-saturation of purpose-built student accommodation; or d.c. it is solely providing a replacement facility with no net increase in bed spaces or it is located within or adjacent to an existing campus development in the borough.	Part 1, p.231	Policy H8, Policy Part 2b-d	To remove restriction on providing additional bedspaces in site redevelopments

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO67.1	<p>2. New purpose-built student accommodation in all other neighbourhoods outside Stratford and Maryland will only be supported where:</p> <p>...</p> <p>b. it is in a town centre or local centre location well connected by public transport (with a minimum Public Transport Accessibility Level of 4); and and it will not create an over-saturation concentration of purpose-built student accommodation; or....</p> <p>4. New purpose-built student accommodation should:</p> <p>...</p> <p>b. in areas of over-saturation concentration, secure all of the bedrooms in the development through a nomination agreement, for occupation by students of one or more higher education providers; and</p>	Part 1, p. 231	Policy H8 Policy parts 2c and 4b	Clarification of terminology to align with Student Housing London Plan Guidance.
FMO50	<p>4. New purpose-built student accommodation should:</p> <p>...</p> <p>c. where purpose-built student accommodation is being delivered within or adjacent to an existing campus development in the borough in accordance with H8.1.a or H8.2.a, the nominations agreement should</p>	Part 1, p.231	Policy H8 Policy part 4c	To reflect changes to policy clause numbering resulting from modification FMO49

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	be secured for occupation by students of the higher education provider that the development is located is within or adjacent to.			
FMO51	<p>5. Developments delivering purpose-built student accommodation should provide ancillary communal space for study and sporting facilities exercise that meet the needs of the student population within a development unless the accommodation is located within 1,200 metres of existing student campus-based facilities for studying and/or sport and recreation exercise that have sufficient capacity to meet any increased need.</p> <p>...</p> <p>[Justification text Paragraph 3.190] Alongside delivering appropriately located accommodation, the policy also requires the delivery of affordable student bed spaces and looks to ensure that social infrastructure, namely libraries and sport exercise facilities, in proximity of new student accommodation do not face undue pressures as a result of new student populations who require space to study and exercise.</p> <p>...</p> <p>[Implementation text H8.5] Developments for purpose-built student accommodation should provide ancillary communal space for study and sporting facilities exercise to meet the needs of their student population proportionate to the scale of the development.</p>	Part 1, pp. 231-235	<p>Policy H8 Policy part 5</p> <p>Policy H8 Justification text paragraph 3.190</p> <p>Policy H8 Implementation text H8.5</p>	To clarify policy expectations on providing space for exercise.

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>There is an exception to this requirement where existing campus-based student study and/or sports and recreation exercise spaces are within 1,200m of the development (a 15 minute walk, to support the delivery of a network of well-connected neighbourhoods) and have the capacity to meet the increased need from the new development, which would need to be evidenced as part of a submission.</p> <p>Regarding the provision of sporting exercise facilities, consideration should be given to how affordable the facilities are for students to access, recognising this provision should be meeting the needs of students living in the new accommodation.</p>			
FMO52	<p>As of January 2024, around 33 per cent of approvals in the Stratford and Maryland neighbourhood were for student bed spaces.²⁸</p> <p>...</p> <p>²⁸Percentage calculated using total number of student bed spaces approved, divided by the total student bed spaces plus total general needs dwellinghouses approved in the neighbourhood.</p>	Part 1, p.232	Policy H8 Justification text Paragraph 3.188	Consistency of measurement in modification MO67.3

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO67.2	Newham's latest evidence of housing needs suggests that Newham campuses account for a small proportion (around six per cent) of students enrolled in higher education providers in London as of 2020/21. Accordingly, the policy seeks to regulate levels of student housing delivery and manage potential over- saturation concentration , to better reflect Newham's higher education economy. This approach seeks to secure associated local jobs and economic benefits that student accommodation accompanied by campus expansion can provide without undermining the delivery of general needs housing. Outside of Stratford and Maryland and areas of over- saturation concentration , student housing delivery will also be supported in town and local centres with good public transport connectivity, recognising in particular the public transport links offered by the Hammersmith and City, District and Elizabeth Line stations in the borough to London's large higher education facilities.	Part 1, p. 232	Policy H8 Justification text. Paragraph 3.189	Clarification of terminology to align with Student Housing London Plan Guidance.
MO66.2	<ul style="list-style-type: none"> a proposal would lead to over 800 beds of student housing, including existing or approved purpose built student accommodation sites, being located within a radius of 300 metres from the proposal site an existing purpose built student accommodation site or approved development. 	Part 1, p. 233	H8 Implementation text - ALL section	Clarification of intended policy application

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO67.3	<p>This policy will seek to monitor over-saturationconcentration of student bed spaces in each neighbourhood. For the purposes of this policy, over-saturationconcentration of purpose built student accommodation in a neighbourhood or resulting from a development is considered to be: [...]</p> <p>In assessing overconcentration, student accommodation and other forms of net non-self-contained communal accommodation will be measured using the net number of bed-spaces they provide, while general needs housing will be measured on a unit basis.</p> <p>For the purposes of this policy only, adjacent to is defined as ‘being within 300 metres of’.</p> <p>For the purposes of this policy, ‘campus’ is defined as ‘a cluster of teaching and student facility buildings and purpose built student accommodation that serve a single college or university’.</p>	Part 1, p. 233	H8 Implementation text - ALL section	Clarification of intended policy application.
FMO53	<p>Part 1 of the policy sets out spatial requirements for the delivery of purpose built student accommodation in the Stratford and Maryland Neighbourhood.</p> <p>In the Stratford and Maryland neighbourhood, developments for purpose-built accommodation will only be permitted where they either</p>		H8.1 Implementation text	Modifications to reflect FMO48

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	deliver a campus-based expansion linked to an existing higher education campus in the neighbourhood or are replacing an existing facility. In the case of campus-based expansions, These developments should be located within or adjacent to an existing campus development in the borough. Replacement accommodation should only re-provide the same number of bedrooms as the existing development and should not result in a net increase of student bed spaces.			
MO67.4	Where a new development would lead to an over- saturation concentration of student accommodation in a neighbourhood (see definition of over- saturation concentration in the 'ALL' implementation text for Policy H8 above), accommodation should either: <ul style="list-style-type: none"> • only re-provide the same number of bedrooms as the existing development and should not result in a net increase of student bed spaces solely provide a replacement facility; or • deliver a campus-based expansion linked to an existing higher education campus in the neighbourhood. These developments should be located within or adjacent to an existing campus development in the borough. 	Part 1, p. 233	H8.2 Implementation text	Clarification of terminology to align with Student Housing London Plan Guidance. Modifications to reflect FMO48

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
MO67.5	<p>Areas of over-saturation concentration will be assessed in accordance with the definition of over-saturation concentration in the ‘ALL’ implementation text for Policy H8 above.</p> <p>In areas that don’t experience over-saturation concentration of purpose-built student accommodation, the majority of purpose-built student rooms are required to be secured through a nominations agreement as part of a development’s legal agreement. This agreement should ensure that reasonable endeavours are used to secure the majority of the bedrooms in the development, including all of the affordable student accommodation bedrooms, for occupation by students of one or more higher education providers by the point of first occupation.</p> <p>At pre-application stage, a letter of comfort should also be provided by the interested Higher Education Provider(s), showing the provider’s intent to continue discussions with the developer and indicate their likelihood to enter into contractual obligations with the developer in relation to the proposals. The letter of comfort should also outline the provider’s present and future accommodation needs, and how the design of the development meets these needs.</p> <p>If a nominations agreement cannot be secured by the point of first occupation, the local planning authority should be notified to show that</p>	Part 1, p. 234	H8.4 Implementation text	<p>Clarification of terminology to align with Student Housing London Plan Guidance.</p> <p>To reflect changes to policy clause numbering resulting from modification FMO49</p>

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>all reasonable endeavours have been taken. In the interim, a cascade mechanism of direct lets should be secured. The following hierarchy will be applied:</p> <ul style="list-style-type: none"> • full-time higher-education students at local Higher Education Providers (within Newham’s borough boundary). • those at other London HEPs with good sustainable transport connections to the site. • any other higher-education student at a London HEP campus. • as a last resort, any other higher-education student with a need to reside in London. <p>Proposals that would create or worsen an over-saturation concentration of purpose-built student accommodation should secure all of the bedrooms in the development through a nomination agreement with a higher education provider(s). Where purpose-built student accommodation is being delivered within or adjacent to an existing campus development in the borough in accordance with H8.1.a or H8.2.ad, the policy requires the nominations agreement to be secured for occupation by students of the higher education provider that the development is located is within or adjacent to.</p> <p>Proposals creating an over-saturation concentration will need to provide additional certainty around a nominations agreement being signed prior</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	to first occupation of the development in accordance with the requirements of parts 4.b and 4.c of the policy. Developments seeking to comply with parts 4.b and 4.c of the policy will not have a cascade mechanism of direct lets forming part of their legal agreement. Without sufficient certainty of nominations provided throughout pre-application and application discussions, an application will be refused. In order to demonstrate certainty around a nominations agreement being signed, it is expected that the Higher Education provider(s) who are expected to sign up to a development's nominations agreement attend pre-application meetings for a proposal. This is to demonstrate that the design of a development has taken into consideration the needs of the Higher Education provider whose students the development will be accommodating.			
MO54.6	2. Houses in multiple occupation secured under the requirements of Local Plan Policy H2.4 should be secured as long-term additions to the supply of low-cost residential, by ensuring that rents are capped at the relevant Local Housing Allowance Shared Accommodation Rate for the area a rate agreed with Newham Council . a rate agreed with Newham Council.	Part 1, p. 236	H9 part 2	Clarification of policy application to meet the requirements of relevant Council commissioning teams.

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO54.7	For houses in multiple occupation secured under Policy H2.4 as housing for Newham Care Leavers or homeless single people or people owed a homelessness duty by Newham Council, adherence with this policy should be demonstrated via rents being agreed with Newham's Temporary Accommodation relevant commissioning service, evidence of which should be submitted alongside a planning application. Local Housing Allowance Rates for an area can be found on the GOV.UK website: Search for Local Housing Allowance rates by postcode or local authority : DirectGov – LHA Rates (voa.gov.uk)	Part 1, p. 238	H9.2 Implementation text	Clarification of policy application to meet the requirements of relevant Council commissioning teams.
MO68	Part 6 of the policy does not apply to ancillary facilities such as gyms or shared workspaces provided specifically for residents of the accommodation. Suitable locations are those which are defined as acceptable for Main Town Centre uses under Local Plan Policy HS1, Policy HS3 and Policy J1 and social infrastructure under Policy SI2.	Part 1, p. 238	H9.6 Implementation text	Clarification of intended policy application. Clarification for consistency with policy J1
FMO22	1. The Council will seek to meet the housing needs of Gypsy and Traveller communities over the plan period. This includes setting a ten-year target to deliver 19 pitches.	Part 1, p. 240	Policy H10	To reflect the Statement of Common Ground with the Greater London Authority and include a 10-year

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>1.2. The designated Gypsy and Traveller site is safeguarded as a site for Gypsy and Traveller Accommodation. The enhancement and where feasible intensification and/or expansion of the site will be supported to contribute to meeting the ten-year pitch target.</p> <p>2.3. Developments that propose accommodation for Gypsies, Travellers and Travelling Showpeople, including those for new sites and pitches and transit sites and sites for negotiated stopping, will be supported where they meet identified need.</p> <p>3.4. Developments that propose accommodation to meet these needs of Gypsies, Travellers and Travelling Showpeople should be located:</p> <p>a. outside of the Green Belt or Metropolitan Open Land, unless there are very special circumstances; and</p> <p>b. in flood zone 1 or exceptionally in flood zone 2, subject to meeting the requirements of Local Plan Policy CE7; and</p> <p>c. on sites that can provide the associated necessary (primarily physical) infrastructure requirements to service the needs of a development or wider site; and</p> <p>d. on land that provides safe access to the highway and should not result in any unacceptable impact on the capacity and environment of the highway network; and</p>			<p>target for pitch delivery within the policy.</p> <p>To confirm support for the expansion of the existing designated Gypsy and Traveller site to meet need.</p> <p>Inclusion of policy considerations for transit pitch provision and negotiated stopping.</p> <p>Clarification and consistency with policy CE7</p>

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed			
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.				
	e. the site is in a sustainable location, appropriate for residential development and in reasonable proximity to relevant services and facilities, including transport, education, healthcare and other relevant social infrastructure provision. 4- 5. Developments that propose accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople should: a. provide an appropriately detailed management plan; and b. demonstrate that quality standards have been co-designed in consultation with representatives of the local Gypsy, Traveller and Travelling Showpeople community.						
FMO23	3.195 The Planning Policy for Traveller Sites requires Local Planning Authorities to identify sufficient sites to meet any need identified for Gypsies and Travellers across their plan period. Newham’s latest evidence of Gypsy and Traveller accommodation needs found a need for 23 pitches in the borough to 2038, with a need 19 pitches for the ten years post adoption of the plan (including backlog need from 2022), which breaks down as follows:- <table border="1"><tr><td></td><td>Phase 1 (Short term) 27/28 - 31/32</td><td>Phase 2 (Medium term) 32/33 - 36/37</td></tr></table>		Phase 1 (Short term) 27/28 - 31/32	Phase 2 (Medium term) 32/33 - 36/37	Part 1, p. 240	Policy H10 Justification text paragraph 3.195	To reflect the Statement of Common Ground with the Greater London Authority and include in the justification text how the target relates to identified need.
	Phase 1 (Short term) 27/28 - 31/32	Phase 2 (Medium term) 32/33 - 36/37					

Reference	Modification proposed			Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets				Paragraph number, policy reference and part, implementation text reference etc.	
	Total need for each phase	17 pitches	2 pitches			
MO70	e. provide an adequate boundary treatment to ground floor street-facing amenity space and locate any ground floor private amenity spaces away from roads that are a source of significant noise, air quality or visual impacts. street-facing facades.			Part 1, p. 242	H11 part 2e	Clarification to improve flexibility of policy application while mitigating potential amenity impacts.
MO71	3. New developments of specialist and supported housing or residential other than general needs housing should have evidenced regard to the following applicable quality design standards: e. Purpose-built student accommodation should provide accessible student accommodation having regard to London Plan Guidance: Purpose-built Student Accommodation and local evidence of need. either: i. ten per cent of new bedrooms to be wheelchair accessible in accordance with Figure 52 incorporating either Figure 30 or 33 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings—Code of practice; or ii. 15 per cent of new bedrooms to be accessible rooms in accordance			Part 1, pp. 242-248	Policy H11 Policy Part 3e Implementation text H11.3	Updated to reflect Student Housing London Plan Guidance.

