

## Schedule of proposed main 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 <del>2038</del> <b>2042</b> . This is a 15 year period from the Regulation <del>18 Consultation</del> 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 <b>(shown in shaded boxes, identified by their Policy reference)</b> relevant to the proposal will be used to assess its compliance and acceptability. <b>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.</b>	Part 1 p.14	Introduction para i.29	Consistency with section 17 of the 2004 Act This is related to AP1
MO2.1	<b>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.</b>	Part 1, p. 6	Introduction section, after paragraph i.4	Compliant with regulation 8(5)
MO10	h. development that supports <del>the vision of the Lee Valley Regional Park Authority's Development Framework (Area 1);</del> and <b>Area Proposals as they apply to the parks in Newham.</b>	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. <b>These include the Lee Valley VeloPark and land consisting of the northern Olympic parklands,</b>	Part 1, p29	BFN1 Justification text	Clarification agreed as part of statement of common ground with Lee Valley Regional Park Authority

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	<b>the open spaces and natural play at Three Mills Green and Riverside, part of the Greenway, and the Bow Creek Ecology Park.</b>			
MO11	Meanwhile uses must also comply with the Plan's commitment to tackling the climate emergency, meet BREEAM excellent, <b>as and where applicable to the proposed use</b> , 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. <b>An exception to the requirement to meet BREEAM excellent may be made for temporary structures seeking permission for a shorter time period. Where this is allowed, extensions in time are unlikely to be granted, to avoid long term poor quality development.</b>	Part 1, p. 32	BFN1.8 Implementation text	Clarification of how the Council expects environmental standards to be applied to short-term temporary buildings.
MO12.1	1. Sites should be designed and developed comprehensively. Piecemeal <del>delivery</del> <b>development</b> 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 <b>demonstrate commitment to delivering the placemaking and socio-economic masterplanning aims approved, by undertake</b> <del>undertake</del> post occupancy surveys and <del>share</del> <b>sharing</b> the results with the Council.	Part 1, p. 34	BFN2 part 5	Clarification of policy application

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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, <b>including how this relates to any proposed phasing of the site</b> . 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. <b>In addition, whole life carbon considerations should be factored into masterplanning, by considering the possibility for, and benefits of, retrofitting existing buildings and the reuse of any existing materials on site.</b>	Part 1, p. 37	BFN2.3 Implementation text	Clarification and consistency with Policy CE3
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 <b>achieve a proportionate response rate</b> <del>have a response rate of at least 40 per cent</del> 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	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)

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	<b>v. Development impacting an existing or creating a new internal or external permanent market</b>			
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 <b>not meeting all policy requirements on viability grounds.</b> <del>provision of site specific viability.</del>	Part 1, p46	BFN4:2 Implementation text	Clarification of policy application
MO17	1. All developments should have regard to the Newham Characterisation Study (2024) and any further, <del>relevant Council-led</del> <b>adopted</b> design guidance/ <b>code or guidance supported by the Council</b> , and/or <del>code</del> 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 <del>(Silver award).</del>	Part 1, p. 49	D1 part 3	Clarification to support achieving joint objectives with the Metropolitan Police Service.
MO18.2	<del>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</del>	Part 1, p. 53	D1.3 Implementation text	Clarification to support achieving joint objectives with

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	<p><del>Authority (formerly the Centre for the Protection of National Infrastructure).</del> 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). <del>Developments should aim to achieve Silver Award level.</del> Early <b>and ongoing</b> engagement with the Metropolitan Police Service's <b>Designing out Crime Officers (DOCOs)</b> is encouraged to ensure the proposal can meet this level of accreditation, <b>and to understand what other teams should be engaged in the design and delivery processes - e.g. Counter Terrorism Security Advisors (CTSAs), the Traffic Management Unit (TMU) and/or the British Transport Police (BTP).</b></p> <p>[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] <b>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).</b></p>			the Metropolitan Police Service.
MO20	Temporary buildings may display a transient materiality, but the quality of the overall design should remain of a high standard. <b>The choice of construction methods, landscaping, materials and finish should take into account the character of the local context and the impact on the</b>	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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	<p><b>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.</b></p> <p>The Design and Access Statement should provide information on the lifespan of materials used, including maintenance considerations, 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. <b>Nevertheless, it will rarely be justifiable to grant a second temporary permission, except in cases where changing circumstances provide a clear rationale.</b></p>			
FMO9	<b>All proposals are expected to make efficient use of land available through the design-led process.</b> Any Design and Access Statement should address all the boroughwide design guidance themes relevant to a ‘transform’, ‘enhance’ or ‘conserve’ character of the site – <b>making reference to relevant sections of the Characterisation Study,</b> demonstrating how they have been addressed and balanced to	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.

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	contribute towards a successful, well integrated, healthy and functional neighbourhood. <b>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.</b>			
MO23.1, MO23.2, MO23.3, MO23.4, MO23.5, MO23.6, MO23.7, MO23.11, MO23.12	<b>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.</b>	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



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MO23.8, MO23.9, MO23.10,	Careful consideration is required for <del>the suitable</del> location of tall buildings, particularly along the <del>waterways</del> <b>water spaces</b> , to avoid <b>or minimise</b> overshadowing <b>that could negatively affect plant growth and the quality of impact on watercourses</b> <del>water spaces</del> .	Part 1, p. 74, p.76	Table 1(Row: TBZ15: West Ham Station; TBZ16: Abbey Mills; Column: Further guidance)  Table 1 (TBZ18: Stratford High Street; 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
MO30	Development with tall buildings in locations within Source Protection Zones (SPZs) should preserve, <del>where possible</del> , 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

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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 <b>or minimise</b> overshadowing, which can negatively affect plant growth, as well as the quality of existing and proposed public open space, including <del>watercourses</del> <b>water spaces</b> .	Part 1, p. 82	D4.3 Implementation text, 'environmental impact' subsection	Clarity, and consistency in referencing water spaces, in line with glossary definition.  Further modification in response to AP6.b
MO31	To secure the long-term viability of <del>new</del> <b>existing and future</b> employment <b>uses on employment land (including intensification in line with Policy J2)</b> <del>floor space and compatibility of proposals close to designated employment land</del> , the policy requires applicants to demonstrate that proposed <b>vulnerable uses (such as residential uses or schools) exposed to the various amenity impacts generated by a range uses on employment land</b> can successfully co-exist <b>long-term</b> in the context of their site., particularly <del>when proposing uses that may be more vulnerable to the amenity impacts, such as residential uses or schools.</del> <b>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</b>	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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	<b>employment land as part of the lawful intensification of use on SILs and LILs, having regard to national regulatory context and the spatial strategy set out in this Plan.</b>			
FMO13	2. Developments within areas designated as Areas of Townscape Value or in their settings should seek to <del>conserve</del> <b>sustain</b> and enhance their character and avoid <b>and minimise significant harm</b> 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, <b>unless demonstrated that all reasonable steps have been taken to avoid and minimise harm and that public benefits proportionately outweigh any harm caused.</b> 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 <del>new small scale frontages serving localised need</del>	Part 1, p. 108	HS1 part 1f	Clarification of the separate role of new small scale

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	<del>including</del> new Neighbourhood Parades at N17.SA1 Beckton Riverside, N2.SA2 Lyle Park West and N8.SA3 Greater Carpenters District; <b>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.</b>			frontages as part of the town centres network.
MO37	2. New development for the provision of main town centre uses within N17.SA1 Beckton Riverside, must be accompanied and informed by masterplanning of the new town centre. This will be achieved through: a. <del>Not supporting incremental change to the composition of Managing the existing out-of-centre Gallions Reach Shopping Park as an out-of-centre retail park.</del>	Part 1, p. 111	HS1 part 2	Clarification and consistency with HS3.  NOTE: will be subject to further amendments following Week 1 action point/SOCG.
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, <del>or similarly transformative public</del>	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.  NOTE: will be subject to further amendments following Week 1 action point/SOCG.

