

# **TOWN CENTRES NETWORK REVIEW METHODOLOGY PAPER – EXAMINATION OF LOCAL PLAN UPDATE**

January 2026

**WE ARE NEWHAM.**

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## Introduction

The purpose of this third audit of Newham's Town Centre Network is to provide further updates to boundaries following progress made on masterplanning of Beckton Riverside, consistency checks with wider Local Plan policies, and the receipt of more up-to-date information related to a number of sites. This paper incorporates, updates and supersedes the Town Centres Network Review Methodology Paper: Proposed Submission Local Plan (Reg19) Update. It retains the same methodology and assessment for frontages and sites as the [Town Centre Network Review Methodology Paper 2022 \(referred to in this document as 'the methodology \(2022\)'\)](#). Please refer to the Methodology and Context sections in that document, which remain relevant to this update.

This paper retains/provides the following updates:

- Corrects regulation 18 errors in GIS mapping for Stratford Town Centre.
- Assesses the implications of planning applications progressed by the LLDC in relation to East Village Local Centre, recent

development at Sugar House Island<sup>1</sup>, and recent resolution to grant for the Carpenters Estate Masterplan.

- Assesses a frontage along Portway, in West Ham neighbourhood, that was suggested during the regulation 18 consultation by a resident for designation and considers any other suitable frontages along this route (Portway and Plashet Road).
- Addresses more recent masterplanning work for the Silvertown Quays site allocation (delivering the Silvertown Local Centre extension), Royal Albert North site allocation (within a gap in the town centre network), and the Beckton Riverside site allocation delivering the future Beckton Riverside Town Centre and a neighbourhood parade.
- Ensures policy consistency between high streets, employment and neighbourliness/agent of change policies, in relation to Connaught Riverside future local centre and Sugar House Island Local Centre.

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<sup>1</sup> Revised further in 2026

Appendix 1 details the full town centre network, including the three types of designation, which are based on the locations' current planning status, as follows:

- Established: Where frontages largely already exist and are functioning well, and the designation indicates protection and management of uses in line with the Local Plan, principally policies HS1 and HS2.
- Emerging: Where substantial frontages have recently been delivered and remain partially vacant, or may be subject to further change through large scale development. The delivered frontages will be protected and managed in line with the Local Plan, principally policies HS1 and HS2, while further significant changes will be managed in line with the respective site allocation (in Neighbourhood policies N1-17) and the requirements of policy HS1, or in line with an approved planning application.
- Future: Where frontages do not yet exist, but are planned to be delivered through large scale development in line with the respective site allocations (in Neighbourhood policies N1-17) and the requirements of policy HS1, or in line with an approved planning application. In these circumstances, the boundaries indicate the Council's preferred stating point,

which may be amended through masterplanning at planning application stage and will be further revised as part of future Local Plan reviews as development is delivered.

The mapping at Appendix 5 shows the coverage of the existing network in relation to the two proximity criteria set out by policy HS1 – the 400m radius around the boundaries, and the overlaps in the 15minute walking areas around the boundaries. The coverage is identified for the existing network, which is formed of the established and emerging centres, and for the future planned network. The updated boundaries undertaken as part of the 2026 update are considered inconsequential to the overall coverage of the network, and this mapping has not been updated.

