

Examination of Newham Local Plan

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Examination website: [Local Plan Examination Overview – Newham Local Plan Examination – Newham Council](#)

IN10: Action points from week 3 hearing sessions

Introduction

Further to the discussions at the week three hearing sessions, the following actions are required in order to inform my consideration of whether the Plan is sound and/or how it could be made sound by main modifications. I may decide in due course that other or different main modifications are required, including to the parts of the Plan that I refer to below.

The Council should submit a response to the Programme Officer by **midday on Thursday 29 January 2026** unless otherwise specified.

These action points will be discussed at the week 4 hearing sessions as follows:

- Tuesday 3 February – AP24 to AP33
- Wednesday 4 February – AP34 to AP39

If any representor wishes to participate at those hearing sessions to discuss these actions points they should inform the Programme Officer.

London Plan target and projected completions 2025 to 2027

AP24. Council to amend the proposed modification to paragraph 3.174 to refer to the projected completion figures for the period 1 April 2025 to 31 March 2027 and what they indicate the total shortfall against the London Plan target would be over the period 2019 to 2027 (as well as referring to the actual completion figures 2019 to 2025).

Gypsy and Traveller accommodation

AP25. Council to prepare a change to the policies map to include the area to the north of the existing pitches within the designated site safeguarded for Gypsy and

Traveller accommodation (as shown on the map in Appendix 1 to the Council's matter 7 statement¹).

AP26. Council to consider whether the proposed modification to policy H10 part b and new requirement c is necessary and appropriate in terms of allowing transit sites and sites for negotiated stopping in flood zone 2 without application of the exception test.

Tall Buildings

AP27. Council to amend the potential modification to policy D4 set out in the responses to AP5 and AP13²:

- a) Delete “only” in the first sentence of part 2.
- b) Consider whether TBZ5 Gallions Reach should be referred to in any other elements of the spatial hierarchy set out in part 2 (in addition to 2c and 2f) to reflect the transformation of Beckton Riverside proposed in policies BFN1 part 1(a)(i), HS1 part 2, N17 and N17.SA1.
- c) Clarify what is meant by “high level of public transport accessibility” in part 2a.
- d) Consider whether part 2a should refer to local centres as well as town centres.
- e) Clarify part 2d, including addressing how it could be applied to locations adjoining or close to tall building zones but also other locations that may be appropriate in the context of part 2a³.
- f) Ensure part 2e relating to town and local centres is consistent with part 2a.
- g) Clarify whether all or some of the criteria would need to be met.

AP28. Council to prepare changes to the policies map to:

- Reflect the potential changes to the Tall Building Zone heights and boundaries described in response to AP14 illustrated on the modified version of the map on page 79 of the Plan⁴.
- Designate the Opportunity Areas.

Purpose Built Student Accommodation

The Council has proposed a number of modifications to policy H8 and associated reasoned justification and implementation text⁵:

- Policy H8 parts 1a, 2a, 2d, 4c and 5 to refer to an existing or approved campus.⁶
- Policy H8 parts 2c and 4b to refer to over concentration (rather than saturation)⁷.
- Implementation text to state that “in assessing overconcentration, student accommodation and other forms of net non-self-contained communal

¹ EWS038.

² ED17a and ED19.

³ That may require adding an additional criteria so that the two different types of location (ie adjoining/close to a TBZ and elsewhere in accordance with part 2a) are addressed separately.

⁴ ED19 and ED21.

⁵ ED20a.

⁶ M066.1. Consequential modifications are proposed to the implementation text to also refer to existing or approved campus.

⁷ M067.1. Consequential modifications are proposed to the reasoned justification and implementation text to also refer to over concentration (rather than saturation).

accommodation will be measured using the net number of bed-spaces they provide, while general needs housing will be measured on a unit basis”⁸.

- Implementation text to state that “for the purposes of this policy only, adjacent to is defined as being within 300 metres of”⁹.
- Implementation text to define a campus as “a cluster of teaching and student facility buildings and purpose built student accommodation that serve a single college or university”¹⁰.

AP29. Council to consider whether the modifications to policy H8 and implementation text referred to in the five bullet points above¹¹ would materially affect policy H8 and would therefore be main modifications (rather than minor modifications or non-essential “improvements”).