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	<del>transport investment (as confirmed by Transport for London public transport intervention).</del>			
MO41	In the interim, while key masterplanning decisions are outstanding and particularly until commitment to the new DLR station is <del>known</del> <b>secured such that the development trigger clause of N17.SA1 Beckton Riverside site allocation is met</b> , changes to Gallions Reach Shopping Centre will continue to be managed as an out of centre destination.	Part 1, p. 116	HS1.2 Implementation text	NOTE: will be subject to further amendments following Week 1 action point/SOCG.
FMO15	d. Main town centre use units within the proposed primary shopping area should <del>create</del> <b>maximise opportunities for</b> continuous shopfront frontages along the key footfall route(s), and be supported by quality public realm and by good permeability and connectivity.	Part 1, p. 111	HS1 Part 3d	Clarity in response to Q9.5, and consistency with HS2.5
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. <b>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.</b>	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

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	[...] 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 <del>an Impact Assessment</del> and a well-resourced Vacancy Prevention Strategy.			
FMO16	3.76 Overall, the main objective of this policy is <b>not to impose limits on the location of new homes, but</b> 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 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. <b>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.</b>	Part 1, p. 113	HS1 Justification text 3.76	Clarification in response to Q9.4
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	Part 1 ,	HS3.1 implementation	Clarification of implementation approach that

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	<p>undesigned 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.</p> <p><b>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 that:</b></p> <ul style="list-style-type: none"> <li>• <b>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</b></li> <li>• <b>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.</b></li> </ul>	p. 132	text, final paragraph	aligns with NPPF (2023) Paragraph 94 and London Plan (2021) Policy SD7, while better reflecting the findings of the Retail and Leisure Study (2022).
FMO17	1. Development impacting on an existing internal or external market site will only be supported where:	Part 1,	HS4 Part 1 and Part 3	In response to Week 2 action note, for consistency and

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	<p>[...]</p> <p><b>c. Identify and positively contribute to the health and social value of the market, in line with Policy BFN3.</b></p> <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; <b>in the case of a new market, this should also demonstrate how positive social value potential is optimised, in line with Policy BFN3.</b></p> <p>[...]</p>	p. 134		addressing Plan objective to protect markets, in line with NPPF and policy HS4 (as supported by the evidence base).
MO44	<p><b>A pitch is defined as a 3 by 3 meters area, unless otherwise agreed with the Council, in consultation with its Markets operations team.</b></p> <p>Servicing facilities should...</p>	Part 1, p. 135	HS4.1 implementation text	Clarification



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MO15.2	Any redevelopment of or adjacent to a market will be used as an opportunity to rectify any existing poorly functioning physical aspects of the market (e.g. entrances, layout, visitor circulation, quality of materials and servicing layouts). <b>This should be responsive to the social and health value of the market, as assessed against the Health and Social Value Impact Screening Assessment requirement of Local Plan Policy BFN3, alongside any other planning matter relevant to the application.</b>	Part 1, p. 135	HS4.1 implementation text	Consistency of addressing Plan objective to protect markets, in line with NPPF and policy HS4 (as supported by the evidence base).
MO15.3	[insert new paragraph after second paragraph] <b>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.</b>  The Pop-ups and Markets Management Plan submitted should address [...]	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).
MO45.1	3.114 However, the delivery of visitor accommodation must be balanced against need for other forms of development, not least housing. <b>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</b> <sup>[add footnote]</sup> <b>[Trust for London, Housing and homelessness (Q1 2025)]</b> <sup>[hyperlink]</sup> <a href="https://trustforlondon.org.uk/data/topics/housing/?tab=temporary-">https://trustforlondon.org.uk/data/topics/housing/?tab=temporary-</a>	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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	<p><a href="#">accommodation-borough</a>]. Given the housing crisis, homeless households and asylum seekers are at times placed temporarily in hotels or other bed and breakfast accommodation <sup>[add footnote]</sup> [National statistics for 31<sup>st</sup> March 2025 indicate that 394 homeless households were housed in B&amp;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 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 <del>1,373</del> <b>2,192</b> rooms have already been delivered, with a further <del>483</del> <b>1,085</b> in the pipeline as of 2022/23. The policy therefore requires market demand testing <b>that reflects Newham's economic growth and tourism demand,</b></p>			

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	to ensure there is not an over delivery of visitor accommodation and land is protected for other priority uses.			
MO45.2	<p><b>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.</b></p> <p><b>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.</b></p>	Part 1, p. 150	HS8.2 Implementation text	Clarification and consistency with H1.3.
MO46	<p>An assessment is likely to require evidence of the following:</p> <ul style="list-style-type: none"> <li>• an excess of facility provision</li> </ul>	Part 1, p.156-157	SI1.1 Implementation text	Clarification of approach to how the Council expects the mapping findings of

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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 <b>bold</b> and removed text in <del>striketrough</del>.</p> <p>Footnotes and hyperlink changes expressed between [ ] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	<p>Newham's Community Facilities Needs Assessment (2022) Appendix B to be updated as part of an application.</p>

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	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.			
MO47	A needs-based assessment is likely to require evidence of the following: <ul style="list-style-type: none"> <li>• 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 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 <del>and if the loss of a facility in this location would create a deficiency in the network</del>, factoring in any pedestrian barriers and access challenges in the urban context.</li> </ul>	Part 1, p.162	SI2.1 Implementation text	Clarification and consistency, as SI1 addresses loss, while SI2 addresses new and re-provided facilities.
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	Part 1, p.179	Justification text	Update to evidence base

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	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. <del>As such, in order to better understand this need and consider ways it can be met, we are commissioning a</del> Newham's Burial Space Study <b>(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</b> 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.			
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 <b>(2024) and any relevant future local and/or regional burial space evidence base.</b>	Part 1, p.179	SI5.2 Implementation text	Update to evidence base
MO50	<b>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</b>	Part 1, p.197	SI5.2 Implementation text	Clarification

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	<b>team, community managers, the local community and intended users of the facility.</b> and <del>opportunities for co-design with relevant communities, undertaken early in the design process.</del>			
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 <del>10,000</del> <b>12,800</b> jobs ( <del>4,800</del> <b>6,400</b> in the office sector and <del>5,200</del> <b>6,400</b> in industrial/warehousing and logistics sectors); <del>335,000</del> <b>418,000</b> sqm of industrial floorspace and a minimum of <del>90,000</del> <b>118,000</b> sqm of office floorspace <del>over the Plan period to 2038</del> <b>between 2021 to 2042.</b>	Part 1, p.182	J1 part 1	To update the targets to reflect the revised Plan timeframe to 2042. This is the proposed modification in response to AP4.
MO51.1	Sites with potential for intensification <b>[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).</b>	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. <b>Where Strategic</b>	Part 1, p.191	J1.2 Implementation text, 'Strategic Industrial	Clarifications. This is agreed with the Greater London Authority through the