## Review of Stratford Town Centre designation

### Boundary:

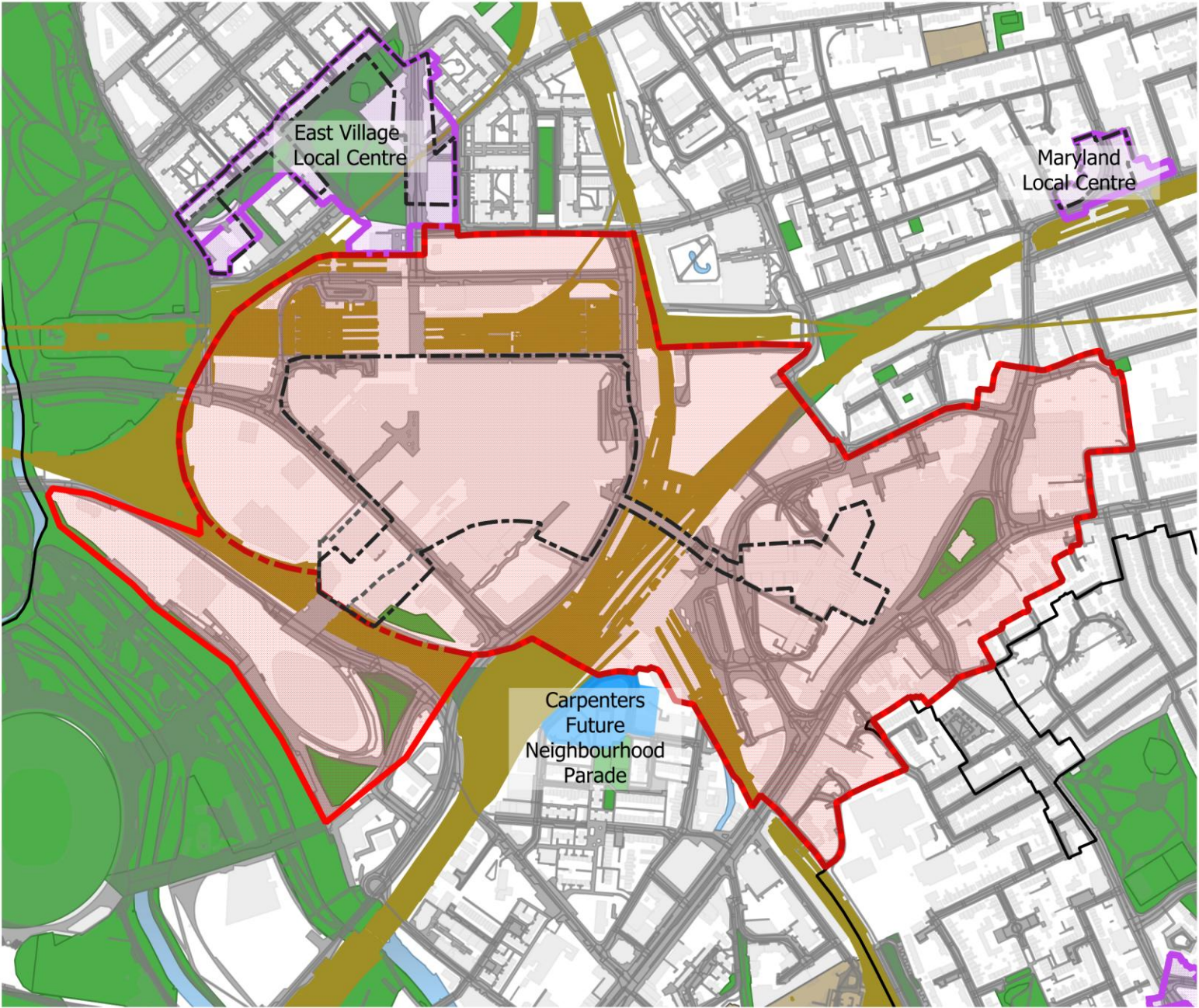
The boundary of the town centre has been corrected to accurately reflect the addition of the East Bank development to the centre, as was originally intended in the previous methodology paper (2022, see text at pg. 25).

### Primary Shopping Area:

A minor change has been made to the Primary Shopping Area to accurately align with the frontages of Endeavour Square.



# Stratford Town Centre map: boundary and primary shopping area (PSA)



## New Future Beckton Riverside Town Centre designation

### Boundary:

The Council consider that there has now been sufficient masterplanning progress, particularly in relation to the DLR station and track alignment and the approach to the phased transition of Gallions Reach Shopping Park offer, to allow a potential indicative boundary to be reasonably identified. In October 2025, resolution to grant was provided for the outline application for Beckton Riverside Phase 1 (24/00989/OUT). This application was accompanied by masterplanning work that, although was not specifically approved as part of the application, demonstrates progress made between landowners and TfL. In August 2025 TfL completed its public consultation on the route and station options. December 2026, the government announced as part of the Spending Review its commitment to support the delivery of the DLR extension via Beckton Riverside to Thamesmead, following substantial advancement of feasibility work.

Masterplanning undertaken to date (see extracts in Appendix 4) is large scale and does not specifically identify land uses composition

beyond broad identification of mixed-use plots to support delivery of the town centre. There are no up-to-date Retail and Leisure Impact Assessment, Marketing Strategy or Transport Strategy to better identify the end potential scale of main town centre uses development related to the town centre. Nevertheless, a broad indication of a minimum scale is possible with reference to the aspiration to deliver a District scale town centre and utilising the London Plan Policy SD8 supporting 'Figure 2.18 - Town centre classifications indicative benchmarks'. This would mean an overall main town centre uses quantum of approximately 50,000 sqm GIA.