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed						
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.							
	with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings – Code of practice. ... [H11.3 Implementation text] Requirements for the delivery of accessible purpose-built student accommodation (BS 8300-2:2018) is available on the bsi.knowledge website: BS 8300-2:2018 31 Jan 2018 BSI Knowledge (bsigroup.com).									
MO72	iv. provide internal communal space arranged so as to provide sufficient and convenient access for all residents. Internal communal space should meet or exceed the following standards: <table><tr><td>Up to 100 residents</td><td>4m² per resident</td></tr><tr><td>Between 101 and 400 residents</td><td>3m² per additional resident above 100 residents</td></tr><tr><td>401 residents and above</td><td>2m² per additional resident above 400 residents</td></tr></table>	Up to 100 residents	4m² per resident	Between 101 and 400 residents	3m² per additional resident above 100 residents	401 residents and above	2m² per additional resident above 400 residents	Part 1, p. 243	H11 parts 3f and 3g	Correction of intended application of standard, reflecting recommendation in the Large-scale purpose-built shared living London Plan Guidance.
Up to 100 residents	4m² per resident									
Between 101 and 400 residents	3m² per additional resident above 100 residents									
401 residents and above	2m² per additional resident above 400 residents									

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>g. In addition, large-scale purpose-built shared living should provide:</p> <p>Up to 100 residents: 4m² per resident Between 101 and 400 residents: 3m² per additional resident above 100 residents Additional residents above 400 residents: 2m² per additional resident above 400 residents</p> <p>i. communal kitchens on every floor, with any alternate arrangements required to demonstrate convenient access for residents; and ii. ten per cent of private rooms as wheelchair adapted rooms in line with best practice guidance; and iii. private rooms of between 18-27m² and wheelchair adapted rooms between 28m²-37m².</p>			
MO73	e. where the development is likely to be used by children and young people , provide onsite play provision in accordance with both the requirements of London Plan 2021 Policy S4 and Local Plan Policies GWS5 and, where relevant, D2. Off-site play space will only be supported in exceptional circumstances where it can be demonstrated that it would lead to the provision of facilities, accessible to the development site, which are of greater quality and quantity than can be provided onsite.	Part 1, p.243	Policy H11 part 5e	Clarification to align with the London Plan

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FMO54	<p>7. All new residential developments should:</p> <p>...</p> <p>c. where they are delivering affordable social rented wheelchair user accessible dwellings (Part M4[3](2)(b)), be designed to provide:</p> <ul style="list-style-type: none"> i. affordable wheelchair user dwellings (Part M4[3]) that are a mix of dwelling sizes and all such dwellings contain only double and not single bedrooms; and ii. where feasible, two lifts, where such dwellings are provided on upper floors; and iii. a layout that allows sufficient room for turning circles within the dwellings and in communal areas when furniture layouts are taken into consideration; and iv. a layout that avoids long corridors with unpowered heavy communal doors; and v. a layout that avoids long travelling distances from dwellings to blue badge parking bays. 	Part 1, p.244	Policy H11 Policy part 7.c	Clarification requirements apply only to homes allocated by the Council.
FMO55	[New paragraph inserted at the start of the policy implementation text for H11.7]	Part 1, p.250	Implementation text H11.7	To align with PPG guidance.

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	The requirements of Part 7.a are subject to taking account of site-specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings. In exceptional circumstance, and where robust justification is provided, developments may warrant flexibility in the application of the accessible housing standards M4(2) and M4(3). For example, lifts may not be achievable on constrained sites with blocks of four storeys or less, and affected dwellings above ground floor may be required to satisfy the mandatory building regulations requirements of M4(1) via the Building Control process.			
FMO93	a. Protecting all existing green space to ensure there is no net loss, except where it meets the criteria set out in Part 3 below; and...	Part 1, p.253	GWS1.1	FMO Clarification, to align with implementation text and policy intent
FMO24	[...] The Plan's neighbourhood policies and site allocations give further detail of identify where new publicly accessible green space, community growing space and playing pitches should be delivered. The specific site allocation requirements for community growing space are detailed in Section 7 (Newham Green and Water Space Grid) of Newham's Green and Water Infrastructure Strategy (2025). Site allocations should meet the requirements for the quantity/type of green space, community growing space and playing pitches identified. Each site allocation includes illustrative diagrams	Part 1, p.257	Implementation text GWS1.1	<i>Consistency and clarity</i> <i>[Modification to clarify the relationship between the part 1 policies and site allocation policies]</i>

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
	<p>showing how development could be delivered. These diagrams are indicative and demonstrate how the principles and requirements in this section might be implemented. The delivery of these sites will be shaped through co-designed masterplanning in accordance with Policy BFN2. Alternative layouts may be acceptable where clear, robust justification is provided and the approach delivers outcomes consistent with the allocation, and other policies in the Local Plan.</p> <p>Applications for development referable to the Mayor of London, or where a specific green or water space need has been identified by the Council, including in the site allocations will be required to provide publicly accessible green space. The need to provide this green space has been established through the work undertaken for Newham’s Green and Water Infrastructure Strategy (20254) to understand where additional publicly accessible green space is required to maintain 0.72 hectares per 1,000 residents of publicly accessible green space; and where new community growing space is required to maintain 0.0.049 hectares per 1,000 residents of allotment and community garden space. [...]</p>			

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO75.1	<p>2. Development affecting and/or adjacent to water space should improve the existing water space network, including navigation, biodiversity (including undeveloped areas of riparian buffer zone, riparian trees and wet woodland), water quality, visual amenity, character, and heritage value. This will be achieved through:</p> <p>c. maximising opportunities for water space restoration, including opportunities to open culverts, naturalise river channels, protect and improve the foreshore, floodplain, riparian and adjacent terrestrial habitats and water quality; and</p> <p>d. requiring no encroachment loss or covering of any water space unless it is a water-related or water dependent use. Development proposals to impound or narrow water spaces will not be supported; and</p>	Part 1, p.264	GWS2 part 2	Clarification agreed as part of Statement of Common Ground with the Environment Agency.


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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO94	<p>3. Developments on resulting in the loss or reduction of existing green space (excluding Metropolitan Open Land and Green Belt) will only be supported in exceptional circumstances where:</p> <p>a. it will not create or increase publicly accessible green space deficiency (at any scale); and</p> <p>b. replacement green space is provided in Newham on-site or, where this is demonstrated to be unfeasible, in the existing well-connected neighbourhood or in an area of identified publicly accessible green space deficit, which and;</p> <p>i. provides equivalent or better functionality and quality; and</p> <p>ii. retains the maximum feasible quantity of green space to ensure no reduction in the overall usability, accessibility, recreational or ecological function of the space in the existing well-connected neighbourhood or in an area of identified publicly accessible green space deficit; or</p> <p>c. it is communal amenity land on existing housing estates, where it can be demonstrated that the reconfiguration of the site would deliver both improved biodiversity and functional open space value for the residents; or</p>	Part 1, p.253	GWS1 part 3	Clarification to improve flexibility of policy application while also mitigating the loss of green space.



Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	d. the development will deliver local scale facilities which improve the usability and enjoyment of a green space or will provide new or enhanced outdoor recreational facilities, enabling alteration or replacement of existing buildings which are for green space dependant uses; and i. delivers a high standard of design which complements the character and appearance of the green space; and ii. improves the function of the green space while not having a negative impact on wildlife and biodiversity; and iii. is designed for people of all ages and physical abilities			
FMO95	For applications on, or impacting Metropolitan Open Land (MOL) or Green Belt please refer to GWS1.1. For applications on, or impacting playing pitches please refer to GWS1.2. It is important that everyone living in Newham has the opportunity to access green space within walking distance from their home. This is a key part of delivering a network of well-connected neighbourhoods. For the purpose of this Local Plan, the scale of a publicly accessible green space follows the hierarchy set out in Table 8.1 of the London Plan (2021) and includes:	p.260	Implementation text, GWS1.3	Clarification to improve flexibility of policy application while also mitigating the loss of green space.

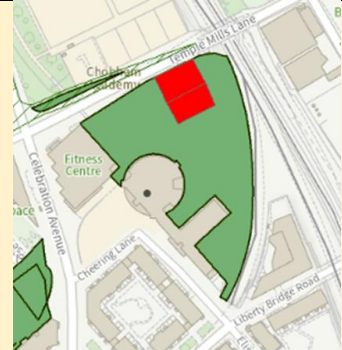

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <ul style="list-style-type: none"> • Regional Park (400 hectares) • Metropolitan Park (60 hectares) • District Park (20 hectares) • Local Park and Open Spaces (2 hectares) • Small Open Spaces (under 2 hectares) • Pocket Parks (under 0.4 hectares) • Linear Open Spaces <p>An application which increases the severity or extends an area of publicly accessible green space deficiency, at any of the above scales, will not be permitted. It is important to realise that it is not acceptable to offset different scales of open space. For example, an application which will see an increase in Pocket Park deficiency, in a location where there is an excess of space at the District Park scale would not be permitted. These two spaces provide different experiences and meet different user needs.</p> <p>In the first instance replacement green space should be provided on site. If this is not possible, replacement space should be directed to the</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

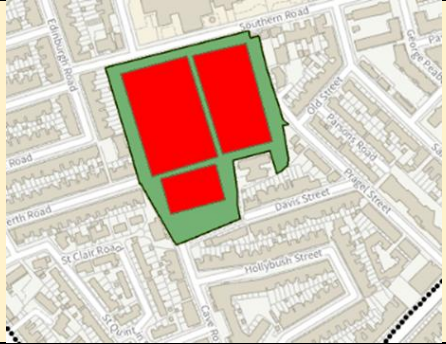

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>development's existing well-connected neighbourhood. Only when this is not possible should space be provided in another part of Newham.</p> <p>If replacement space must be provided outside of the development's well-connected neighbourhood it must be directed to an area experiencing open space deficiency. To demonstrate the acceptable location of proposed replacement off-site green space development, proposals must include the submission of up-to-date spatial mapping of the 15 minute green space network. This mapping exercise must identify the development site location in the context of the replacement green space location (including town centres) within a 15 minute walking distance (identified using isochrones with additional analysis to consider a detailed understanding of the actual walking and wheeling conditions for a range of different users) of the site. This will demonstrate the suitability of the replacement site in relation to the existing green space.</p> <p>In all cases, proposals must demonstrate that loss of green space has been minimised through a design-led approach, retaining the maximum feasible quantity of green space. Any reduction in area will only be acceptable where there is no reduction in the overall usability, accessibility, recreational or ecological function of the space, and where</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	


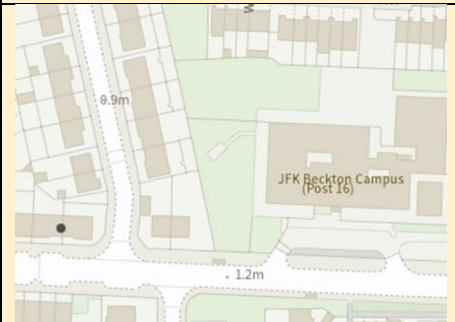
Reference	Modification proposed		Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed		
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets						
	the replacement provides functionality and quality that is equivalent to or better than the existing provision.						
FMO96	<table><tr><td>Regulation 19 [not to scale]</td><td>Proposed Modification [not to scale]</td></tr></table>		Regulation 19 [not to scale]	Proposed Modification [not to scale]	GWS1 / Policies Map	GWS1 / Policies Map	Mapping error Removal of incidental internal green spaces — including narrow verge strips, minor planted islands, and operational courtyards—that do not function as part of the borough’s strategic Green Infrastructure network.
Regulation 19 [not to scale]	Proposed Modification [not to scale]						

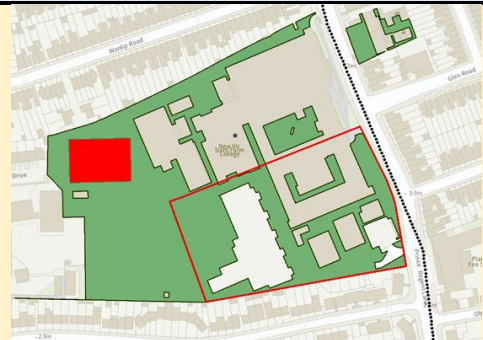

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <div data-bbox="353 555 1227 970">  </div>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	<p>These areas do not contribute to the connectivity, ecosystem services, or amenity functions that Policy GWS1 seeks to protect and serve no Green Infrastructure purpose beyond minimal ornamental planting.</p>

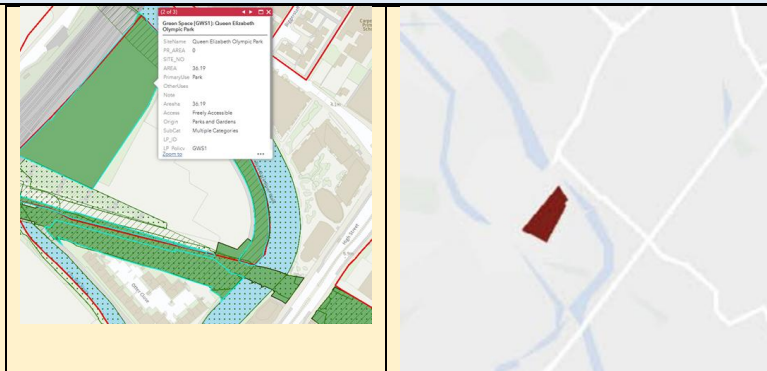
Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>	GWS1 / Policies Map	Paragraph number, policy reference and part, implementation text reference etc.	
MO122	<div data-bbox="353 619 866 1362"> <div data-bbox="360 624 860 991"> <p>Regulation 19 [not to scale]</p>  </div> <div data-bbox="360 995 860 1358"> <p>Proposed Modification [not to scale]</p>  </div> </div>	GWS1 / Policies Map	GWS1 / Policies Map	<p>Mapping error</p> <p>Correct green space at Brampton Manor Academy – remove green space designation. Education green spaces are private educational green spaces and not publicly accessible green spaces. Therefore, they are not mapped and do not figure in the calculations for overall provision or for publicly accessible provision.</p>