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	<b>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 proactive planning for industrial intensification to achieve the objective of this policy.</b>		Locations (SIL) and Local Industrial Locations (LILs)' subsection	statement of common ground (ED007).
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. <b>Employment-led development can consist of employment only development but must still demonstrate that the employment needs at the site are being met.</b>	Part 1, p.191	J1.2 Implementation text, 'Local Mixed Use Areas (LMUAs)' subsection	Clarifications.
MO53.1	<b>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</b>	Part 1, p.192	J1.2 Implementation text	Clarifications. This is agreed with the Greater London Authority through the



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	<b>secured through conditions to limit uses consented within Class E, in order to achieve the objective of this policy.</b>  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 opportunity to ensure that they align with the function, character and priority uses of their proposed location.			statement of common ground (ED007).
FMO20	<b>Within the employment sites listed in Policy J1 Tables 6-9 and site allocations, c</b> Co-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	Part 1, p.194	J2 part 2	Clarifications.

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	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.			
MO53.2	<b>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: - 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.</b>	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).
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. <b>Proposals that are not proposing to meet the contribution requirement on viability grounds must meet the requirements of Policy BFN4.</b>	Part 1 p.204	J4.1 Implementation text	Clarifications and consistency with Policy BFN4
FMO4	[Policy H1] 1. Newham will enable a net increase of between <del>51,425 and 53,784</del> <b>445,611 and 53,954</b> quality residential units between 2023 <del>7</del> <b>7</b> and 2038 <del>42</del> <b>42</b> . This will be achieved through:	Part 1, p. 207	Policy H1 Part 1	To reflect the Statement of Common Ground with the Greater London Authority and

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	<div><div><div>a. the majority of new residential units being brought forward on site allocations; and</div><div>b. the optimisation of housing delivery on sites below 0.25 hectares in size; and</div><div>c. supporting residential developments that come forward on windfall sites (unallocated or undesignated land) unless other policies within the Local Plan direct otherwise.</div></div><div>Supply will be measured through a stepped trajectory, based on the minimum housing requirement of 45,611, with a different minimum annual target for every phase of the Plan, as follows:</div><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></div>	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			respond to Action points from week 1 hearing sessions.
Delivery Period	Years	Minimum Annual Target																	
Phase 1a (Short term – 2021 London Plan period)	27/28 – 28/29	4,760																	
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FMO5  (FMO6 and FMO7 has been superseded).	<p>[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. <b>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 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).</b></p> <p><b>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</b></p>	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 the differences between the higher and lower range housing requirement and to move the stepped trajectory table to the policy text of H1.

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FMO21	<p>[Paragraph 3.175] The stepped trajectory shows a significant amount of Newham's housing target will be delivered in the <del>medium to</del> 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. <b>A breakdown of expected delivery from different sources over the course of the plan period is provided below:</b></p> <ul style="list-style-type: none"> <li>• <b>Allocations: 42,136</b></li> <li>• <b>Small sites: 5,700</b></li> <li>• <b>Windfalls: 3,328</b></li> <li>• <b>Permissions and resolutions to grant on sites not allocated in the Plan: 2,790</b></li> <li>• <b>Total: 53,954</b></li> </ul> <p><del>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.</del></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.
MO54.4	b. a house in multiple occupation for the sole use by Newham's <del>Temporary Accommodation service</del> <b>Council</b> for people who are owed a	Part 1, p. 210	H2 part 4b	Clarification of relevant Council department(s).

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	homelessness duty or single homeless people; and			
MO58	For the purposes of part H2.1.c, developments that propose the loss of family-sized housing ( <b>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</b> ) 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 <del>agreed-capped</del> 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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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in <b>bold</b> and removed text in <del>striketthrough</del>.</p> <p>Footnotes and hyperlink changes expressed between [ ] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
MO54.5	<p>To meet the requirements of this policy, the use of the housing specifically for Newham Care Leavers <del>or</del>, 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 <del>Temporary Accommodation</del> <b>relevant commissioning service(s)</b>, and the Council's <del>Children's commissioners where relevant</del> 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 <del>Temporary Accommodation service (who also help facilitate the housing of children leaving care)</del> <b>relevant commissioning service(s)</b> and the Council's <del>Children's commissioners, where relevant</del>, 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 <del>Temporary Accommodation</del> <b>relevant commissioning service(s)</b> 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><del>Children's commissioners, where relevant,</del> 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><b>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.</b></p> <p>Given the evolving picture of need for these forms of accommodation, if Newham's <del>Temporary Accommodation</del> <b>relevant commissioning</b> service and/or <del>relevant commissioners</del> 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 <del>affordable home ownership</del> <b>intermediate</b> 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 <b>and in the Gypsy and Traveller Accommodation Assessment;</b> "	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, <del>two person</del> 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, <del>two person</del> 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 <b>bold</b> and removed text in <del>striketrough</del> .  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. <b>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.</b> 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 <del>A</del> affordable <del>Rented H</del> omes, <b>rented</b> at equivalent rents to London Affordable <del>Social</del> Rent and 10 per cent of the total units being <del>A</del> affordable <del>Rented H</del> omes, <b>rented</b> 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 <b>bold</b> and removed text in <del>striketrough</del> .  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 <del>rented</del> housing, with 50 per cent of the total units as <del>rented Affordable Rented Homes</del> at equivalent rents to <del>London Affordable</del> <b>Social</b> Rent and 10 per cent of the total units being <del>rented Affordable Rented Homes</del> at equivalent rents to London Living Rent. <del>Weekly rent benchmarks for London Affordable Rent are published on the Greater London Authority's website.</del> 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 <b>or approved</b> 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 <b>or approved</b> campus	Part 1, p. 231	Policy H8 Policy parts 1a, 2a, 2d 4c and 5	Clarification of intended policy application

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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 <b>bold</b> and removed text in <del>striketrough</del>.</p> <p>Footnotes and hyperlink changes expressed between [ ] brackets</p> <p>development in the borough; or ... 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 <b>or approved</b> campus development in the borough.</p> <p>4. New purpose-built student accommodation should: ... c. where purpose-built student accommodation is being delivered within or adjacent to an existing <b>or approved</b> 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 <del>is</del>-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 <b>or approved</b> student campus-based facilities for studying and/or sport and recreation that have sufficient capacity to meet any increased need.</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO67.1	2. New purpose-built student accommodation in all other neighbourhoods outside Stratford and Maryland will only be supported where: ... c. it will not create an over- <del>saturation</del> <b>concentration</b> of purpose-built student accommodation; or .... 4. New purpose-built student accommodation should: ... b. in areas of over- <del>saturation</del> <b>concentration</b> , secure all of the bedrooms in the development through a nomination agreement, for occupation by students of one or more higher education providers; and	Part 1, p. 231	Policy H8 Policy parts 2c and 4b	Clarification of terminology to align with Student Housing London Plan Guidance.
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- <del>saturation</del> <b>concentration</b> , 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- <del>saturation</del> <b>concentration</b> , student	Part 1, p. 232	Policy H8 Justification text. Paragraph 3.189	Clarification of terminology to align with Student Housing London Plan Guidance.