The Retail and Leisure Study 2022 (RLS) identified, under the GLA growth-based population projections scenario, a moderate need for additional comparison and convenience floorspace in the Beckton area. The 2021 GLA growth-based population projections are based on the GLA's 2017 Strategic Housing Land Availability Assessment, which included assumption of 4,997 homes being delivered at Beckton Riverside by 2041. Newham's more recent capacity work to support the Local Plan examination indicates that the capacity of the site could be 7,378 homes, with higher



projections discussed by St William and Aberdeen reaching circa 10,000 homes. St William have resolution to grant to deliver 2888 homes and a new neighbourhood parade to support Phase 1 of the site (24/00989/OUT), which could be delivered by 2042.

The increased capacity assumptions for the site means that there is likely to be additional retail floorspace need in the Beckton Riverside area than that indicated through the RLS (Tables 12.7 and 12.16 for Beckton area overall), which will be cumulatively supported by the delivery of the new town centre and the new neighbourhood parade (see Pier Park Future Neighbourhood Parade section of this report). Further, the low level of need for new convenience floorspace in the area is a reflection of the large cumulative floorspace of out of centre supermarkets, which are currently under-performing (RLS paragraph 12.53), and their long-term viability is not a material planning consideration under the ‘town centre first’ principles (RLS, recommendation LBN11).

Following further engagement and progressed masterplanning as part of Phase 1 application and the DLR feasibility work, the noted position from landowner Aberdeen is that some of the existing retail warehouses at Gallions Reach Shopping Park will be retained and the remaining land will be intensified towards the delivery of

the town centre, residential and other uses, in phases, in order to facilitate trade retention, relocation of existing retailers where there is demand, and viability of development. Redevelopment of the remaining retail warehouses will be considered as part of further phases of development and subject to environmental conditions assessment including impact of exposure to odour from the Beckton Sewage Treatment Works and the opportunity to introduce alternative uses apart from retail as the town centre and wider neighbourhood emerge.

Therefore, assuming the partial retention of the retail park warehouses and its ongoing successful trade draw, alongside consideration of the DLR track and station alignment feasibility work put forward by TfL, the below ‘indicative future town centre boundary’ is proposed to support the new town centre, based on the following considerations:

- At this stage of the planning process, a maximum scale of 50,000 sqm GIA is considered appropriate for the town centre, which would include at least in part the existing warehouses at Gallions Reach Shopping Park. An assumption is made that, of the overall scale of development possible within the identified boundary, half