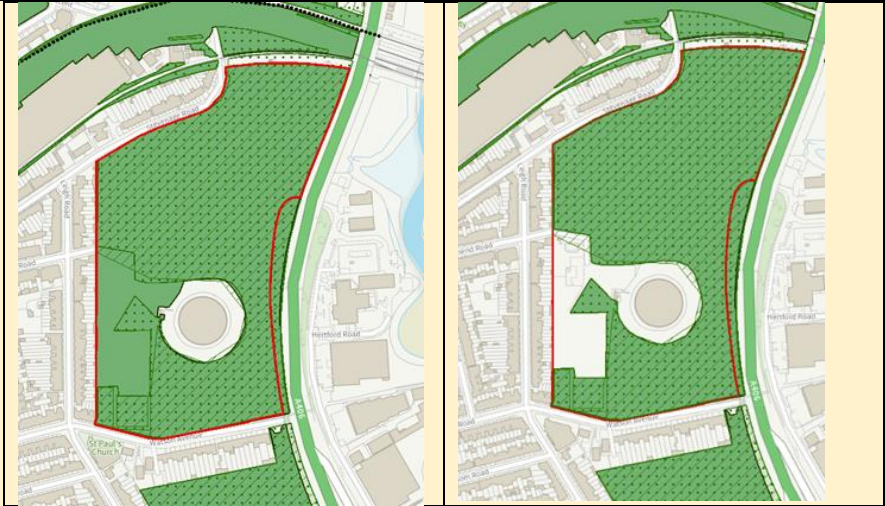
Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO123	<div> <div>Regulation 19 [not to scale]</div>  </div> <div> <div>Proposed Modification [not to scale]</div>  </div>	GWS1 / Policies Map	GWS1 / Policies Map	<p>Mapping error</p> <p>Correct green space at Chobham Manor Academy – remove the Sports Facilities in green space designation. Education green spaces are private educational green spaces and not publicly accessible green spaces. Therefore, they are not mapped and do not figure in the calculations for overall provision or for publicly accessible provision. The remaining green space is the Queen Elizabeth Olympic Park, a metropolitan park.</p>

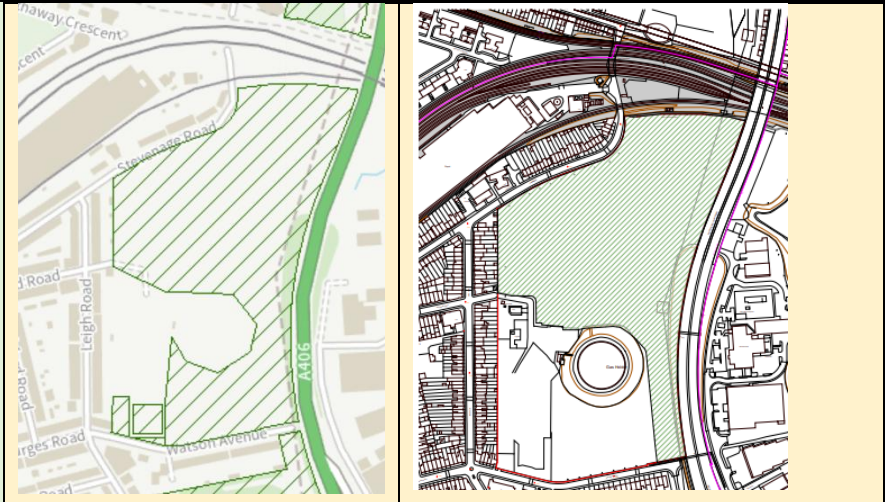
Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
MO124	<div data-bbox="353 619 844 1412"> <div data-bbox="365 624 833 655">Regulation 19 [not to scale]</div>  <div data-bbox="365 1013 808 1045">Proposed Modification [not to scale]</div>  </div>	GWS1 / Policies Map	GWS1 / Policies Map	<p>Mapping error</p> <p>Correct green space designation at Lister School – remove green space designation. Education green spaces are private educational green spaces and no publicly accessible green spaces. Therefore, they are not mapped and do not figure in the calculations for overall provision or for publicly accessible provision.</p>

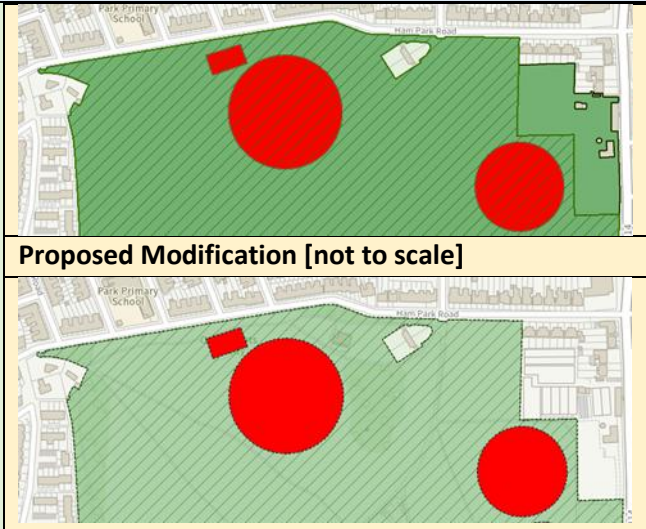
Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO125	<div> <div>Regulation 19 [not to scale]</div>  <div>Proposed Modification [not to scale]</div>  </div>	GWS1 / Policies Map	GWS1 / Policies Map	Mapping error Correct green space at JFK Special School – remove green space designation. Education green spaces are private educational green spaces and not publicly accessible green spaces. Therefore, they are not mapped and do not figure in the calculations for overall provision or for publicly accessible provision.
MO106.2	<div>Regulation 19 [not to scale]</div>	GWS1 / Policies Map	GWS1 / Policies Map	Mapping error



Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	 <p>Proposed Modification [not to scale]</p> 			Correct green space at Newham 6th Form College (N10.SA2) – remove green space designation. Education green spaces are private educational green spaces and not publicly accessible green spaces. Therefore, they are not mapped and do not figure in the calculations for overall provision or for publicly accessible provision.
MO132	<div>Regulation 19 [not to scale]</div> <div>Proposed Modification [not to scale]</div>	GWS1 / Policies Map	GWS1 / Policies Map	Mapping error Correct green space designation labelling at N8.SA8 Bridgewater Road



Reference	Modification proposed		Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed		
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets						
	<div><p>Area in brown to be designated as growing space (including allotments and community gardens).</p></div>				to designate as Puddling Mill Allotment as a 'community growing space' and not part of the wider Queen Elizabeth Olympic Park, Parks and Gardens green space designation on the policies map.		
MO133	<table border="1"><tr><td>Regulation 19 [not to scale]</td><td>Proposed Modification [not to scale]</td></tr></table>		Regulation 19 [not to scale]	Proposed Modification [not to scale]	GWS1 / Policies Map	GWS1 / Policies Map	Mapping error Correct green space at Former East Ham Gasworks to show Previously Developed Land (PDL). Map correction
Regulation 19 [not to scale]	Proposed Modification [not to scale]						



Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed		
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.			
						
FMO97	<table><tr><td>Regulation 19 [not to scale]</td><td>Proposed Modification [not to scale]</td></tr></table>	Regulation 19 [not to scale]	Proposed Modification [not to scale]	GWS1/Policies Map	GWS1/Policies Map	De-designation of MOL parcel A22, A23 and A24 and partial de-designation of MOL parcel A21 due to Exceptional Circumstances and as set out in Statement of Common
Regulation 19 [not to scale]	Proposed Modification [not to scale]					

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
	 <p>Loss of 1.84 ha MOL (from 8.54 ha to 6.7ha), which is a 22% change.</p>			Ground with St William and in response to Inspector AP18.
MO130	<div>Regulation 19 [not to scale]</div>	GWS1 / Policies Map	GWS1 / Policies Map	Remove the proposed 'community growing space' from the West Ham Nursery site

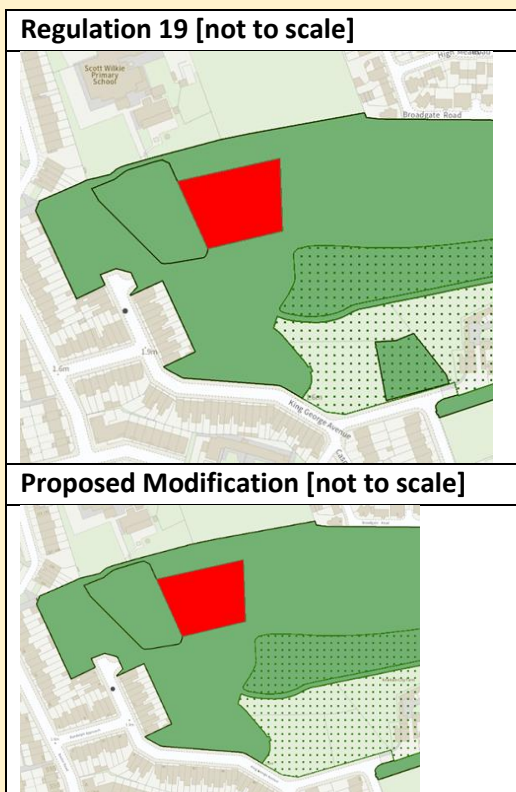
Reference Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	Modification proposed New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets	Local Plan Part and Page number (SD002)	Part of the Plan Paragraph number, policy reference and part, implementation text reference etc.	Reason for modification being proposed
				

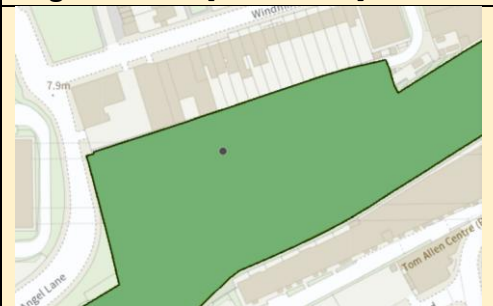

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>	GWS1 / Policies Map	Paragraph number, policy reference and part, implementation text reference etc.	<p>Mapping error</p> <p>Urban Wilderness Community Garden (E13 8AR)</p> <p>Mapping error to De-designate as a 'community growing space' as this space is a meanwhile use and not an allotment</p>
MO126	<div data-bbox="353 619 846 1388"> <div data-bbox="365 624 835 659">Regulation 19 [not to scale]</div>  <div data-bbox="365 978 835 1013">Proposed Modification [not to scale]</div>  </div>		GWS1 / Policies Map	

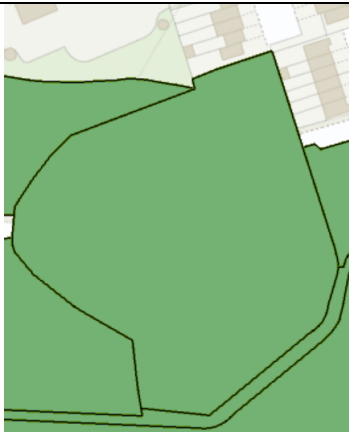

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>	GWS1/Policies Map	GWS1/Policies Map	<p>Abbey Gardens (E15 3NF)</p> <p>Mapping error</p> <p>De-designate as a 'community growing space' as this space is a meanwhile use and not an allotment.</p>
MO127	<div data-bbox="353 619 848 1358"> <div data-bbox="360 624 842 660">Regulation 19 [not to scale]</div>  <div data-bbox="360 991 842 1027">Proposed Modification [not to scale]</div>  </div>			


Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p> <p>MO128</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <div data-bbox="353 619 884 1394"> <div data-bbox="365 624 884 1029"> <p>Regulation 19 [not to scale]</p>  </div> <div data-bbox="365 1029 884 1394"> <p>Proposed Modification [not to scale]</p>  </div> </div>	GWS1/Policies Map	GWS1/Policies Map	<p>Cody Dock Sensory Garden</p> <p>Mapping error De-designate as a 'community growing space' as this space is a meanwhile use and not an allotment.</p>


Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>	GWS1/Policies Map	GWS1/Policies Map	<p>King George V Community Garden</p> <p>Mapping error</p> <p>De-designate as a 'community growing space' as this space is a meanwhile use and not an allotment</p>

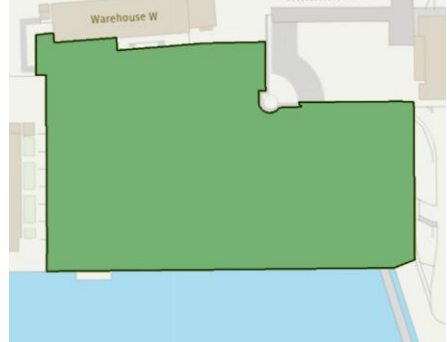
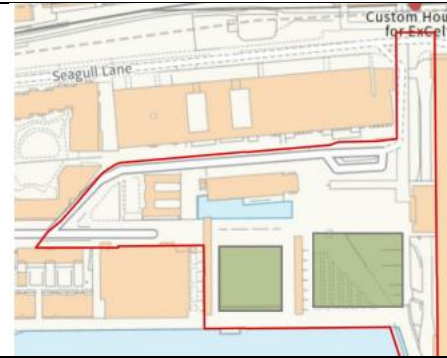


Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strike through . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO98	<div> <div>Regulation 19 [not to scale]</div>  </div> <div> <div>Proposed modification [not to scale]</div>  </div>	GWS1/Policies Map	GWS1/Policies Map	Map error 2 Millstone Close, Windmill Ln, London E15 1PE Map Correction- green space to remove designation on the Marlin Apartment buildings (0.3Ha)

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FM)114	Regulation 19 [not to scale]		GWS1/Policies Map	<p>Richard House, Beckton</p> <p>Mapping error.</p> <p>Remove built form from green space designation. Please note the green space designation around the Richar House green space parcel is to remain but not shown on the proposed modification.</p>
				
	Proposed modification [not to scale] 			

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p> <p>FMO115</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <div data-bbox="353 619 947 1348"> <p>Regulation 19 [not to scale]</p>  <p>Proposed modification [not to scale]</p> </div>	GWS1/Policies Map	GWS1/Policies Map	<p>Langdon Academy</p> <p>Mapping error.</p> <p>Remove built form from MOL designation.</p> <p>This modification is also captured in Newham's Exceptional Circumstances Paper ED019a. This boundary change results in a loss of 0.16ha MOL (from 10.16ha to 10ha), which is a 1.6% change. This change will improve boundary coherence, align with permanent physical features, and enhance the strategic green corridor function, strengthening connectivity within the borough's green infrastructure network and</p>



Reference Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	Modification proposed New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets	Local Plan Part and Page number (SD002)	Part of the Plan Paragraph number, policy reference and part, implementation text reference etc.	Reason for modification being proposed
				supporting biodiversity objectives.