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	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.			
MO66.2	<ul style="list-style-type: none"> <li>a proposal would lead to over 800 beds of student housing, <b>including existing or approved purpose built student accommodation sites</b>, being located within a radius of 300 metres from <b>the proposal site</b> <del>an existing purpose built student accommodation site or approved development</del>.</li> </ul>	Part 1, p. 233	H8 Implementation text - ALL section	Clarification of intended policy application
MO67.3	<p>This policy will seek to monitor over-<del>saturation</del> <b>concentration</b> of student bed spaces in each neighbourhood. For the purposes of this policy, over-<del>saturation</del> <b>concentration</b> of purpose built student accommodation in a neighbourhood or resulting from a development is considered to be: [...]</p> <p><b>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.</b></p> <p><b>For the purposes of this policy only, adjacent to is defined as 'being within 300 metres of'.</b></p>	Part 1, p. 233	H8 Implementation text - ALL section	Clarification of intended policy application

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	<b>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’.</b>			
MO67.4	Where a new development would lead to an over- <del>saturation</del> <b>concentration</b> of student accommodation in a neighbourhood (see definition of over- <del>saturation</del> <b>concentration</b> in the ‘ALL’ implementation text for Policy H8 above), accommodation should either: <ul style="list-style-type: none"> <li>• only re-provide the same number of bedrooms as the existing development and should not result in a net increase of student bed spaces; or</li> <li>• 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.</li> </ul>	Part 1, p. 233	H8.2 Implementation text	Clarification of terminology to align with Student Housing London Plan Guidance.
MO67.5	Areas of over- <del>saturation</del> <b>concentration</b> will be assessed in accordance with the definition of over- <del>saturation</del> <b>concentration</b> in the ‘ALL’ implementation text for Policy H8 above.  In areas that don’t experience over- <del>saturation</del> <b>concentration</b> of purpose-built student accommodation, the majority of purpose-built student rooms are required to be secured through a nominations agreement as	Part 1, p. 234	H8.4 Implementation text	Clarification of terminology to align with Student Housing London Plan Guidance.



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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 <b>bold</b> and removed text in <del>striketrough</del>.</p> <p>Footnotes and hyperlink changes expressed between [ ] brackets</p> <p>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 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"> <li>• full-time higher-education students at local Higher Education Providers (within Newham's borough boundary).</li> <li>• those at other London HEPs with good sustainable transport connections to the site.</li> </ul>		<p>Paragraph number, policy reference and part, implementation text reference etc.</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 <b>bold</b> and removed text in <del>striketrough</del>.</p> <p>Footnotes and hyperlink changes expressed between [ ] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
	<ul style="list-style-type: none"> <li>• any other higher-education student at a London HEP campus.</li> <li>• as a last resort, any other higher-education student with a need to reside in London.</li> </ul> <p>Proposals that would create or worsen an over-<del>saturation</del> <b>concentration</b> 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.d, 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-<del>saturation</del> <b>concentration</b> will need to provide additional certainty around a nominations agreement being signed prior 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.</p>			

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	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 <del>the relevant Local Housing Allowance Shared Accommodation Rate for the area</del> <b>rate agreed with Newham Council</b> .	Part 1, p. 236	H9 part 2	Clarification of policy application to meet the requirements of relevant Council commissioning teams.
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 <del>Temporary Accommodation</del> <b>relevant commissioning</b> service, evidence of which should be submitted alongside a planning application. <del>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)</del>	Part 1, p. 238	H9.2 Implementation text	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 <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO68	Suitable locations are those which are defined as acceptable for Main Town Centre uses under Local Plan Policy HS1, Policy HS3 <b>and Policy J1</b> and social infrastructure under Policy SI2.	Part 1, p. 238	H9.6 Implementation text	Clarification for consistency with policy J1
FMO22	<p><b>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.</b></p> <p><del>12.</del> The designated Gypsy and Traveller site is safeguarded as a site for Gypsy and Traveller Accommodation. <b>The enhancement and where feasible intensification and/or expansion of the site will be supported to contribute to meeting the ten-year pitch target.</b></p> <p><del>2-3.</del> Developments that propose accommodation for Gypsies, Travellers and Travelling Showpeople, including those for new sites and pitches <b>and transit sites and sites for negotiated stopping</b>, will be supported where they meet identified need.</p> <p><del>3-4.</del> Developments that propose accommodation to meet these needs of Gypsies, Travellers and Travelling Showpeople should be located:  a. outside of the Green Belt or Metropolitan Open Land, unless there are very special circumstances; and  b. <b>where they are providing permanent accommodation</b>, in flood zone 1 or exceptionally in flood zone 2, subject to meeting the requirements of</p>	Part 1, p. 240	Policy H10	<p>To reflect the Statement of Common Ground with the Greater London Authority and include a 10-year 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>

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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 <b>bold</b> and removed text in <del>striketrough</del>.</p> <p>Footnotes and hyperlink changes expressed between [ ] brackets</p> <p>Local Plan Policy CE7; and  <b>c. where they are providing transit sites and sites for negotiated stopping, in flood zone 1, in flood zone 2 where a sequential test is passed, or exceptionally in flood zone 3, subject to meeting the requirements of Local Plan Policy CE7; and</b>  <b>ed.</b> on sites that can provide the associated necessary (primarily physical) infrastructure requirements to service the needs of a development or wider site; and  <b>de.</b> 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  <b>ef.</b> 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.</p> <p><del>4.</del> <b>5.</b> 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.</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.							
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 <b>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:-</b> <table><tr><td></td><td><b>Phase 1 (Short term) 27/28 - 31/32</b></td><td><b>Phase 2 (Medium term) 32/33 - 36/37</b></td></tr><tr><td><b>Total need for each phase</b></td><td><b>17 pitches</b></td><td><b>2 pitches</b></td></tr></table>		<b>Phase 1 (Short term) 27/28 - 31/32</b>	<b>Phase 2 (Medium term) 32/33 - 36/37</b>	<b>Total need for each phase</b>	<b>17 pitches</b>	<b>2 pitches</b>	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.
	<b>Phase 1 (Short term) 27/28 - 31/32</b>	<b>Phase 2 (Medium term) 32/33 - 36/37</b>								
<b>Total need for each phase</b>	<b>17 pitches</b>	<b>2 pitches</b>								
MO70	e. <b>provide an adequate boundary treatment to ground floor street-facing amenity space and</b> locate <del>any</del> ground floor private amenity spaces away from <b>roads that are a source of significant noise, air quality or visual impacts.</b> <del>street-facing facades.</del>	Part 1, p. 242	H11 part 2e	Clarification to improve flexibility of policy application while mitigating potential amenity impacts.						
MO71	[3]e. Purpose-built student accommodation should provide <b>accessible student accommodation in accordance with the requirements of 'Box 3: Accessible Student Accommodation Standards' set out in the London Plan Guidance: Purpose-built Student Accommodation (October 2024).</b> <del>either:</del> <del>i. ten per cent of new bedrooms to be wheelchair-accessible in</del>	Part 1, p. 242	Policy H11 part 3e	Updated to reflect Student Housing London Plan Guidance.						

