

HS4: Markets and events/pop-up spaces

1. Development impacting on an existing **indoor or outdoor** market site will only be supported where:
 - a. **Its continued operation is safeguarded.**
 - b. The number of pitches, **traders and shops** is maintained or **increased**, alongside provision of appropriate, **well-sited** storage and servicing facilities, both during development (including temporary arrangements) and upon completion.
 - c. The overall **layout**, visibility, quality and management of the market and its public realm will be **preserved or improved, taking into account the existing character of the market.**
 - d. **There has been an early assessment against the Health and Social Value Impact Screening requirement of Local Plan Policy BFN3 and any emerging recommendations have been reported.**
 - e. **It is subject to an adequately resourced Markets Management Plan.**

Justification:

Newham's markets actively contribute to supporting community wealth building, through providing opportunities for existing and new traders, as places for social integration and interaction, as well as vibrant spaces for commerce that positively support the offer and vitality of the high streets they are located in. The town centre health checks and analysis of the Retail and Leisure Study (2022) demonstrates they are key attractors to town centres that are highly valued by local customers and those from further afield – Queens Market in Green Street Town Centre in particular. **The food offer of markets can play an important role in extending access to fresh and good quality food for local people.** In addition to **our permanent markets**, the policy continues to support temporary and ongoing pop-up/idea incubator spaces offering short-licence, affordable and flexible premises (or outdoor spaces) for local entrepreneurs, to enable ongoing innovation in the offer of town and local centres. Markets offering hot food are also increasingly popular, however must be carefully managed so as not to create new concentrations of hot food takeaways or contribute to existing areas of cumulative impact (Local Plan Policy HS6).

HS4.1

A pitch is defined as a 3 by 3 meters area, unless otherwise agreed with the Council, in consultation **with trader representatives and** its Markets operations team.

Servicing facilities should include adequate access to **secure** parking and unloading space, storage, waste facilities, **toilets** and utilities including suitable voltage electricity supply. (where hot food service will be part of the market offer).

Any [re]-development 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) in consultation **with trader representatives** and its Markets operations team.

Market operations should not be compromised by negative impacts such as wind, overshadowing or pollution, as per Local Plan Policy D6.

Public realm enhancements should be considered as per Local Plan Policies D2 and HS2.7- 8 alongside any other planning matter relevant to the application.

The Markets Management Plan submitted should address :

- **How affordable stall, kiosk and shop rents for all traders will be secured.**
- **How traders will be integrated into the decision-making process at every stage of any change or re-development (including temporary arrangements).**
- **Any recommendations arising from the Health and Social Value Impact Screening Assessment.**