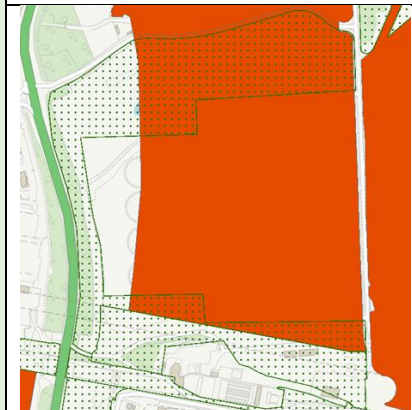

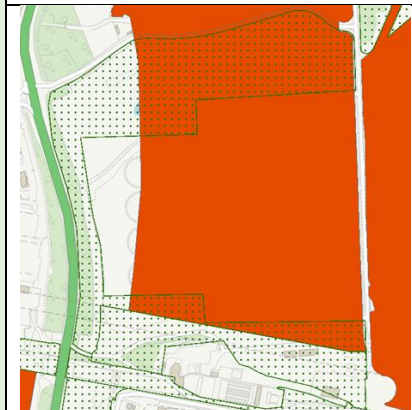

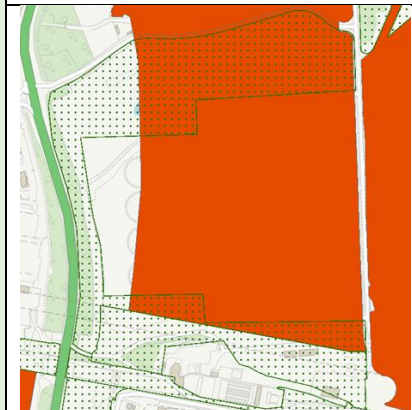

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FMO116	<div> <div>Regulation 19 [not to scale]</div>  </div> <div> <div>Proposed modification [not to scale]</div>  </div>		GWS1/Policies Map	<p>GWS1/Policies Map</p> <p>Royal Victoria Square, Excel</p> <p>Mapping error.</p> <p>Modification to reflect the response to AP6.b</p>
MO75.2	b. it can be demonstrated that the activation of the water space is appropriately scaled and located and does not negatively impact on	Part 1, p.264	GWS2 part 3b	Clarification agreed as part of Statement of Common

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	navigation, flood risk , ecological value, water quality, the openness and character of the water space and the amenity of surrounding residents.			Ground with the Environment Agency.
MO75.2	b. it can be demonstrated that residential and visitor moorings are appropriately located and do not negatively impact on navigation, flood risk, ecological value , water quality, the openness and character of the water space and the amenity of surrounding residents.	Part 1, p.264	GWS2 part 4b	Clarification agreed as part of Statement of Common Ground with the Environment Agency.
FMO25	[...] The Green and Water Strategy (2024) sets out identifies opportunities to enhance improve Newham's water spaces. The Plan's neighbourhood policies and site allocations give further details of where and how water space and access to it can be enhanced. The delivery of these sites will be shaped through co-designed masterplanning in accordance with Policy BFN2. Alternative approaches to improving the functionality, connectivity, quality, and accessibility of existing water spaces may be acceptable, where clear, robust justification is provided and the approach delivers outcomes consistent with the allocation, and other policies in the Local Plan. [...]	Part 1, p.266	Implementation text GWS2.2	Consistency and clarity [Modification to clarify the relationship between the part 1 policies and site allocation policies]

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MO75.4	<p>Loss Encroachment and covering</p> <ul style="list-style-type: none"> • Overshadowing reduces the recreational and biodiversity value of water space. Development in proximity to water space should not result in the encroachment loss or covering of water space unless for a water-related or water-dependent uses. Ancillary water-related or water-dependent uses, such as cultural, sport or recreation facilities, can support the enhancement of water space and public realm. The siting of such facilities needs careful consideration so that navigation, hydrology, biodiversity and the character, access to, and use of waterways is not compromised. Water space should not be used as an extension of developable land in Newham, nor should parts be a continuous line of moored craft. <p>There should be no loss of water space through culverting or encroachment. Opportunities to de-culvert should be explored and implemented where feasible.and demonstrate that it will not compromise the suitability of the water space for water-related uses. [...]</p> <p>Biodiversity</p> <ul style="list-style-type: none"> • Schemes should maximise opportunities to incorporate existing habitats and vegetation. • Ensure watercourse Biodiversity Net Gain units are considered if a proposed development is within 10m of a watercourse. See Local Plan 	Part 1, p.267	GWS2.2 Implementation text	Clarification agreed as part of Statement of Common Ground with the Environment Agency.

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	Policy GWS3 for further detail on delivering Biodiversity Net Gain. • Planting should include [...]			
MO77	When assessing planning applications, consideration will be given to the water coverage and human experience of the openness of water space in terms of its visibility and visual connections across the water from the surrounding public realm. The Built Leisure Needs Assessment (2024) provides an understanding of water-related leisure activities in Newham and the need for theses uses over the Local Plan period. Water related or water-dependent use could include low lying floating structures that allow people to have closer access to and enjoyment of the water space. Water related or water-dependent facilities could also include suitably located ancillary and enabling structures such as showers or changing facilities.	Part 1, p.268	GWS2.3 Implementation text	Clarification and consistency with London Plan Policy SI17
MO78.1	7. The Epping Forest Special Area of Conservation will be protected and enhanced by ensuring that development within 6.2km of the boundary of Epping Forest Special Area of Conservation demonstrates that, if necessary, measures are put in place to avoid or mitigate any potential adverse effects, through: a. developments of new net additional residential homes contributing towards the delivery of the agreed Strategic Access Management and Monitoring Strategy; and	Part 1, p.270	GWS3 part 7b	Updated evidence base, as agreed through the statement of common ground with Natural England.

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	b. developments of new net additional residential homes contributing to the delivery of Newham's Epping Forest Special Area of Conservation Recreation Mitigation Strategy. provision of Suitable Alternative Natural Greenspace.			
FMO99	<p>Regulation 19 [not to scale]</p>  <p>Proposed modification [not to scale]</p> 	GWS3/ Policies Map	GWS3/ Policies Map	Mapping error Correct Royal Docks SINC designation to remove operational airport land.

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FMO100	<table><tr><th>Regulation 19 [not to scale]</th><th>Proposed modification [not to scale]</th></tr><tr><td></td><td></td></tr></table>	Regulation 19 [not to scale]	Proposed modification [not to scale]			GWS3/Policies Map	GWS3/Policies Map	Revision to the proposed SINC boundary NeB18 (blue area) to align with the Landscape Ecological Management Plan (LEMP) being delivered with the planning application 19/02768/FUL, and the designated Strategic Industrial Land (SIL) – removing the SIL from the proposed SINC parcel. Proposed modification set in in Statement of Common Ground with Thames Water [ED005]
Regulation 19 [not to scale]	Proposed modification [not to scale]							
								

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FMO26	<p>Delivery of new and improved play space</p> <p>Areas experiencing play space deficiency are set out in the Green and Water Infrastructure Strategy (2024).</p> <p>The Plan’s site allocations give further detail of where new plays space should be delivered to meet local deficiencies. Site allocations should meet the requirement for the quantity and type of play space identified. Each site allocation includes illustrative diagrams showing how development could be delivered. These diagrams are indicative and demonstrate how the principles and requirements in this section might be implemented. The delivery of these sites will be shaped through co-designed masterplanning in accordance with Policy BFN2. Alternative layouts may be acceptable where clear, robust justification is provided and the approach delivers outcomes consistent with the allocation, and other policies in the Local Plan.</p> <p>Local Plan Policy H11 requires play space for residential development to be delivered in accordance with the London Plan 2021. Where a site allocation is required to deliver publicly accessible play space, this should be in addition to the requirement in Local Plan Policy H11 to deliver external communal play space. Local Plan Policy D2 sets out the public realm requirements for development. [...]</p>	Part 1, p.280	GWS5.1 implementation text	Consistency and clarity <i>[Modification to clarify the relationship between the part 1 policies and site allocation policies]</i>
MO80.1	<p>CE2.6</p> <p>Development of sites occupied by existing energy intensive industries subject to the UK Emissions Trading scheme will not be subject to the other policy requirements of Policy CE2 provided that:</p>	Part 1, p. 289	CE2 part 6 (new part)	Clarification of intended approach, to align with

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	<ul style="list-style-type: none"> - New development results in an substantially lower carbon intensity per m2 GIA/yr over the site; and - At the point of application, a long term decarbonisation strategy, which the Council considers to be suitably ambitious, is in place for the site; and - The proposed development demonstrates consistency with the agreed decarbonisation strategy. 			national UK Emissions Trading scheme
MO80.2	Given our climate emergency commitments, the Council wishes to incentivise industries to use less fossil fuels, improve local air quality and reduce greenhouse gas emissions, as part of meeting the targets set. However, it is recognised that existing energy intensive industries subject to the UK Emissions Trading scheme will take time to decarbonise. In the interim, the Council does not wish to prevent development that will substantially reduce carbon emissions and improve air quality. This policy therefore encourages steps to substantially reduce the carbon intensity of energy intensive industries, while also ensuring that a decarbonisation strategy will be delivered over the long term.	Part 1, p. 294	CE2 Implementation text (new section - CE2.6)	Clarification of intended approach, to align with national UK Emissions Trading scheme
MO75.6	1. All new development must avoid placing people or essential infrastructure at increased risk of flooding for the lifetime of the development , through considering flood risk at the earliest design stage and, where required, by liaising with the Environment Agency, infrastructure providers and the Council (including the Lead Local Flood Authority) to deliver climate resilient development. To meet this requirement, all new development must:	Part 1, p. 311	CE7 part 1	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in

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				alignment with national guidance.
MO75.7	2. Developments within Flood Zones 2 (medium probability of flooding) and 3 (high probability), or within the tidal breach flood extent or where detailed more up to date modelling shows it will be at increased risk of flooding due to the impacts of the climate emergency, should:	Part 1, p. 311	CE7 part 2	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO75.8	b. be designed and constructed to be flood resistant and resilient	Part 1, p. 311	CE7 part 2b	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO75.9	e. ensure all ‘less vulnerable’ , ‘more vulnerable’, ‘highly vulnerable’ and ‘essential infrastructure’ uses have finished floor levels no less than 300 millimetres above the one per cent annual probability flood level and an allowance for the impact of the climate emergency; and	Part 1, p. 311	CE7 part 2	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in

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				alignment with national guidance.
MO75.10	3. Developments (including redevelopment of existing buildings and sites) must be set back a minimum of 16 metres from the landward side of tidal flood defences and 8 metres from the landward side of fluvial river defences to future proof against increased risks of fluvial flooding, taking into account Developers would need to take into account the requirements set out in the Thames Estuary 2100 Plan when proposing development within 16 metres of the landward side of tidal flood defence . Where no formal defences are present, development must be set back eight metres from the top of the river bank.	Part 1, p. 311	CE7 part 3	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO75.12 MO75.13	Change to Part 4, Implementation text for CE7.3 and CE7.4 If any improvements are required, these should be completed prior to development made at the earliest possible stage .	Part 1, p. 311, p. 313	CE7 part 4, and Implementation text for CE7.3 and CE7.4	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO75.11	<ul style="list-style-type: none"> • ‘Water Compatible’ –including flood control infrastructure, docks, marinas and wharves, navigation facilities, ship building, amenity open space, outdoor sports and recreation. 	Part 1, p. 313	CE7.2 Implementation text	Clarification agreed as part of Statement of Common Ground with the Environment

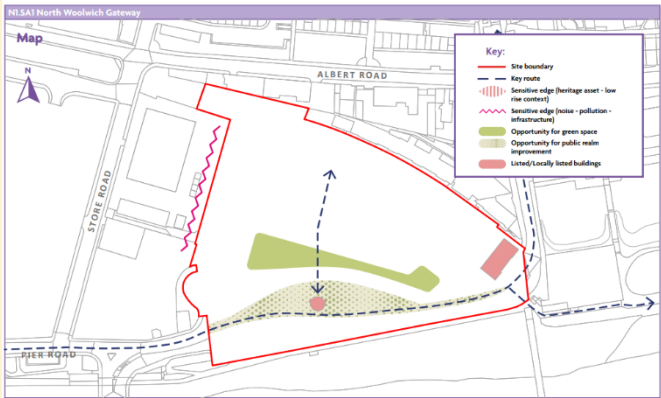
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	In addition to the above vulnerability considerations, sleeping accommodation will not be permitted below the tidal breach flood level, in line with national planning policy. This is not limited to basements, and can apply to ground and higher floors, where sleeping accommodation is proposed below the breach flood level.			Agency, and in alignment with national guidance.
MO81.1	i. Radar stations and sightline ii. Rail (including National Rail, Elizabeth line, Tube, DLR) lines, stations and depots iii. Buses – priority measures, stands (including drivers’ facilities), stations and depots/ garages iv. Protected mooring points, public river access points and piers v. Bridges and tunnels vi. Safeguarded wharves and their access requirements vii. Rail heads and their access requirements viii. London City Airport (including the Public Safety Zone and Aerodrome Safeguarding requirements) ix. London Cable Car	Part 1, p. 321	T1 part 1	Clarification agreed as part of Statement of Common Ground with Transport for London
MO81.2	<ul style="list-style-type: none"> • Radar stations and sightline – Port of London Authority and London City Airport • Rail (National Rail and High Speed 1) lines, stations and depots – Network Rail and High Speed 1 • Rail (Elizabeth line, Tube and DLR) lines, stations and depots – Transport for London • Buses – priority measures, stands (including drivers’ facilities), stations and depots/garages – London Borough of Newham Highways and Transport for London • Protected mooring points, public river access points and piers – Port of London 	Part 1, p. 322	T1.1 Implementation text	Clarification agreed as part of Statement of Common Ground with Transport for London

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	<p>Authority and Royal Docks Management Authority (RoDMA)</p> <ul style="list-style-type: none"> • Bridges and tunnels – relevant landowners and Port of London Authority • Safeguarded wharves and their access requirements – Port of London Authority • Rail heads and their access requirements – Network Rail • London City Airport (including the Public Safety Zone and Aerodrome Safeguarding requirements), as well as height limitations – London City Airport • London Cable Car – Transport for London 			
MO84	3. Development that facilitates the development or use of zero carbon technologies at the airport will be supported	Part 1, p. 338	T5 part 3	Clarification
MO85	6. Development in proximity to the airport has the potential to impact on airport safeguarding. Applicants that propose developments in proximity to the airport should discuss the potential implications of the development with London City Airport and the Council's planning team as early as possible.	Part 1, p. 338	T5 part 6	Clarification
MO22.9	Development in proximity to the airport needs to consider a range of factors, including the Agent of Change principle, noise and height limitations. Neighbourhoods subject to airport height constraints are the following: N1 North Woolwich, N2 Royal Victoria, N3 Royal Albert North, N4 Canning Town, N5 Custom House and N17 Gallions Reach. This could include noise, air quality, safety, bird risk , wider Agent of Change principles, and height limitations (including construction cranes).	Part 1, p. 341	T5.6 Implementation text	Consistency in clarification of airport height constraints across relevant sections of the Plan.