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	<del>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 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.</del>									
MO72	<div>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:</div> <table><tr><td><b>Up to 100 residents</b></td><td><b>4m<sup>2</sup> per resident</b></td></tr><tr><td><b>Between 101 and 400 residents</b></td><td><b>3m<sup>2</sup> per additional resident above 100 residents</b></td></tr><tr><td><b>401 residents and above</b></td><td><b>2m<sup>2</sup> per additional resident above 400 residents</b></td></tr></table> <div>g. In addition, large-scale purpose-built shared living should provide:</div> <div>Up to 100 residents: 4m<sup>2</sup> per resident</div>	<b>Up to 100 residents</b>	<b>4m<sup>2</sup> per resident</b>	<b>Between 101 and 400 residents</b>	<b>3m<sup>2</sup> per additional resident above 100 residents</b>	<b>401 residents and above</b>	<b>2m<sup>2</sup> per additional resident above 400 residents</b>	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.
<b>Up to 100 residents</b>	<b>4m<sup>2</sup> per resident</b>									
<b>Between 101 and 400 residents</b>	<b>3m<sup>2</sup> per additional resident above 100 residents</b>									
<b>401 residents and above</b>	<b>2m<sup>2</sup> per additional resident above 400 residents</b>									

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	<del>Between 101 and 400 residents: 3m<sup>2</sup> per additional resident above 100 residents</del> <del>Additional residents above 400 residents: 2m<sup>2</sup> per additional resident above 400 residents</del>  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 18-27m <sup>2</sup> and wheelchair adapted rooms between 28m <sup>2</sup> -37m <sup>2</sup> .			
MO73	e. <b>where the development is likely to be used by children and young people</b> , 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
FMO24	[...] The Plan's neighbourhood policies and site allocations <del>give further detail of</del> <b>identify</b> where new publicly accessible green space, <del>community growing space</del> and playing pitches should be delivered. <b>The specific site allocation requirements for community growing</b>	Part 1, p.257	Implementation text  GWS1.1	<i>Consistency and clarity</i>  <i>[Modification to clarify the relationship between the part</i>



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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 <b>bold</b> and removed text in <del>striketrough</del>.</p> <p>Footnotes and hyperlink changes expressed between [ ] brackets</p> <p><b>space are detailed in Section 7 (Newham Green and Water Space Grid) of Newham’s Green and Water Infrastructure Strategy (2025).</b></p> <p><b>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 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.</b></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 (2025<del>4</del>) 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</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	<p><i>1 policies and site allocation policies]</i></p>

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	required to maintain 0.0.049 hectares per 1,000 residents of allotment and community garden space. [...]			
MO75.1	2. Development affecting and/or adjacent to water space should improve the existing water space network, including navigation, biodiversity (including <b>undeveloped areas of riparian buffer zone</b> , riparian trees and wet woodland), water quality, visual amenity, character, and heritage value. This will be achieved through:  <b>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</b>  <b>de. requiring no encroachment less 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</b>	Part 1, p.264	GWS2 part 2	Clarification agreed as part of Statement of Common Ground with the Environment Agency.
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 navigation, <b>flood risk</b> , ecological value, water quality, the openness and character of the water space and the amenity of surrounding residents.	Part 1, p.264	GWS2 part 3b	Clarification agreed as part of Statement of Common Ground with the Environment Agency.

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MO75.2	b. it can be demonstrated that residential and visitor moorings are appropriately located and do not negatively impact on navigation, <b>flood risk, ecological value</b> , 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) <del>sets out</del> <b>identifies</b> opportunities to <b>enhance</b> <del>improve</del> 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. <b>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.</b> [...]	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]
MO75.4	<del>Loss</del> <b>Encroachment and covering</b> • Overshadowing reduces the recreational and biodiversity value of water space. Development in proximity to water space should not result in <b>the encroachment</b> <del>loss</del> or covering of water space <b>unless for a water-related or water-dependent uses. Ancillary water-related or water-</b>	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)	<p>New text in <b>bold</b> and removed text in <del>striketrough</del>.</p> <p>Footnotes and hyperlink changes expressed between [ ] brackets</p>		Paragraph number, policy reference and part, implementation text reference etc.	
	<p><b>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.</b></p> <p><b>There should be no loss of water space through culverting or encroachment. Opportunities to de-culvert should be explored and implemented where feasible.</b><del>and demonstrate that it will not compromise the suitability of the water space for water related uses. [...]</del></p> <p>Biodiversity</p> <ul style="list-style-type: none"> <li>• Schemes should maximise opportunities to incorporate existing habitats and vegetation.</li> <li>• <b>Ensure watercourse Biodiversity Net Gain units are considered if a proposed development is within 10m of a watercourse. See Local Plan Policy GWS3 for further detail on delivering Biodiversity Net Gain.</b></li> <li>• Planting should include [...]</li> </ul>			
MO77	When assessing planning applications, consideration will be given to the water coverage and human experience of the openness of water space in	Part 1, p.268	GWS2.3 Implementation text	Clarification and consistency with London Plan Policy SI17

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	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. <b>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.</b>			
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 b. developments of new net additional residential homes contributing to the <b>delivery of Newham's Epping Forest Special Area of Conservation Recreation Mitigation Strategy.</b> <del>provision of Suitable Alternative Natural Greenspace.</del>	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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FMO26	<p><b>Delivery of new and improved play space</b></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. <b>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.</b></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	<b>CE2.6 Development of sites occupied by existing energy intensive industries subject to the UK Emissions Trading scheme will not be subject to the other policy</b>	Part 1, p. 289	CE2 part 6 (new part)	Clarification of intended approach, to align with

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	<b>requirements of Policy CE2 provided that:</b> - 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	<b>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.</b>	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 <b>for the lifetime of the development</b> , through considering flood risk at the earliest design stage and, where required, by liaising with the Environment Agency, infrastructure providers and the Council (including	Part 1, p. 311	CE7 part 1	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and



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Consistency references expressed as e.g. 1.1	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	the Lead Local Flood Authority) to deliver climate resilient development. To meet this requirement, all new development must:			in alignment with national guidance.
MO75.7	2. Developments within Flood Zones 2 (medium probability of flooding) <b>and 3 (high probability), or within the tidal breach flood extent</b> 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 <b>resistant and</b> 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 <b>'less vulnerable'</b> , '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 alignment with national guidance.

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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 <b>fluvial</b> river defences to future proof against increased risks of <del>fluvial</del> flooding., <del>taking into</del> <b>Developers would need to take into</b> account the requirements set out in the Thames Estuary 2100 Plan <b>when proposing development within 16 metres of the landward side of tidal flood defence</b> . 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 <b>completed prior to development</b> <del>made at the earliest possible stage</del> .	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"> <li>• ‘Water Compatible’ –including flood control infrastructure, docks, marinas and wharves, navigation facilities, ship building, amenity open space, outdoor sports and recreation.</li> </ul> <b>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</b>	Part 1, p. 313	CE7.2 Implementation text	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.