AP30. Council to prepare potential modifications to policy H8 to:

- a) Delete “with no net increase in bed spaces” from parts 1(b) and 2(d).
- b) Amend the proposed modification to the implementation text relating to the assessment of over concentration referred to in bullet point 3 above to base the calculation on the average number of students living in student only accommodation using the published census data¹²
- c) Clarify that part 2(c) relating to over concentration only applies to the locations referred to in part 2(b) ie not within or adjacent to an existing or approved campus in Stratford and Maryland (1(a)) or other neighbourhood (2(a)).
- d) Amend part 5 to clarify what is meant by “sporting facilities”.

Houses in multiple occupation and large-scale purpose built shared living

AP31. Council to prepare a potential modification to policy H9 part 6 to clarify that it does not apply to ancillary facilities such as gyms or shared workspaces provided specifically for residents of the accommodation.

Housing design and quality

AP32. Amend the proposed main modification to policy H11 part 3(e) to read: “Purpose-built student accommodation should provide accessible student accommodation having regard to London Plan Guidance: Purpose-built Student Accommodation and local evidence of need” (or similar)

AP33. Council to prepare a potential modification to policy H11 part 7 to clarify that:

- a) The requirements are subject to taking account of site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings¹³.

⁸ M067.3.

⁹ M067.3.

¹⁰ M067.3.

¹¹ Subject to any amendments necessary as a result of other action points.

¹² PPG ID:68-034-20190722.

¹³ PPG ID:56-008-20150327.

- b) The requirements relating to wheelchair accessible homes apply only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling¹⁴.

Requirement for provision of employment floorspace on allocations

The Council's response to AP17 proposes modifications to allocation policies N2.SA4, N7.SA2, N7.SA3 and N8.SA9 to require development to provide, as a minimum, the same quantity of employment floorspace as the permitted schemes. The modifications also state that any proposed reduction in this quantity must follow an approach consistent with policy J3 in terms of protecting employment capacity – policy J3 is subject to AP35 below.

AP34. Council to consider whether the requirement to provide, “as a minimum”, the same quantity of employment floorspace as the permitted schemes is justified for each site having regard to the relevant planning permissions (and taking account of AP35 below).

Protecting employment floorspace

AP35. Council to prepare a potential modification to policy J3 to:

- Amend the title to “protecting existing employment capacity” (or similar).
- Address circumstances where a site previously in industrial use is disused, partially disused, cleared, partially cleared and/or in meanwhile use, including by clarifying how the quantity of any potential reprovision of employment floorspace would be calculated.

Proposed extension to Silvertown local centre

AP36. Council to consider whether the proposed extension to the Silvertown local centre needs to be amended on the policies map and indicative diagram for allocation N2.SA1 having regard to the two key functions of the centre in policy HS1 (meeting local catchment needs for retail, leisure, services and community uses, and supporting an incidental visitor economy); the Royal Docks and Beckton Riverside Opportunity Area Planning Framework; and the planning permission and current planning application.

Markets and events / pop-up spaces

AP37. Council to amend the potential modifications to policy HS4 part 1 (development impacting on an existing market) and associated implementation text set out in schedule ED020a having regard to the changes proposed by Friends of Queen's Market in document EOD007. These amended modifications should include reference to the following, where relevant and appropriate:

- Indoor and outdoor markets.
- Maintaining or increasing the number of pitches.
- Definition of a market pitch.

¹⁴ PPG ID:56-009-20150327.

- Taking into account the existing character of the market.
- The health and social value of the market and/or Health and Social Value Screening Assessment (BFN3).
- A Markets Management Plan.
- Consultation with trader representatives.
- Avoiding or mitigating harmful impacts on the operation and quality of the market including wind, overshadowing or pollution.

Queen's Market

AP38. Council to amend the potential modification to policy N14 to refer to the adjoining shops as well as the “covered market” (and potentially the inter-relationship between them).

Employment and skills tariff-based financial contributions

Policy J4 part 1(c) requires all major developments to provide a tariff-based financial contribution (and an Employment Strategy) to help Newham residents access employment in the construction and end user stage. The tariff is based on a formula set out under the heading “Planning Obligations”.

AP39. Council to clarify the total financial tariff-based contribution assumed for each of the development typologies / allocations in the viability assessment based on the formula set out in the Plan.

William Fieldhouse

26 January 2026