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MO88	Only one type of refuse vehicle should be needed to service a site. For example, if a development proposes an underground storage of waste, this should be the only waste management solution across a development to allow for efficient servicing by a suitable collection vehicle. If a development site is unable to deliver a single waste management solution on site, the Council's waste and recycling team should be contacted as early as possible to discuss whether they agree with this assessment and the most suitable alternative waste solution for the site.	Part 1, p. 351	W3.4 Implementation text	Clarification to reflect intended flexible application of policy
MO89	c. Demonstrate that the spatial, visual, amenity, environmental and transport impacts of existing or permitted utilities infrastructure on the proposed development will be minimised in accordance with the agent of change principle and where feasible reduced, particularly where existing facilities are being expanded or reconfigured.	Part 1, p.353	W4 part 1c	Clarification and consistency with London Plan Policy D13.
MO90.1	2. Projects set out in the Infrastructure Delivery Plan (IDP) will be supported in principle. All u Utilities infrastructure proposals (including upgrades and expansion will need to meet all requirements below: a. A align with growth requirements and support the creation of new neighbourhoods and economic opportunities. b. Utilities proposals must s Support the requirements set out in the Spatial Strategy and Neighbourhoods Policies in the Local Plan. c. Demonstrate that the spatial, visual, amenity, environmental and transport impacts of proposed utilities infrastructure on neighbouring developments will be minimised in	Part 1, p.353	W4 part 2	Clarification and consistency with London Plan Policy D13.

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	accordance with the agent of change principle. Projects set out in the Infrastructure Delivery Plan (IDP) will be supported in principle.			
FMO27	6. Major development proposals (including those within employment areas) must should improve digital connectivity by: a. providing sufficient ducting space for full fibre connectivity for end users; and b. promoting digital inclusivity by addressing gaps in digital connectivity and reducing barriers to digital access including affordability; and c. supporting digital connectivity infrastructure projects. Undertaking effective engagement with Counter Terrorism Security Advisors at the preapplication stage to ensure security is appropriately considered.	Part 1, p.353	W4 part 6	Consistency of wording to align with the London Plan
MO91	Mitigation which resolves potential conflicts may be necessary for development to proceed. Any necessary mitigation should be completed ahead of the occupation of developments in the vicinity.	Part 1, p.355	W4.4 Implementation text	Clarification
FMO10	<i>Neighbourhoods diagram will be amended to show the 'conserve', 'enhance' and 'transform' character area.</i>	Part 2, p. 359	Section 4: Neighbourhoods	Clarification
FMO11	The policies in this chapter set out how each neighbourhood will change up to 2042 38 . The policies provide the vision, design and development principles for each neighbourhood, which will inform and guide development in each neighbourhood. The Newham Characterisation Study (2024) undertook an analysis of the borough and	Part 2, p. 359	Section 4: Neighbourhood,	Consistency and clarity

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	identified areas with a character suitable to transform, enhance or conserve. These are referenced in the neighbourhood policies where appropriate, and each character area should be developed following a design-led approach in accordance with policy D3. All applications will be [...]		Implementation text 4.3	<i>[Modification to ensure neighbourhood diagram show the ‘conserve’, ‘enhance’ and ‘transform’ character area. are proposed consistently throughout the relevant sections of the Plan]</i>
FMO28	All applications will be assessed against the relevant neighbourhood policy and, where applicable, the site allocation requirements . Site allocation policies will inform and guide development on specific sites. The neighbourhood policies and site allocations are to be read alongside the other policies in the Local Plan which set out the standards and requirements for different uses and factors such as design and transport. Within these neighbourhoods, site allocations have been identified to deliver new homes and jobs alongside necessary infrastructure, such as green space, transport connections and social infrastructure (including community, health, education, sport and informal recreation facilities). Each site allocation includes illustrative diagrams showing how development could be delivered. These diagrams are indicative and demonstrate how the principles and requirements in this section might be implemented. The delivery of these sites will be	Part 2, p. 359	Section 4: Neighbourhood, Implementation text 4.3	Consistency and clarity <i>[Modification to clarify the relationship between the part 1 policies and site allocation policies]</i>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO1	<p>shaped through co-designed masterplanning in accordance with Policy BFN2. Alternative layouts may be acceptable where clear, robust justification is provided and the approach delivers outcomes consistent with the allocation, and other policies in the Local Plan.</p> <p>When determining an application, flexibility may be applied to the site allocation requirements based on an up-to-date assessment of need and the agreed viability position of the scheme. This approach ensures that the site allocations remain deliverable within the context of sustainable development.</p> <p>The neighbourhood policies and site allocations are strategic policies for the purposes of neighbourhood planning.</p> <div data-bbox="271 1023 929 1422">  <p>Indicative Diagram</p> </div>	All relevant	Across all relevant sections of Part 2 of Plan	<p>Consistency and clarity</p> <p><i>[Modification to ensure Site allocation maps are labelled indicative diagram throughout the relevant sections of the Plan. This is one example.]</i></p>

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FMO2	<p>Policy N2.SA1 Silvertown Quays</p> <p>Development principles</p> <ol style="list-style-type: none"> 1. Residential, employment uses, main town centre uses and social infrastructure, including community facilities, sports and recreation facilities, education, and open space. 2. The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace in the form of workspace for cultural and creative production maker space and warehousing and distribution uses. 3. The type and quantity of main town centre uses should extend and complement existing provision at Silvertown Local Centre and should remain consistent with a local centre designation and Local Plan Policy HS1. The site should also provide a small to medium sized food store to meet local need, subject to passing the Impact Assessment. Development should address the need for community facilities in the area by delivering new community facilities in Silvertown Local Centre, unless it can be demonstrated that the needs of the community have already been 4. Development should consider of all types of community facility, as set out in the Community Facilities Needs Assessment (2022) evidence base. Any provision of community facilities should meet the requirements of Local Plan Policies SI2 and SI3. <p>Design principles</p> <ol style="list-style-type: none"> 5. Sports and recreation facilities in the form of water-related and water-dependent activities will be supported. These uses may be supported by small-scale ancillary uses such as food and drink uses around the water. 6. Development proposals should ensure that flood risk is minimised, mitigated and informed by a site-specific Flood Risk Assessment, as per Local Plan Policy CE7 and informed by the Strategic Flood Risk Assessment Level 2 Site Assessment (2023). 7. The site should be designed and developed comprehensively in accordance with Local Plan Policy BFN2. 8. Building heights should range between 21 – 32m (ca. 7-10 storeys) with taller buildings up to 50m (ca. 16 storeys). Massing should step down towards the south west of the site to sensitively integrate with the low-rise context on Mill Road. 9. The location of frontages and public realm as part of the extension to Silvertown Local Centre should help create a continuous centre by connecting to the existing designated Primary Shopping Area at Admiralty Avenue, via Pontoon Dock DLR Station and surrounding public realm on North Woolwich Road to the River Thames. Main town centre uses should be located towards North Woolwich Road 10. Development should conserve and enhance the locally listed Millennium Mills and Grade II Silo D, which is on the Heritage at Risk Register, and their settings, in accordance with Local Plan Policy D9. 11. The layout of the site should increase access to the water, create high quality, green public realm along the dock edge and maintain the open character of the water and protect the Site of Importance for Nature Conservation. Water related and water-dependent activities should activate the water at Pontoon Dock. 12. The design and layout of the site should establish a connected network of streets and spaces that connects to the existing street network and should create a street hierarchy. Routes through, and to and from, the site should improve access and connectivity across the dock, along the dock edge, to the DLR station and to Royal Wharf. Separate HGVs and pedestrian access should be designed to avoid conflicts between different uses, particularly where servicing the employment uses. Greenspace provision should enhance connectivity north to south and connect the site to Thames Barrier Park. 	All relevant	Across all relevant sections of Part 1 and 2 of the Plan	Consistency with section 17 of the 2004 Act <i>[Modification to ensure all policies are in a policy box labelled with a Policy reference and numbers accordingly throughout the relevant sections of the Plan. This is one example.]</i>
MO92.1	maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Docks, King George V Dock and Royal Albert Dock, by protecting and enhancing these water spaces and access to them. Celebrating the unique character of the docks, enhancing the environmental quality of the waterscape and, where appropriate, supporting suitably located and scaled waterfront amenities and activation for water-related or water-dependent facilities.	Part 2, p. 362	N1 North Woolwich Vision Insert a new policy part after current policy part 14	Updating local context, and consistency with Policy GWS2 and to align with the London Plan.

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MO22.10 MO22.12 MO22.15	requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6	Part 2, p. 363 p. 400 p. 590	N1 North Woolwich, after policy part 19 N3 Royal Albert North Vision, policy part 17 N17 Gallions Reach, Insert a new policy part after current policy part 21	Consistency in clarification of airport height constraints across relevant sections of the Plan to aligned with NPPF and London Plan
FMO29	Building heights should generally range between 21-32m (ca. 7-10 storeys) with a taller building of approximately up to 50m (ca. 16 storeys) on the west side of the site. Massing should step down near the former North Woolwich Station, to sensitively integrate with the prevailing height of the local context.	Part 2, p.366	N1.SA1, Design principles	Consistency with Policy D4 <i>[This general wording is proposed consistently across all site allocations. This is one example.]</i>

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO23.13 MO23.14 MO23.15 MO23.16 MO23.17 MO23.18 MO23.19 MO23.20 MO23.21 MO23.22	Buildings should be set back from the water spaces to avoid or minimize overshadowing impact.	Part 2, p. 366, p.378, p.395, p.402, p.422, p.426, p.490, p.493, p.498, p. 503	Design principles: N1.SA1, N2.SA1, N2.SA5, N3.SA1, N4.SA4, N4.SA5, N8.SA5, N8.SA6, N8.SA8, N8.SA9	Updating local context, and consistency with Policy GWS2 <i>[This wording is proposed consistently across all applicable site allocations. This is one example.]</i>
FMO30	Development should address open green space deficiencies by providing a pocket park. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open space provision, development should provide publicly accessible play space in form of a Local Equipped Area for Play and Local Area for Play. These should be playable public realm.	Part 2, p.367	N1.SA1 North Woolwich Gateway, Infrastructure Requirements	Consistency and clarity <i>[Modification to clarify the relationship between the part 1 policies and site allocation policies. This wording is proposed consistently across all site allocations with</i>

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
				<i>open space provision. This is one example. N.B. GWS2 will be inserted where applicable]</i>
MO93	Provision of bus stops and bus stands (including drivers' facilities) on Pier Road must be maintained.	Part 2, p. 367	N1.SA1 Infrastructure requirements	Clarification agreed as part of Statement of Common Ground with Transport for London
MO94.1	The vision for Royal Victoria will be achieved by... appropriate mitigation and buffering between residential and industrial uses.	Part 2, p. 374	N2 Royal Victoria Insert a new policy part after current policy part 3	Clarification and consistency with Policy D6 to aligned with NPPF and London Plan
MO92.2	maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Victoria Dock by protecting and enhancing these water spaces and access to them. Celebrating the unique character of the docks, enhancing the environmental quality of the waterscape and, where appropriate,	Part 2, p. 375	N2 Royal Victoria Vision Insert a new policy part	Updating local context, and consistency with Policy GWS2, to aligned

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	supporting suitably located and scaled waterfront amenities and activation for water-related or water-dependent facilities.		after current policy part 13	with NPPF and London Plan
FMO31	Development should address open green space deficiency by providing a consolidated Local Park / Open Space with a minimum area of 2 hectares to service nearby residential neighbourhoods. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3.	Part 2, p.379	N2.SA1 Silvertown Quays, Infrastructure requirements	Consistency and clarity <i>[Modification to clarify the relationship between the part 1 policies and site allocation policies. This wording is proposed consistently across all site allocations with open space provision. This is one example.</i> <i>N.B. GWS2 will be only inserted where applicable]</i>
FMO32	Development should deliver an automated vacuum waste collection system to service all Local Authority Collected Waste generated by the development where viable , in accordance with the requirements of Local Plan Policy W3.8.	Part 2: p.379, p.386, p.391,	Infrastructure requirements: N2.SA1, N2.SA3,	Consistency and clarity with Policy W3.8

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		p.460, p.594	N2.SA4, N7.SA2, N17.SA1	<i>[This wording is proposed consistently across all applicable site allocations. This is one example.]</i>
MO81.5	Development should contribute to active and public transport upgrades, including upgrades at Pontoon Dock Station, including upgrading escalators to improve access.	Part 2, p. 379	N2.SA1 Silvertown Quays, Infrastructure requirements	Correction agreed as part of Statement of Common Ground with Transport for London
MO95.1	Phasing of the site should take account of the likely requirement for water supply and wastewater infrastructure upgrades, which will need to reflect the cumulative impact of significant quantities of development in this location. This requires early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.	Part 2, p. 379	N2.SA1 Silvertown Quays, Phasing and implementation	Clarification of utility requirements following updated Thames Water position.
FMO33	Buildings should be set back from the watercourse spaces to avoid or minimise overshadowing impact.	Part 2: p.382, p.386, p.391,	Design principles: N2.SA2, N2.SA3, N2.SA4, N7.SA1,	Consistency in referencing overshadowing