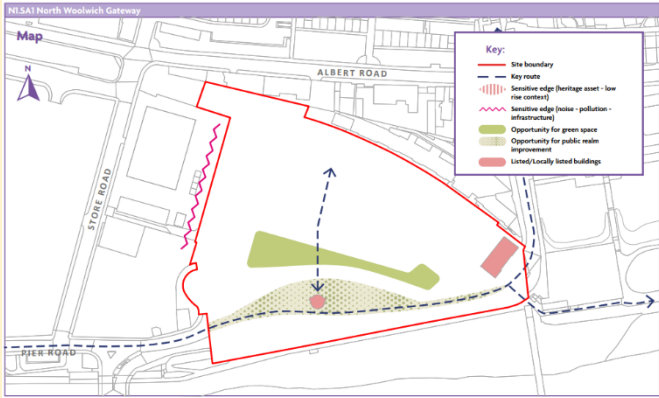
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Consistency references expressed as e.g. 1.1	New text in <b>bold</b> and removed text in <del>striketrough</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	<b>higher floors, where sleeping accommodation is proposed below the breach flood level.</b>			
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/ <b>garages</b> iv. Protected mooring points, public river access points and piers v. Bridges <b>and tunnels</b> 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) <b>ix. London Cable Car</b>	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"> <li>• Radar stations and sightline – Port of London Authority and London City Airport</li> <li>• Rail (National Rail and High Speed 1) lines, stations and depots – Network Rail and High Speed 1</li> <li>• Rail (Elizabeth line, Tube and DLR) lines, stations and depots – Transport for London</li> <li>• Buses – priority measures, stands (including drivers’ facilities), stations and depots/<b>garages</b> – London Borough of Newham Highways and Transport for London</li> <li>• Protected mooring points, public river access points and piers – Port of London</li> </ul>	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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	Authority and Royal Docks Management Authority (RoDMA) <ul style="list-style-type: none"> <li>• Bridges <b>and tunnels</b> – relevant landowners and Port of London Authority</li> <li>• Safeguarded wharves and their access requirements – Port of London Authority</li> <li>• Rail heads and their access requirements – Network Rail</li> <li>• London City Airport (including the Public Safety Zone and Aerodrome Safeguarding requirements), as well as height limitations – London City Airport</li> <li>• <b>London Cable Car – Transport for London</b></li> </ul>			
MO84	3. Development that facilitates the <b>development or</b> use of zero carbon technologies at the airport will be supported	Part 1, p. 338	T5 part 3	Clarification
MO85	6. <b>Development in proximity to the airport has the potential to impact on airport safeguarding. Applicants</b> <del>that propose developments in proximity to the airport</del> 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. <b>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.</b> This could include noise, air quality, safety, <b>bird risk</b> , 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. <b>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.</b>	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 <b>existing or permitted</b> utilities infrastructure <b>on the proposed development</b> will be minimised <b>in accordance with the agent of change principle</b> 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	<b>2. Projects set out in the Infrastructure Delivery Plan (IDP) will be supported in principle. All u</b> Utilities infrastructure <b>proposals</b> (including upgrades and expansion will need to <b>meet all requirements below:</b> <b>a.</b> Align with growth requirements and support the creation of new neighbourhoods and economic opportunities. <b>b.</b> Utilities proposals must sSupport the requirements set out in the Spatial Strategy and Neighbourhoods Policies in the Local Plan. <b>c. Demonstrate that the spatial, visual, amenity, environmental and transport impacts of proposed utilities infrastructure on neighbouring developments will</b>	Part 1, p.353	W4 part 2	Clarification and consistency with London Plan Policy D13.

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	<b>be minimised in accordance with the agent of change principle.</b> <del>Projects set out in the Infrastructure Delivery Plan (IDP) will be supported in principle.</del>			
FMO27	6. Major development proposals (including those within employment areas) <del>must</del> <b>should</b> 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. <b>Any necessary mitigation should be completed ahead of the occupation of developments in the vicinity.</b>	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 <del>204238</del> . The policies provide the vision, design and development principles for each neighbourhood, which will inform and guide development in each	Part 2, p. 359	Section 4: Neighbourhood,	Consistency and clarity

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	neighbourhood. <b>The Newham Characterisation Study (2024) undertook an analysis of the borough and 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.</b> 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 <b>requirements</b> . <del>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.</del>  <b>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).</b>  <b>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</b>	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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Consistency references expressed as e.g. 1.1	New text in <b>bold</b> and removed text in <del>strike through</del> .  Footnotes and hyperlink changes expressed between [ ] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	<p>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>			
FMO1	 <p>Indicative Diagram</p>	All relevant	Across all relevant sections of Part 2 of Plan	Consistency and clarity  <i>[Modification to ensure Site allocation maps are labelled <b>indicative diagram</b> throughout the relevant sections of the Plan. This is one example.]</i>



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FMO2	<p><b>Policy N2.SA1 Silvertown Quays</b></p> <p><b>Development principles</b></p> <ol style="list-style-type: none"> <li>1. Residential, employment uses, main town centre uses and social infrastructure, including community facilities, sports and recreation facilities, education, and open space.</li> <li>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.</li> <li>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</li> <li>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.</li> </ol> <p><b>Design principles</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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).</li> <li>7. The site should be designed and developed comprehensively in accordance with Local Plan Policy BFN2.</li> <li>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 <del>south west</del> of the site to sensitively integrate with the low-rise context on Mill Road.</li> <li>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</li> </ol> <p>with the industrial workspace for cultural and creative production maker space located towards Millennium Mills.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	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	<b>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.</b>	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	<b>requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6</b>	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 <b>generally</b> range between 21-32m (ca. 7-10 storeys) with a taller building <b>of approximately up to</b> 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>
MO23.13 MO23.14 MO23.15 MO23.16	<b>Buildings should be set back from the water spaces to avoid or minimize overshadowing impact.</b>	Part 2, p. 366, p.378, p.395,	Design principles: N1.SA1, N2.SA1, N2.SA5, N3.SA1, N4.SA4, N4.SA5,	Updating local context, and consistency with Policy GWS2

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MO23.17 MO23.18 MO23.19 MO23.20 MO23.21 MO23.22		p.402, p.422, p.426, p.490, p.493, p.498, p. 503	N8.SA5, N8.SA6, N8.SA8, N8.SA9	<i>[This wording is proposed consistently across all applicable site allocations. This is one example.]</i>
FMO30	Development should address <del>open</del> <b>green</b> space deficiencies by providing a pocket park. <del>The open space provision should prioritise community growing opportunities.</del> <b>Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3.</b> 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 open space provision. This is one example.</i>  <i>N.B. GWS2 will be inserted where applicable]</i>

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MO93	<b>Provision of bus stops and bus stands (including drivers' facilities) on Pier Road must be maintained.</b>	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...  <b>appropriate mitigation and buffering between residential and industrial uses.</b>	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	<b>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, supporting suitably located and scaled waterfront amenities and activation for water-related or water-dependent facilities.</b>	Part 2, p. 375	N2 Royal Victoria 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
FMO31	Development should address <del>open green</del> space deficiency by providing a consolidated <del>Local Park</del> / <b>Open Space</b> with a minimum area of 2 hectares to service nearby residential neighbourhoods. <del>The open space provision should prioritise community growing opportunities.</del> <b>Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3.</b>	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</i>

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				<i>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 <b>where viable</b> , in accordance with the requirements of Local Plan Policy W3.8.	Part 2: p.379, p.386, p.391, p.460, p.594	Infrastructure requirements: N2.SA1, N2.SA3, N2.SA4, N7.SA2, N17.SA1	Consistency and clarity with Policy W3.8  <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 <del>upgrading</del> 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

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MO95.1	Phasing of the site should take account of the likely requirement for water supply <del>and wastewater</del> 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 <del>spaces</del> to avoid <b>or minimise</b> overshadowing impact.	Part 2: p.382, p.386, p.391, p.455, p.460, p.464, p.594	Design principles: N2.SA2, N2.SA3, N2.SA4, N7.SA1, N7.SA2, N7.SA3, N17.SA1	Consistency in referencing overshadowing 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 <del>and wastewater</del> 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.