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		p.455, p.460, p.464, p.594	N7.SA2, N7.SA3, N17.SA1	constraints related to water spaces <i>[This wording is proposed consistently across all applicable site allocations. This is one example.]</i>
MO95.2	Phasing of the site should take account of the likely requirement for water supply and wastewater infrastructure upgrades through early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.	Part 2, p. 383	N2.SA2 Lyle Park West, Phasing and Implementation text	Clarification of utility requirements following updated Thames Water position.
FMO34	Development on the site should deliver, as a minimum , the same quantity of industrial floorspace as the permitted schemes. Any proposed reduction in this quantity must follow an approach consistent with Local Plan Policy J3 in terms of protecting employment capacity.	Part 2, p.391	N2.SA4 Thameside West Development principles	Clarification and consistency with Policy J3 and to aligned with NPPF and London Plan This is related to AP17.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO95.3	Phasing of the site should take account of the likely requirement for water supply and wastewater infrastructure upgrades which will need to reflect the cumulative impact of significant quantities of development in this location.	Part 2, p. 392	Local Plan 2024 Part 2, N2.SA4 Thameside West, Phasing and implementation	Clarification of utility requirements following updated Thames Water position.
FMO35	Development should retain the quantity and enhance the functionality of existing open space, including Royal Victoria Square to create along the waterfront edge. Royal Victoria Square to be reconfigured at the east of the site creating an inviting entrance to the Excel conference centre site, in accordance with Local Plan GWS1.	Part 2, p. 395	N2.SA5 Excel Western Entrance, Development principles	Modification to reflect the response to AP6.b
FMO36	Development should protect existing open space and address open green space deficiency by re-providing and enhancing existing green space, including the Royal Victoria Square, Civic Space as a consolidated and flexible small open space. The consolidated green space should retain the existing quantity of green space, while enhancing its functionality and exploring the opportunity for retaining original design features of heritage value. The open green space should prioritise community growing opportunities. In addition to the open green space provision, development should provide publicly accessible play space in the form of a Locally Equipped Area for Play as well as play space in the form of a Local Area for Play, which should be playable public realm. Play space	Part 2, p. 395	N2.SA5 Excel Western Entrance, Infrastructure requirements	Consistency in referencing overshadowing constraints related to water spaces to aligned with NPPF and London Plan

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	should meet the requirements of Local Plan Policy GWS5.			Further modification to reflect the response to AP6.b
MO92.3	maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Docks, King George V Dock and Royal Albert Dock, by protecting and enhancing these water spaces and access to them. Celebrating the unique character of the docks, enhancing the environmental quality of the waterscape and, where appropriate, supporting suitably located and scaled waterfront amenities and activation for water-related or water-dependent facilities.	Part 2, p. 399	N3 Royal Albert North Vision Insert a new policy part after current policy part 13	Updating local context, and consistency with Policy GWS2 to aligned with NPPF and London Plan
MO95.4	Phasing of the site should take account of the likely requirement for water supply and wastewater infrastructure upgrades, through early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.	Part 2, p. 403	Local Plan 2024 Part 2, N3.SA1 Royal Albert North, Phasing and implementation	Clarification of utility requirements following updated Thames Water position.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO94.2	The vision for Canning Town will be achieved by... appropriate mitigation and buffering between residential and industrial uses.	Part 2, p. 406	N4 Canning Town Insert a new policy part after current policy part 2	Clarification and consistency with Policy D6 and to aligned with NPPF and London Plan
MO95.5, Mo95.6, Mo95.7, M05.8 MO95.9 MO95.10 MO95.11 MO95.13	Phasing of the site should take account of the likely requirement for water supply and wastewater infrastructure upgrades, through early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.	Part 2, p. 411 p. 419 p. 423 p. 435 p. 456 p. 465 p. 490 p. 564	Local Plan 2024 Part 2, N4.SA1 Canning Town East, Phasing and implementation N4.SA3 Canning Town Holiday Inn, Phasing and implementation text N4.SA4 Limmo, Phasing and Implementation	Clarification of utility requirements following updated Thames Water position. Agreed as part of Statement of Common Ground with Thames Water.

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan Paragraph number, policy reference and part, implementation text reference etc.	Reason for modification being proposed
Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		N5.SA4 Royal Road, Phasing and Implementation N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks, Phasing and implementation N7.SA3 Sugar House Island, Phasing and implementation N8.SA5 Stratford Town Centre West, Phasing and implementation	

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
			N13.SA3 Former East Ham Gasworks, Phasing and Implementation text	
MO75.14	The site requires an upgrade to the new river wall.	Part 2, p. 427	Local Plan 2024 Part 2, N4.SA5 Canning Town Riverside, Infrastructure requirements	Clarification agreed as part of Statement of Common Ground with the Environment Agency
FMO37	Development should replace the existing temporary community use with the equivalent amount of community floorspace , meeting the requirements of Local Plan Policy SI1. Development should address the need for community facilities in the area by delivering new community facilities in Twelvetreelocal Centre, unless it can be demonstrated that the needs of the community have already been met. Development should consider of all types of community facility, as set out in the Community Facilities Needs Assessment (2022) evidence base. Any provision of community facilities should meet the requirements of Local Plan Policies SI2 and SI3.	Part 2, p.455	N7.SA1, Development principles	Consistency with Policy SI1, SI2 and SI3.

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FMO38	The community facilities should be located to the south east of the site in proximity to West Ham Station and as part of Twelvvetrees Local Centre.	Part 2, p.455	N7.SA1 Design principles	Consistency with Policy SI1, SI2 and SI3.
FMO39	Building heights should be generally range between 9 – 21 21 - 32m (ca. 3-7 7-10 storeys) with taller buildings of approximately up to 40m (ca. 13 storeys) and 100m (ca. 30 storeys) towards the station to aid wayfinding.-Massing should step down towards the west of the site to sensitively integrate with the heritage assets.	Part 2, p.455	N7.SA1 Design principles	To ensure that the building heights are consistent with those referred to in TBZ16 and to aligned with the London Plan
FMO40	Routes through and to and from the site should improve access and connectivity to the Greenway, West Ham Station , The N7.SA2 Twelvvetrees Park and Former Bromley By Bow Gasworks and the Twelvvetrees Local Centre. Routes to and from the site should improve access and connectivity to West Ham Station. The layout of the site, including the provision of a local park and additional green infrastructure, should enable the continuation of the Leaway Walk through the site to connect the Lea Walk to the Greenway at the head of Abbey Creek.	Part 2, p.455	N7.SA1 Design principles	Clarification of how routes to and from the site could improve access and connectivity.
MO98	Development should contribute to active and public transport upgrades, including access to and capacity at West Ham and/or Abbey Road Stations. The applicant should engage with TfL at the point of application to see if land is required to enable station upgrades at West Ham station.	Part 2, p. 456	N7.SA1 Infrastructure requirements	Clarification agreed as part of Statement of Common Ground with Transport for London.

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FMO41	Development on the remainder of the site should deliver, as a minimum , the same quantity of employment floorspace as the permitted scheme. Any proposed reduction in this quantity must follow an approach consistent with Local Plan Policy J3 in terms of protecting employment capacity.	part 2, p. 461	N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks Development principles	Clarification and consistency with Policy J3 and to aligned with the London Plan. This is related to AP17.
FMO42	The other development plots should deliver, as a minimum , the same quantity of employment uses as the permitted scheme. Any proposed reduction in this quantity must follow an approach consistent with Local Plan Policy J3 in terms of protecting employment capacity.	Part 2, p.464	N7.SA3 Sugar House Island Development principles	Clarification and consistency with Policy J3 and to aligned with the London Plan. This is related to AP17.
MO99	optimising and intensifying the Strategic Industrial Location and Local Industrial Locations for employment functions, particularly those servicing the CAZ and intensifying and delivering a cluster of light industrial uses with residential co-location as part of a mix of uses at Canning Road West Local Mixed Use Area;	Part 2, p. 469	N8 Stratford and Maryland, Current policy part 10	Clarification

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MO100.1	requiring new health care facilities at N8.SA3 Greater Carpenters District , N8.SA9 Pudding Mill Lane and N8.SA1 Stratford Central and supporting the expansion of facilities at the Sir Ludwig Guttmann health and wellbeing centre.	Part 2, p. 470	N8 Stratford and Maryland, Current policy part 16	Clarification and consistency with site allocation.
MO102.1	The design and layout of the site should establish a connected network of streets and spaces that connects to the wider street network and should create a street hierarchy. The design and layout of the site should create new and improved public realm and walking and cycling routes, including new public spaces and open spaces created through a new station square to the south of the ticket hall, a new decked street south of the station towards the Stratford High Street and a new bridge from the station square to Montfichet Road and a new or improved Jupp Road Bridge for walking and cycling.	Part 2, p. 478	N8.SA2 Stratford Station, Design principles	Clarification agreed as part of Statement of Common Ground with LLDC (Part 1)
MO102.2	Active frontages should front the station square, and the decked street south of the station as well as on the Stratford High Street and Great Eastern Road.	Part 2, p. 478	N8.SA2 Stratford Station, Design principles	Clarification agreed as part of Statement of Common Ground with LLDC (Part 1)
MO103.1	Development should address open green space deficiencies by re-providing and enhancing existing open space and play provision to function as a pocket park. The open space provision should prioritise community growing opportunities. In addition to the open green space provision, development should provide publicly	Part 2, p. 483	N8.SA3 Great Carpenters District Infrastructure requirements	Clarification/correction, following updated evidence base

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	accessible play space in the form of a Local Area for Play and a Locally Equipped Area for Play. Play space should meet the requirements of Local Plan Policy GWS5.			
FMO43	[...] Development should protect and enhance existing sports and recreation uses in accordance with Local Plan Policies SI1 and SI3. The 1.2 hectares of open space should be provided on the publicly owned land. [...]	Part 2, p.496	N8.SA7 Rick Roberts Way, Development principles	Clarification of the requirements relating to open space, sport and recreation
MO104	Development should address existing open green space deficiencies by providing a small open green space with a minimum of 1.2 hectares on the publicly owned land. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space, development should provide publicly accessible play space in the form of a Locally Equipped Area for Play and a Local Area for Play, which should be playable public realm. Development should provide a sports-lit Multi-Use Games Area, on the publicly owned land , unless delivered at N8.SA5 Stratford Town Centre West. Play space should meet the requirements of Local Plan Policy GWS5.	Part 2, p. 497	N8.SA7 Rick Roberts Way, Infrastructure requirements	Clarification of the requirements relating to open space, sport and recreation
MO105	Massing should step down towards be sensitively designed to prevent overshadowing the allotments in the north of the site to sensitively integrate with the low rise context and prevent overshadowing. to protect their functionality.	Part 2, p. 500	N8.SA8 Bridgewater Road, Design principle	Clarification and consistency with policy GWS1 and to aligned with the London Plan.

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FMO44	Development should provide, as a minimum , the same quantity of business and industrial employment floorspace as the permitted schemes. Any proposed reduction in this quantity must follow an approach consistent with Local Plan Policy J3 in terms of protecting employment capacity.	Part 2, p.503	N8.SA9 Pudding Mill	Clarification and consistency with Policy J3 and to aligned with the London Plan. This is related to AP17.
MO103.2	Development should address existing open green space deficiency by providing a pocket park . The open space provision should prioritise community growing opportunities. In addition to the open green space provision, development should provide publicly accessible play space in the form of a Locally Equipped Area for Play. Development should also provide play space in the form of a Local Area for Play which should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.	Part 2, p. 504	N8.SA9 Infrastructure requirements	Clarification/correction, following updated evidence base
MO8.111	Open space designation: Newham Sixth Form College Playing Fields	Part 2, p. 522	N10.SA2 Newham Sixth Form College	Clarification for consistency with the green space definition in the glossary.
MO94.4	mitigating the odour impacts of the sewage treatment works ahead of the occupation of developments in the vicinity through appropriate buffering and other design solutions;	Part 2, p. 535	N11 Beckton, policy part 12	Clarification and consistency with Policy D6

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MO94.3	The vision for Beckton will be achieved by... appropriate mitigation and buffering between residential and industrial uses.	Part 2, p. 535	N11 Beckton Insert a new policy part after current policy part 3	Clarification and consistency with Policy D6 and to align with London Plan
MO96.2	Utilities - Overhead transmission line route	Part 2, p. 536	N11.SA1 East Beckton Town Centre, new row in site profile under 'Flood Risk'	Clarification of utility requirements following updated National Grid Electricity Transmission plc position
MO96.3	The design and layout of the site should take account of the existing overhead transmission line route and risk of flooding from all sources and meet the requirements of Local Plan Policy CE7.	Part 2, p. 538	N11.SA1 East Beckton Town Centre, Design Principle	Clarification of utility requirements following updated National Grid Electricity Transmission plc position. Agreed as part of Statement of Common Ground with National Grid.

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MO96.4	The potential impact of the existing overhead transmission line route on design and layout should be taken into account at the pre-application stage through early engagement with National Grid.	Part 2, p. 539	N11.SA1 East Beckton Town Centre, Phasing and Implementation	Clarification of utility requirements following updated National Grid Electricity Transmission plc position. Agreed as part of Statement of Common Ground with National Grid.
MO94.5	Design measures should minimise exposure to odour from Beckton Sewage Treatment Works , ensure an air quality neutral approach and minimise exposure to poor air quality as per Local Plan Policy CE6, particularly on Woolwich Manor Way.	Part 2, p. 545	N11.SA3 Alpine Way, Design Principles	Clarification and consistency with Policy D6, which includes requirements following updated Thames Water position
MO95.12	Phasing of the site should take account of the likely requirement for water supply infrastructure upgrades, through early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.	Part 2, p. 545	N11.SA3 Alpine Way, Phasing and implementation	Clarification of utility requirements following updated Thames Water position. Agreed as part of Statement of Common Ground with Thames Water.