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FMO34	Development on the site should deliver, <b>as a minimum</b> , the same quantity of industrial floorspace as the permitted schemes. <b>Any proposed reduction in this quantity must follow an approach consistent with Local Plan Policy J3 in terms of protecting employment capacity.</b>	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.
MO95.3	Phasing of the site should take account of the likely requirement for water supply <del>and wastewater</del> 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 <b>the quantity</b> and enhance <b>the functionality of</b> existing open space, <b>including Royal Victoria Square to create along the waterfront edge.</b> <del>Royal Victoria Square to be reconfigured at the east of the site creating an inviting entrance to the Excel conference centre site,</del> <b>in accordance with Local Plan GWS1.</b>	Part 2, p. 395	N2.SA5 Excel Western Entrance, Development principles	Modification to reflect the response to AP6.b
FMO36	Development should <del>protect existing open space and</del> address open <b>green</b> space deficiency by re-providing and enhancing <b>existing green space, including the Royal Victoria Square, Civic Space</b> as a consolidated <b>and flexible small</b> open space. <b>The consolidated green space should retain the existing quantity of green space, while enhancing its functionality and exploring the opportunity for retaining</b>	Part 2, p. 395	N2.SA5 Excel Western Entrance, Infrastructure requirements	Consistency in referencing overshadowing constraints related to water spaces to aligned

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	<b>original design features of heritage value.</b> The <del>open green</del> space should prioritise community growing opportunities.  In addition to the <del>open green</del> 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 should meet the requirements of Local Plan Policy GWS5.			with NPPF and London Plan  Further modification to reflect the response to AP6.b
MO92.3	<b>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.</b>	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 <del>and wastewater</del> 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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MO94.2	The vision for Canning Town will be achieved by...  <b>appropriate mitigation and buffering between residential and industrial uses.</b>	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, MO5.8 MO95.9 MO95.10 MO95.11 MO95.13	Phasing of the site should take account of the likely requirement for water supply <del>and wastewater</del> 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.

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			<p>N5.SA4 Royal Road, Phasing and Implementation</p> <p>N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks, Phasing and implementation</p> <p>N7.SA3 Sugar House Island, Phasing and implementation</p> <p>N8.SA5 Stratford Town Centre West, Phasing and implementation</p> <p>N13.SA3 Former East Ham Gasworks, Phasing</p>	

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			and Implementation text	
MO75.14	The site requires an <b>upgrade to the</b> <del>new</del> 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 <del>with the equivalent amount of community floorspace</del> , meeting the requirements of Local Plan Policy SI1. <del>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.</del> Development should consider <del>of</del> 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.
FMO38	<del>The community facilities should be located to the south east of the site in proximity to West Ham Station and as part of Twelvetreelocal Centre.</del>	Part 2, p.455	N7.SA1 Design principles	Consistency with Policy SI1, SI2 and SI3.

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FMO39	Building heights should <del>be</del> <b>generally</b> range between <del>9 – 21</del> <b>21 - 32m</b> (ca. <del>3-7</del> <b>7-10</b> storeys) with taller buildings <b>of approximately up to 40m</b> (ca. 13 storeys) <b>and 100m (ca. 30 storeys) towards the station</b> 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, <del>West Ham Station</del> , The N7.SA2 Twelvetees Park and Former Bromley By Bow Gasworks and the Twelvetees Local Centre. <b>Routes to and from the site should improve access and connectivity to West Ham Station.</b>  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. <b>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.</b>	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, <b>as a minimum</b> , the same quantity of employment floorspace as the permitted scheme. <b>Any proposed reduction in this quantity must follow an approach consistent with Local Plan Policy J3 in terms of protecting employment capacity.</b>	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, <b>as a minimum</b> , the same quantity of employment uses as the permitted scheme. <b>Any proposed reduction in this quantity must follow an approach consistent with Local Plan Policy J3 in terms of protecting employment capacity.</b>	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 <b>the Strategic Industrial Location and</b> 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
MO100.1	requiring new health care facilities at <b>N8.SA3 Greater Carpenters District</b> , 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.

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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, <del>a new decked street south of the station towards the Stratford High Street</del> 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, <del>and the decked street south of the station as well as on the</del> 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 <del>open green</del> <b>open green</b> space deficiencies by re-providing and enhancing existing open space and play provision to function as a pocket park. <del>The open space provision should prioritise community growing opportunities.</del>  In addition to the <del>open green</del> <b>open green</b> space provision, development should provide publicly 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.	Part 2, p. 483	N8.SA3 Great Carpenters District Infrastructure requirements	Clarification/correction, following updated evidence base

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FMO43	[...] <del>Development should protect and enhance existing sports and recreation uses in accordance with Local Plan Policies SI1 and SI3.</del> <del>The 1.2 hectares of open space should be provided on the publicly owned land.</del> [...]	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 <del>open</del> <b>green</b> space deficiencies by providing a small <del>open</del> <b>green</b> space with a minimum of 1.2 hectares <b>on the publicly owned land. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3.</b> In addition to the <del>open</del> <b>green</b> 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, <b>on the publicly owned land</b> , 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 <del>step down towards</del> <b>be sensitively designed to prevent overshadowing</b> the allotments in the north of the site <del>to sensitively integrate with the low rise context and prevent overshadowing.</del> <b>to protect their functionality.</b>	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, <b>as a minimum</b> , the same quantity of <del>business and industrial</del> <b>employment</b> floorspace as the permitted schemes. <b>Any proposed reduction in this quantity must follow an approach consistent with Local Plan Policy J3 in terms of protecting employment capacity.</b>	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 <del>open</del> <b>green</b> space deficiency by providing a pocket park . <del>The open space provision should prioritise community growing opportunities.</del>  In addition to the <del>open</del> <b>green</b> 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	<del>Open space designation: Newham Sixth Form College Playing Fields</del>	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 <b>ahead of the occupation of developments in the vicinity</b> 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...  <b>appropriate mitigation and buffering between residential and industrial uses.</b>	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	<b>Utilities - Overhead transmission line route</b>	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 <b>the existing overhead transmission line route and</b> 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.
MO96.4	<b>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.</b>	Part 2, p. 539	N11.SA1 East Beckton Town Centre, Phasing	Clarification of utility requirements following updated National Grid Electricity Transmission

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			and Implementation	plc position. Agreed as part of Statement of Common Ground with National Grid.
MO94.5	Design measures should <b>minimise exposure to odour from Beckton Sewage Treatment Works</b> , 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	<b>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.</b>	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.
MO94.6	<b>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.</b>	Part 2, p. 545	N11.SA3 Alpine Way, Phasing and implementation	Clarification and consistency with Policy D6, which includes requirements following