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MO94.6	Any necessary mitigation to address odour impact from existing odorous uses in the vicinity, including the Beckton Sewage Treatment Works, should be completed ahead of the occupation of development.	Part 2, p. 545	N11.SA3 Alpine Way, Phasing and implementation	Clarification and consistency with Policy D6, which includes requirements following updated Thames Water position
MO107	Flood risk The site is shown to be at significant risk of flooding in Flood Zone 3 and Flood Zone 2, as well as being at pluvial flood risk in the 1% and 0.1% AEP events and also being at risk if the Thames were to breach its bank and defences were to fail. Subsequent to the publication of the SFRA, the Environment Agency has undertaken further flood risk modelling of the River Roding. This modelling should be used for any site specific flood risk assessment of the site.	Part 2, p. 561	N13.SA3 Former East Ham Gasworks, Flood Risk	Clarification agreed through Statement of Common Ground with the Environment Agency
MO96.6	The design and layout of the site should take into consideration the electricity pylons on the eastern boundary of the site and the existing overhead transmission line route , and minimise the impact of noise from any required Pressure Reduction System on residential amenity.	Part 2, p. 563	N13.SA3 Former East Ham Gasworks, Design principle	Clarification of utility requirements following updated National Grid Electricity Transmission plc position. Agreed as part of Statement of

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				Common Ground with National Grid.
FMO45	4.65 Green Street District Centre is at the heart of the neighbourhood. The district centre provides a specialised, local South-Asian clothing and jewellery retail offer with a regional draw. Within this , and Queen's Market is a successful historic market which provides a distinctive and cultural mix of affordable foods, textiles, clothing and other products and services catering to the needs of the local community as well as those who travel to visit the market, driving footfall and spend in the wider Green Street town centre.	Part 2, p.565	N14 Green Street, Neighbourhood profile	Clarification of the role / characteristics of Queen's Market
FMO46	Green Street will continue to be a unique and vibrant neighbourhood. Green Street District Centre will have high quality public realm and will continue to provide independent and specialised shopping while increasing its leisure offer to support a growing evening economy. Queen's Market will be retained and improved as a specialised low-cost food and goods market , and its retail offer will be supported by workspace and community facilities, including a new health centre.	Part 2, p.567	N14 Green Street, Vision	Clarification of the role / characteristics of Queen's Market
FMO47	4. protecting and enhancing the role of Queen's Market as an affordable, culturally significant, diverse, covered market with adjoining small shops by: a. requiring development impacting the market to demonstrate how it protects and contributes to the social and economic value of the market, in accordance with Policies BFN3 and HS4;	Part 2, p.567	Policy N14	Clarification of the role / characteristics of Queen's Market

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	<p>a. b. requiring improvements to the public realm, toilets and market facilities;</p> <p>b. c. supporting the provision of improved public spaces to support cultural and pop-up activities during the day and into the evening and night-time;</p> <p>c. d. supporting a range of uses including retail, employment uses, community facilities and a childcare facility;</p> <p>d. e. exploring opportunities for delivering additional housing in line with Policy HS2.5, accordance with the Green Street Tall Building Zone and Local Plan policy D4, whilst safeguarding the visibility and character of the market. managing the transition to the surrounding low rise context; and</p> <p>e. f. supporting the conversion of 412 – 416 and 420 Green Street to provide a cultural and wellbeing community space;</p>			
MO109	Development should address open space deficiencies by providing publicly accessible play space in the form of a Locally Equipped Area for Play on the small pocket park and Local Area for Play which should be playable public realm.	Part 2, p. 578	N15.SA1 Lord Lister Health Centre - Infrastructure Requirements	Clarification following updated evidence base
MO95.14	Phasing of the site should take account of the likely requirement for wastewater infrastructure upgrade, through early engagement with Thames Water in order to	Part 2, p. 578	N15.SA2 Woodgrange Road West,	Clarification of utility requirements following updated Thames Water position. Agreed as part

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.		Phasing and implementation	of Statement of Common Ground with Thames Water. NOTE: will be subject to further amendments following Week 1 action point/SOCG.
MO94.8	Any necessary mitigation to address odour impact from existing odorous uses in the vicinity, including the Beckton Sewage Treatment Works, should be completed ahead of the occupation of development.	Part 2, p. 596	N17.SA1 Beckton Riverside, Phasing and implementation	Clarification and consistency with Policy D6, which includes requirements following updated Thames Water position
MO114	Genuinely affordable housing: As per the Mayor of London's preferred affordable housing tenures in the London Plan (2021), genuinely affordable homes are: <ul style="list-style-type: none"> • homes based on social rent levels, including Social Rent and London Affordable Rent • London Living Rent; and • London Shared Ownership. 	Part 2, p. 600	Glossary	Clarification to align with London Plan

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO52.2	Employment-led development: Employment-led development requires schemes to first meet employment needs (including the viable operation of employment generating uses on the site and where relevant, adjacent sites) in any design, and then other uses such as residential to be fitted around it. Employment-led development can consist of employment only development but must still demonstrate that the employment needs at the site are being met.	Part 2, p.600	Glossary	Clarifications.
FMO101	Green space: All vegetated open space of public value (whether publicly or privately owned), including parks, woodlands, nature reserves, gardens, allotments, community gardens, school playing fields and playing pitches, which offer opportunities for sport and recreation, wildlife conservation and other benefits such as storing flood water, growing food and can provide an important visual amenity in the urban landscape. This definition applies to all qualifying land whether or not it is identified on the Policies Map but it excludes private domestic gardens.	Part 2, p.600	Glossary	Clarification.
FMO102	Maximum feasible quantity green space: The greatest proportion of existing green space that can reasonably be retained once all design, layout, accessibility, safety, and functional considerations have been addressed. Applicants must demonstrate through evidence and design justification that any proposed loss is unavoidable and that alternative layouts have been explored to minimise reduction.	Part 2, p.602	Glossary	Clarification.
MO57.4	Target delivery of between 51,425 and 53,784 45,611 and 53,954 new residential units across the plan period.	Part 2, p. 617	Monitoring indicator 24 -	Update to reflect updated Housing Target

Reference	Modification proposed					Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed																									
Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets						Paragraph number, policy reference and part, implementation text reference etc.																										
							Target and scope of monitoring																										
MO118	No target. 19 pitches between 2027/28 and 2036/37. Monitor proportionately compared to need identified in the Gypsy and Traveller Accommodation Assessment and any emerging evidence prepared by the Greater London Authority.					Part 2, p. 620	Monitoring Framework (Row: Indicator 33; Column: Target and scope of monitoring)	Clarification following engagement with the Greater London Authority via the Statement of Common Ground process.																									
FMO103	Tale 11: Office Market Balance <table><tr><th rowspan="3">Dataset</th><th>Demand</th><th></th><th></th><th>Total Pipeline Supply (sqm)</th><th rowspan="3">Balance (sqm)</th></tr><tr><th rowspan="2">Job change (2021-3842)</th><th>Net (sqm)</th><th>Gross (sqm)</th><th></th></tr><tr><th colspan="3">Floorspace</th></tr><tr><td>Office (Experian forecast growth, BRES 2020)</td><td>4,811 6,328</td><td>70,000 94,348</td><td>90,000 117,994</td><td>LLDC: 153,461 158,358 Royal Docks: 462,809 459,534</td><td>Oversupply of +546,270 +520,124</td></tr><tr><td>Office (Greater</td><td>10,144 12,530</td><td>152,572 188,996</td><td>172,093 208,517</td><td></td><td>Oversupply of +461,177</td></tr></table>					Dataset	Demand			Total Pipeline Supply (sqm)	Balance (sqm)	Job change (2021- 3842)	Net (sqm)	Gross (sqm)		Floorspace			Office (Experian forecast growth, BRES 2020)	4,811 6,328	70,000 94,348	90,000 117,994	LLDC: 153,461 158,358 Royal Docks: 462,809 459,534	Oversupply of +546,270 +520,124	Office (Greater	10,144 12,530	152,572 188,996	172,093 208,517		Oversupply of +461,177	Part 1, p.189-190	Tables 11 & 12 in Policy J1	To update the targets to reflect the revised Plan timeframe to 2042. This is related to FMO8.
Dataset	Demand			Total Pipeline Supply (sqm)	Balance (sqm)																												
	Job change (2021- 3842)	Net (sqm)	Gross (sqm)																														
		Floorspace																															
Office (Experian forecast growth, BRES 2020)	4,811 6,328	70,000 94,348	90,000 117,994	LLDC: 153,461 158,358 Royal Docks: 462,809 459,534	Oversupply of +546,270 +520,124																												
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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets											
	London Authority’s projections)				Rest of Newham: 20,000 20,176 Total 636,270 638,069	+429,551						
	Table 12: Industrial market Balance											
	Dataset	Demand			Gross Supply	Balance (sqm)						
	Job change (2021- 3842)	Net (sqm)	Gross (sqm)	(sqm)								
		Floorspace										
Industrial and Warehousing (10 year past job trend) Experian, based on past job	5,150 6,361	308,052 (47ha assuming the London industrial standard	334,328 (51 ha assuming the London industrial standard	Permissions: 23,820 36,351 Sites with industrial potential in	Permissions undersupply of -310,508 -381,508 Total (permissions,							

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Consistency references expressed as e.g. 1.1	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>							Paragraph number, policy reference and part, implementation text reference etc.	
	change by land use in job delivery (2009-19)		65% plot ratio) 374,659	65% plot ratio) 417,584	planning: 95,500 Sites with potential for intensification: 351,945	in planning and intensification sites) Oversupply of +136,937 +66,212			
	Industrial and Warehousing (economic forecast) Experian forecast data, BREES 2020, Stantec sector to land use mapping	2,500 3,402	170,321 (26 ha assuming the London industrial standard 65% plot ratio) 221,311	196,597 (30ha assuming the London industrial standard 65% plot ratio) 264,235	Total: 471,265 483,796	<p>Permissions undersupply of -172,277 -227,884</p> <p>Total (permissions, in planning and intensification sites) Oversupply of +274,668 +219,561</p>			

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO104	2. All developments that result in net loss of employment capacity in terms of floorspace (including yard space) or jobs on Local Mixed Use Areas (LMUAs) will not be supported and should seek to reprovide suitable employment floorspace for any existing businesses on the site . Developments on LMUAs which cannot incorporate employment floorspace to accommodate any existing businesses are required to provide a suitable and robust Relocation Strategy to relocate these existing businesses to suitable alternative employment premises or sites.	Part 1, p. 198	Policy J2 part 1	Clarification. Related to Action Point 35.
FMO105	3. Proposals that result in the net loss of employment capacity in terms of floorspace (including yard space) or jobs on Micro Business Opportunity Areas (MBOAs) will not be supported [...]	Part 1, p. 198	Policy J3 part 3	Clarification. Related to Action Point 35.
FMO106	4. All developments in site allocations designated to deliver employment floorspace should seek to reprovide suitable employment floorspace capacity unless proposal can demonstrate that there is no current or future demand for employment uses for the site through thorough marketing activity for any existing businesses on the site . All developments in site allocations with existing in-use employment floorspace, which cannot incorporate employment floorspace to accommodate these existing businesses, are required to provide a suitable and robust Relocation Strategy to relocate any existing businesses to suitable alternative employment premises or sites.	Part 1, p. 198	Policy J3 part 4	Adding flexibility. Related to Action Point 35.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO107	5. Proposals that result in the net loss of office (E(g)(i)), research and development (E(g)(ii)), light industrial (E(g)(iii)), general Industrial (B2), storage or distribution (B8) (including dark kitchen/shop and micro fulfilment) and industrial related sui generis (SG) floorspace capacity outside employment designations and site allocations will only be supported if the following criteria are met: [...]	Part 1, p.198	Policy J3 part 5	Clarification. Related to Action Point 35.
FMO108	<p>[Additional row for all policies]</p> <p>ALL - In applying the principle for no net loss of employment floorspace capacity, the following definition should be used:</p> <ul style="list-style-type: none"> - On an actively operating employment site, the existing floorspace (including yard space) should inform capacity calculations. - On a vacant employment site, the most recent employment floorspace prior to any demolition, or any recent consent that has secured a minimum amount of employment floorspace at the site, whichever is appropriate, should inform capacity calculations. - On a site with building(s) previously in employment use that have been disused or partially disused, the gross internal area of the existing building(s) should inform capacity calculations. - Meanwhile use is not counted towards employment floorspace capacity. 	Part 1, p. 199	Policy J3, Implementation Text	Clarification. Related to Action Points 34 and 35.

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Consistency references expressed as e.g. 1.1	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
FMO109	The employment uses should be consistent with Local Plan Policy J1 [...] Development on the site should follow Local Plan Policy J3.	Part 2 various pages	<p>Development Principles for</p> <p>N1.SA1 North Woolwich Gateway</p> <p>N2.SA1 Silvertown Quays</p> <p>N2.SA2 Lyle Park West</p> <p>N2.SA3 Connaught Riverside</p> <p>N3.SA1 Royal Albert North</p> <p>N4.SA2 Silvertown Way East</p> <p>N4.SA3 Canning Town Holiday Inn</p>	Clarification and consistency.