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				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. <b>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.</b>	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 <b>and the existing overhead transmission line route</b> , 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 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, <del>local</del> <b>South-Asian clothing and jewellery</b> retail offer <b>with a regional draw. Within this</b> , and Queen's Market is a successful historic	Part 2, p.565	N14 Green Street, Neighbourhood profile	Clarification of the role / characteristics of Queen's Market

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	market which provides a distinctive and cultural mix of <b>affordable</b> foods, textiles, clothing and other products <b>and services</b> catering to the needs of the local community as well as those who travel to visit the market, <b>driving footfall and spend in the wider Green Street town centre.</b>			
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 <b>as a specialised low-cost food and goods market</b> , 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 <b>as an affordable, culturally significant, diverse, covered market</b> by:  <b>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;</b>  <del>a-</del> <b>b. requiring improvements to the public realm, toilets and market facilities;</b>  <del>b-</del> <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;</b>	Part 2, p.567	Policy N14	Clarification of the role / characteristics of Queen's Market

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	<del>e- d.</del> supporting a range of uses including retail, employment uses, community facilities and a childcare facility;  <del>d- e.</del> exploring opportunities for <b>delivering</b> additional housing in <b>line with Policy HS2.5, accordance with the</b> Green Street Tall Building Zone and Local Plan policy D4, whilst <b>safeguarding the visibility and character of the market.</b> <del>managing the transition to the surrounding low rise context; and</del>  <del>e- f.</del> supporting the conversion of 412 – 416 and 420 Green Street to provide a cultural and wellbeing community space;			
MO109	Development should address open space deficiencies by providing publicly accessible play space in the form of a Locally Equipped Area for Play <del>on the small pocket park</del> 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	<del>Phasing of the site should take account of the likely requirement for wastewater infrastructure upgrade, through early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.</del>	Part 2, p. 578	N15.SA2 Woodgrange Road West, 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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				NOTE: will be subject to further amendments following Week 1 action point/SOCG.
MO40.2	<p>Vision</p> <p>Gallions Reach will be transformed into a new neighbourhood through the delivery of an extended DLR line and new DLR station <del>or a similarly transformative (as confirmed by Transport for London) public transport intervention</del> at N17.SA1 Beckton Riverside. The new neighbourhood will include a large number of homes, new and intensified employment uses and the creation of a new town centre and a new neighbourhood parade. The neighbourhood's riverside location will be optimised, through improved access and landscaping along both the River Thames and the River Roding. The neighbourhood will benefit from new green spaces and improved access to existing green spaces and nature. New development will benefit from new and improved public transport connections and a network of safe, green and accessible walking and cycling routes leading to destinations across the neighbourhood and to the wider network of neighbourhoods.</p> <p>To align with the delivery of a new DLR station <del>or a similarly transformative (as confirmed by Transport for London) public transport intervention</del>, 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</p>	Part 2, p. 589	N17: Gallions Reach - Vision	<p>Clarification agreed as part of statement of common ground with TfL, to reflect progress on securing the DLR extension.</p> <p>NOTE: will be subject to further amendments</p>

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	neighbourhood will be supported by new community facilities and schools.  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.  The vision for Gallions Reach will be achieved through the extension of the DLR and the creation of a new DLR station <del>or a similarly transformative (as confirmed by Transport for London) public transport intervention</del> , 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:			
MO94.7	mitigating the odour impacts of the sewage treatment works <b>ahead of the occupation of developments in the vicinity</b> through appropriate buffering and other design solutions;	Part 2, p. 590	N17 Gallions Reach, Current policy part 14	Clarification and consistency with Policy D6, which includes requirements following updated Thames Water position
MO111	In an area of deficiency of access to all parks.  Site contains <b>Beckton Riverside</b> <del>two</del> Sites of Importance for Nature Conservation	Part 2, p. 591	N17.SA1 Beckton Riverside, Natural	Clarification  NOTE: will be subject to further amendments

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	(SINCs) <b>and is adjacent to the River Thames and tidal tributaries SINC.</b> Air Quality Management Area		environment Designations	following Week 1 action point/SOCG.
MO40.3	<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>Until the DLR construction contract is let <del>or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding:</del></p> <p>- 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....</p> <p>...Once the DLR construction contract is let <del>or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding: ..</del></p>	Part 2, p. 593	N17.SA1 Development principles	<p>Clarification agreed as part of statement of common ground with TfL, to reflect progress on securing the DLR extension.</p> <p>NOTE: will be subject to further amendments following Week 1 action point/SOCG.</p>
MO40.4	In the northern part of the site, and once the DLR construction contract is let <del>or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding,</del> building heights should range between 21-32m (ca.7-10 storeys) with taller elements up to 50m (ca. 16 storeys) in limited locations at the new town centre and DLR station.	Part 2, p. 594	N17.SA1 Beckton Riverside - Design Principles	Clarification agreed as part of statement of common ground with TfL, to reflect progress on



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				securing the DLR extension.  NOTE: will be subject to further amendments following Week 1 action point/SOCG.
MO40.5	Until the DLR construction contract is let <del>or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding:...</del>  ...Once the DLR construction contract is let, <del>or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding,</del> development should deliver:	Part 2, p. 595	N17.SA1 Beckton Riverside - Infrastructure requirements	Clarification agreed as part of statement of common ground with TfL, to reflect progress on securing the DLR extension.  NOTE: will be subject to further amendments following Week 1 action point/SOCG.
MO94.8	<b>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.</b>	Part 2, p. 596	N17.SA1 Beckton Riverside, Phasing and implementation	Clarification and consistency with Policy D6, which includes requirements following

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				updated Thames Water position
MO114	<b>Genuinely affordable housing: As per the Mayor of London’s preferred affordable housing tenures in the London Plan (2021), genuinely affordable homes are:</b> <ul style="list-style-type: none"> <li>• homes based on social rent levels, including Social Rent and London Affordable Rent</li> <li>• London Living Rent; and</li> <li>• London Shared Ownership.</li> </ul>	Part 2, p. 600	Glossary	Clarification to align with London Plan
MO52.2	Employment-led development: Employment-led development requires schemes to first meet employment needs (including the viable operation of employment <del>generating</del> uses on the site and where relevant, adjacent sites) in any design, and then other uses such as residential to be fitted around it. <b>Employment-led development can consist of employment only development but must still demonstrate that the employment needs at the site are being met.</b>	Part 2, p.600	Glossary	Clarifications.
MO57.4	Target delivery of between <del>51,425 and 53,784</del> <b>45,611 and 53,954</b> new residential units across the plan period.	Part 2, p. 617	Monitoring indicator 24 - Target and scope of monitoring	Update to reflect updated Housing Target
MO118	<del>No target.</del> <b>19 pitches between 2027/28 and 2036/37.</b>  Monitor proportionately compared to need identified in the Gypsy and Traveller	Part 2, p. 620	Monitoring Framework (Row: Indicator 33;	Clarification following engagement with the Greater London Authority

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	Accommodation Assessment and any emerging evidence prepared by the Greater London Authority.		Column: Target and scope of monitoring)	via the Statement of Common Ground process.