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan Paragraph number, policy reference and part, implementation text reference etc.	Reason for modification being proposed
Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		N4.SA5 Canning Town Riverside N8.SA1 Stratford Centre N8.SA2 Stratford Station N8.SA3 Greater Carpenters District N8.SA4 Stratford High Street Bingo Hall N8.SA5 Stratford Town Centre West N8.SA6 Stratford Waterfront South N8.SA7 Rick Roberts Way	

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
			N8.SA10 Chobham Farm North N11.SA3 Alpine Way N15.SA2 Woodgrange Road West	
FMO110	The employment uses should be consistent with Local Plan Policy J1, and within the Strategic Industrial Location should prioritise industrial large scale industrial and small scale light industrial, suitable for clean, green and low carbon industries, cultural and creative production / manufacturing and digital and high technology industries. Development within the Local Mixed Use Area designation should be consistent with the requirements of Local Plan Policy J1. Development on the site should maintain no net loss or deliver a net gain of industrial floorspace capacity as well as protecting the function and integrity of SIL where possible following Local Plan Policy J3 deliver the same quantity of industrial floorspace as the permitted scheme.	Part 2, p.391	N2.SA4 Thameside West, Development Principles	Clarifications. Related to Action Points 34 and 35.
FMO111	The employment floorspace should be consistent with Local Plan Policy J1. The Gasholders portion of the site should prioritise industrial floorspace in the form	Part 2, p.460	N7.SA2 Twelvetrees Park	Clarifications. Related to Action Points 34 and 35.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	of light industrial workspace suitable for micro-businesses and small and medium enterprises. There is potential for industrial floorspace to be tailored to specialist sectors including high tech media, low carbon and digital industries subject to robust market testing to demonstrate suitability. Development on the remainder of the site should follow Local Plan Policy J3 deliver the same quantity of employment floorspace as the permitted scheme.		and Former Bromley By Bow Gasworks, Development Principles	
FMO112	Plot MU3 should be employment-led development with residential. The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace suitable for modern light industrial uses, including for creative industries, and business and flexible workspace. Development on the site The other development plots should follow Local Plan Policy J3 deliver the same quantity of employment uses as the permitted scheme.	Part 2, p.464	N7.SA3 Sugar House Lane, Development Principles	Clarifications. Related to Action Points 34 and 35.
FMO113	The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace, including co-location with residential as part of the development around the Pudding Mill DLR Station and at Legacy Wharf. Development to the west of Cooks Road should be consistent with the Local Mixed Use Area designation. Development on the site should follow Local Plan	Part 2, p.503	N8.SA9 Pudding Mill, Development Principles	Clarifications. Related to Action Points 34 and 35.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketthrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	Policy J3 provide the same quantity of business and industrial floorspace as the permitted schemes.			
MO40.2 (a)	<p>Gallions Reach will be transformed into a new neighbourhood through phased development supported by the delivery of an extended DLR line and new DLR station or a similarly transformative (as confirmed by Transport for London) public transport intervention and complementary transport measures at N17.SA1 Beckton Riverside. To align with the delivery of a new DLR station and complementary transport measures or a similarly transformative (as confirmed by Transport for London) public transport intervention, a new town centre will be created. This will consolidate and diversify the existing retail offer alongside the creation of a local scale evening and night time economy. The neighbourhood will be supported by new community facilities and schools.</p> <p>The sewage works will be retained and any environmental impacts will be mitigated through appropriate buffering and design responses. The remaining industrial land will be intensified and continue to attract industrial, utilities, storage and distribution uses utilising the good accessibility to the strategic road network.</p> <p>The vision for Gallions Reach will be achieved through the extension of the DLR and the creation of a new DLR station at Beckton Riverside and complementary transport infrastructure or a similarly transformative (as confirmed by Transport for London)</p>	Part 2 p.589	N17.SA1 Beckton Riverside Vision	Agreed as part of the Beckton riverside SoCG. Related to Action Point 10.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in striketthrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	public transport intervention , along with improved capacity at Gallions Reach station, to enable an uplift in housing density and the creation of a new town centre and by:			
MO40.2 (b)	<p>[...]</p> <p>5. reconfiguring the phased reconfiguration of the existing out-of-centre retail Gallions Reach Shopping Park offer to create a new town centre in line with Policies HS1 and HS2 by:</p> <p>a. requiring significantly reduced car parking, a high-quality and animated public realm, town square, and quality walking and cycling links to public transport and the wider neighbourhood;</p> <p>b. supporting a diverse mix of main town centre uses, including offices, as well as temporary and pop-up uses such as markets, by retaining the overall quantity of comparison retail floorspace and creating and expanded offer of convenience and retail services floorspace, to meet local catchment needs and demonstrated market demand for retail, leisure, services, workspace and community uses, as well as temporary and pop-up uses such as markets;</p> <p>[...]</p> <p>10. supporting the removal of the Thames Gateway Bridge Safeguarding (by the Secretary of State, following recommendation by Transport for London and the Mayor of London);</p>	Part 2 p.589	N17.SA1 Beckton Riverside Vision	Agreed as part of the Beckton riverside SoCG. Related to Action Point 10.

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Consistency references expressed as e.g. 1.1	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>11. improving conditions for walking, cycling and public transport by:</p> <ul style="list-style-type: none"> a. radically reducing existing car parking capacity and the dominance of road infrastructure across the neighbourhood; b. mitigating any severance caused by new train tracks, including through the provision of new bridges for walking and cycling; c. supporting the provision of a Thames Clipper Pier; d. improving Armada Way, Gallions Road and Atlantis Avenue to enhance conditions for walking, cycling and public transport and to improve links to Gallions Reach station; e. providing new crossings at Royal Docks Road, Gallions Reach Roundabout, Alfred's Way and across the River Roding (including the Lower Roding Crossing) to reduce severance and to improve connectivity to Beckton and the wider network of neighbourhoods and to neighbouring boroughs; f. extending the Greenway to provide improved walking and cycling links through the neighbourhood and across to Beckton and extending the Thames Path through the neighbourhood along both the River Thames and the River Roding to provide connectivity at Barking Creek; g. supporting the provision of the Royal Docks Road (A406 to Gallions Reach) and River Roding Strategic Cycling Corridors; h. requiring and supporting new or improved walking and cycling routes to maximise physical and visual access to the water; i. supporting the implementation of Low Traffic Neighbourhoods and new and improved modal filters; 			

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	<p>[...]</p> <p>14. mitigating the odour impacts of the sewage treatment works ahead of the occupation of developments in the vicinity through appropriate buffering and other design solutions;</p> <p>[...]</p> <p>21. requiring a new health centre at N17.SA1 Beckton Riverside to provide a wide range of health services.</p> <p>22. requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</p>			
MO111	<p>In an area of deficiency of access to all parks.</p> <p>Site contains the Thames Gateway Bridge Safeguarded Land and Beckton Riverside two Sites of Importance for Nature Conservation (SINCs) and is adjacent to the River Thames and tidal tributaries SINC.</p> <p>Air Quality Management Area</p>	Part 2 p.591	N17.SA1 Natural environment designations	Clarification
MO40.4 (a)	Residential development, employment uses, open green space, main town centre uses and social infrastructure, including community facilities, education uses, sports and recreation facilities and a health centre.	Part 2 p.594	N17.SA1 Development principles	Agreed as part of the Beckton riverside SoCG.

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Consistency references expressed as e.g. 1.1	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>The scale and nature of development on this site is contingent on the proposed changes to transport infrastructure on this site, including a new DLR station and track crossing the river in accordance with Local Plan Policy T1.1(c).:-</p> <ul style="list-style-type: none"> — a new DLR station and track; and/or — delivery of a river crossing; or — release of the land safeguarded for a river crossing crossing (by the Secretary of State, following recommendation by Transport for London and the Mayor of London). <p>Applications for the development of this site, and their phasing, should consider and relate to the range of potential transport infrastructure changes on this site, in line with the principles outlined below.</p> <p>Development should be phased to maximise transport connectivity and capacity Until the DLR construction contract is let or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding:</p> <ul style="list-style-type: none"> - Transformative development activity should only occur in the southern section of the site within easy walking distance of Gallions Reach DLR station, which can be reached via a pleasant and safe route. - In line with Policy HS1, Significant development of main town centre uses at and redesign of Gallions Reach Retail Shopping Park should help deliver significant phased reduction in car parking and support complementary transport measures ahead of the DLR station completion. not occur and 			Related to Action Point 10.

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Consistency references expressed as e.g. 1.1	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>applications on that part of the site will be assessed in accordance with Local Plan Policy HS1.</p> <ul style="list-style-type: none"> - Where proposals do not contribute to the sustainable modal shift of the site, these will be assessed as asset management applications in accordance with Local Plan Policy HS3. - The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace, in particular transport and utilities infrastructure and large scale industrial uses with a focus on logistics and warehousing and clean, green and low carbon industries. Employment uses outside of the Strategic Industrial Locations should be for light industrial uses. - A neighbourhood parade should be provided at a point between the location of the proposed new district centre and Albert Basin Local Centre, in line with the requirements in Local Plan Policy HS1.1. - Development should address the need for community facilities in the area by delivering community facilities in the new neighbourhood parade, unless it can be demonstrated that the needs of the community have already been met. Development should consider all types of community facility, as set out in the Community Facilities Needs Assessment (2022) evidence base. Any provision of community facilities should meet the requirements of Local Plan Policies SI2 and SI3. - The health centre should be located in the neighbourhood parade and the primary school and associated early years' provision should be located in the 			

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Consistency references expressed as e.g. 1.1	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>southern part of the site, in close proximity to the new developments to the south of site.</p> <ul style="list-style-type: none"> - Development should deliver the Local Park, the continuation of the Thames Path through the site, an enhanced route to Gallions Reach DLR station and the extension of the Greenway into the site at the earliest opportunity. <p>Following funding commitment¹ to the DLR extension, in line with the wider masterplan and delivery of transport, development should deliver: Once the DLR construction contract is let or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding:</p> <ul style="list-style-type: none"> - Transformative activity of the remainder of the site in line with transport delivery Transformative development activity on the remainder of the site can commence, of a scale which reflects the improved transport access. - A new town centre should be delivered, focussed on the area mapped on the policies map, consistent with a district centre designation. There is an opportunity to provide the quantity and scale of uses consistent with a major centre, if supported by the findings of an up-to-date and robust Marketing Strategy and Impact Assessment, in line with the requirements in Local Plan Policy Policies HS1 and-HS2. 			

¹ Government confirmed funding to the scheme through the Autumn Budget in 2025; TfL with partners are working towards the Transport Works Act Order to enable the delivery of the DLR by early 2030s.

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Consistency references expressed as e.g. 1.1	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>The new town centre must be located in close proximity to the DLR station and be delivered in line with the requirements in HS1.2.</p> <ul style="list-style-type: none"> - The phased development of the new town centre shall be supported by information of how early phases of the town centre will be sited and managed alongside the existing Shopping Park and the delivery of the new DLR station and track. - The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace in the Strategic Industrial Locations, in particular transport and utilities infrastructure and large scale industrial uses with a focus on logistics and warehousing and clean, green and low carbon industries. Smaller-scale office uses should be prioritised in the new district centre. - Development should address the need for community facilities in the area by delivering new community uses in the new town centre, unless it can be demonstrated that the needs of the community have already been met. Development should consider all types of community facility, as set out in the Community Facilities Needs Assessment (2022) evidence base. Any provision of community facilities should meet the requirements of Local Plan Policies SI2 and SI3. - Any expanded health hub or The health centre and sports and recreation uses should be located in the most accessible part of the site, within the town centre. The secondary school should be located in close proximity to the new town centre and public transport. 			

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	All development proposals should ensure that flood risk is minimised, mitigated and informed by a site-specific Flood Risk Assessment, as per Local Plan policy CE7 and informed by the Strategic Flood Risk Assessment Level 2 Site Assessment (2023) (2025) .			
MO40.4 (b)	<p>[...]</p> <p>In the southern part of the site, building heights should generally range between 21-32m (ca.7-10 storeys) with taller elements of approximately up to 40m (ca. 13 storeys) in limited locations in the areas closest to Gallions Reach DLR station and the riverside, with consideration given to marking the neighbourhood parade.</p> <p>In the northern part of the site, unlocked by the DLR extension and transport connectivity and once the DLR construction contract is let or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding, building heights should generally range between 21-32m (ca.7-10 storeys) with taller elements of approximately up to 50m (ca. 16 storeys) in limited locations at the new town centre and DLR station.</p> <p>Buildings should set back from the watercourse water spaces to avoid overshadowing impact.</p> <p>A buffer of preferably employment uses should be provided between residential uses and the Strategic Industrial Location both within and adjacent to the site allocation. Non-residential stacked industrial buildings are considered to be the most appropriate</p>	Part 2 p.594	N17.SA1 Design principles	<p>Agreed as part of the Beckton riverside SoCG. Related to Action Point 10.</p> <p>N.B. The heights have not been agreed as part of the SoCG.</p>

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	typology to provide a buffer. The retention of existing retail warehouses in Gallions Reach Shopping Park is also considered as an appropriate buffer. The design and layout of the site should consider public realm enhancements and avoid habitable rooms and amenity spaces facing industrial uses. Separate HGV and pedestrian access should be designed to avoid conflicts between different uses, particularly where servicing the buffer building. [...]			
M040.5	Development should support and enable the delivery of a new DLR route and station at Beckton Riverside , through participating in a joint stakeholder approach with landowners, infrastructure providers and authorities, and improved capacity at Gallions Reach DLR. Development proposals within the part of the site safeguarded for the Thames Gateway Bridge must be referred to Transport for London and the Mayor of London for confirmation it will not preclude the delivery of a road crossing, until the safeguarding is removed as directed by the Secretary of State, following recommendation by Transport for London and the Mayor of London. Development should deliver an automated vacuum waste collection system to service all Local Authority Collected Waste generated by the development where viable , in accordance with the requirements of Local Plan Policy W3.8.	Part 2 p.595	N17.SA1 Infrastructure requirements	Agreed as part of the Beckton riverside SoCG. Related to Action Point 10.

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	<p>In line with the wider masterplan and delivery with transport, development should:</p> <p>Until the DLR construction contract is let or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding:</p> <ul style="list-style-type: none"> - Development should provide a Provide a new primary school, with early year's childcare provision of the scale required to meet projected need for school places in accordance with Local Plan Policy SI4 and a health centre designed to meet NHS needs and standards. Provision of health facilities should be subject to a needs based assessment at the time of delivery and meet the requirements of Local Plan Policy SI2. - Development should Address existing open green space deficiency by providing a consolidated Local Park of a minimum of 2 hectares and Pocket Parks to service nearby residential neighbourhoods. The open green space provision should prioritise the provision of community growing opportunities. In addition to the open green space provision, development should provide publicly accessible play space in the form of a Local Area for Play a Locally Equipped Area for Play and a Neighbourhood Equipped Area of Play. - Development should Pprovide a sports-lit MUGA, meeting the requirements of Local Plan Policy GWS5. <p>Following funding commitment to the DLR extension Once the DLR construction contract is let, or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding, development should deliver:</p> <ul style="list-style-type: none"> - A new leisure centre in the district centre. Provision should meet the needs identified in the Built Leisure Needs Assessment (2025) (2024) and be delivered 			

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	<p>in accordance with the requirements of Local Plan Policies SI2 and SI3. A new leisure centre at this site is not required if the built leisure provision for the area has already been delivered at N11.SA1; and</p> <ul style="list-style-type: none"> - A secondary school of the scale required to meet projected need for school places in accordance with Local Plan Policy SI4. Open space for the secondary school can be split between the core school site requirements and hard outdoor PE provision, which should be provided on the school site, and soft outdoor PE provision which can be met in another part of the allocation but within a 10 minute walk of the school. Both the hard and soft outdoor PE provision should be accessible to the wider community; and - Health centre designed to meet NHS needs and standards. Provision of health facilities should be subject to a needs based assessment at the time of delivery and meet the requirements of Local Plan Policy SI2 An expanded health hub designed to meet NHS needs and standards for the projected population; and - safeguarded space for River Pier Landing Facilities and a River Pier. 			