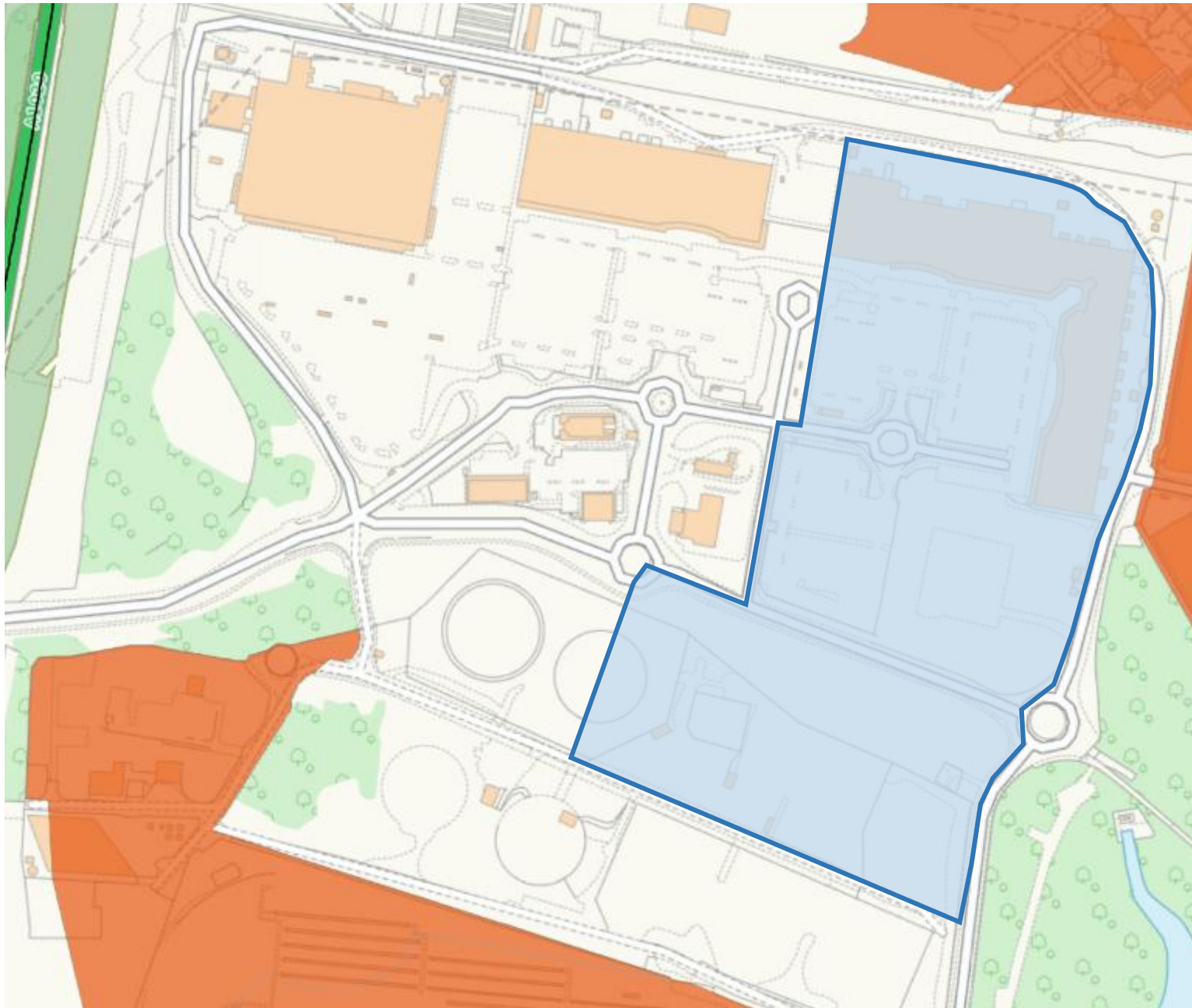
will be towards residential or other supporting uses (e.g. social infrastructure), ancillary servicing including cycle storage, and public realm floorspace, and therefore an overall area of approximately 100,000 sqm may be mapped.

- The primary shopping area will likely include, at least in part, the existing comparison retail warehouses, reflecting existing trade draw. Due to moderate need for additional retail floorspace in the area and the planned location of the DLR station, the future primary shopping area (concentrating retail and leisure uses as recommended by the Retail and Leisure Study) will need to be located and scaled to facilitate the legible routes between the DLR station and the existing retail park warehouses. The connections over the DLR track mapped by TfL, and their routes north as mapped by both St William and TfL, are therefore the primary focus of establishing the indicative boundary.
- Secondary frontages can provide wider diversity of uses to support the vitality and viability of the future town centre. The proposed indicative boundary extends beyond that necessary to facilitate the primary shopping area to include mixed use frontages mapped in masterplan submitted by St


William, including south of the future DLR station and route, up to the maximum overall area of 100,000 sqm.

The mapped indicative boundary will support the phased transition from the function and environment of the existing retail park to an accessible, welcoming, inclusive and compact town centre environment. The boundary provides a strategic starting point. The Council will work with the developers of the site through masterplanning processes (including as part of the Transport and Works Act Order for the DLR extension) to define a final boundary when evidence is made available, including an Impact Assessment and Marketing Strategy, and ahead of the next Local Plan review.

# Beckton Riverside Future Town Centre map: indicative boundary




## Legend


 Reg22 Future Beckton Riverside Town Centre indicative boundary

 Reg19 Strategic Industrial Land

## Base map

 Open/Cleared Land

 Existing buildings

 Water Spaces



0 50 100 m

A scale bar showing distances of 0, 50, and 100 meters.

## Review of Local Centre designations

### East Village Local Centre

#### Boundary:

The boundary of the local centre has been amended to include recently completed development at Glade Walk/Olympic Park Avenue (LLDC reference 17/00045/REM), which provides two smaller retail units alongside a larger food and drink leisure unit (restaurant or pub). The units remain vacant.

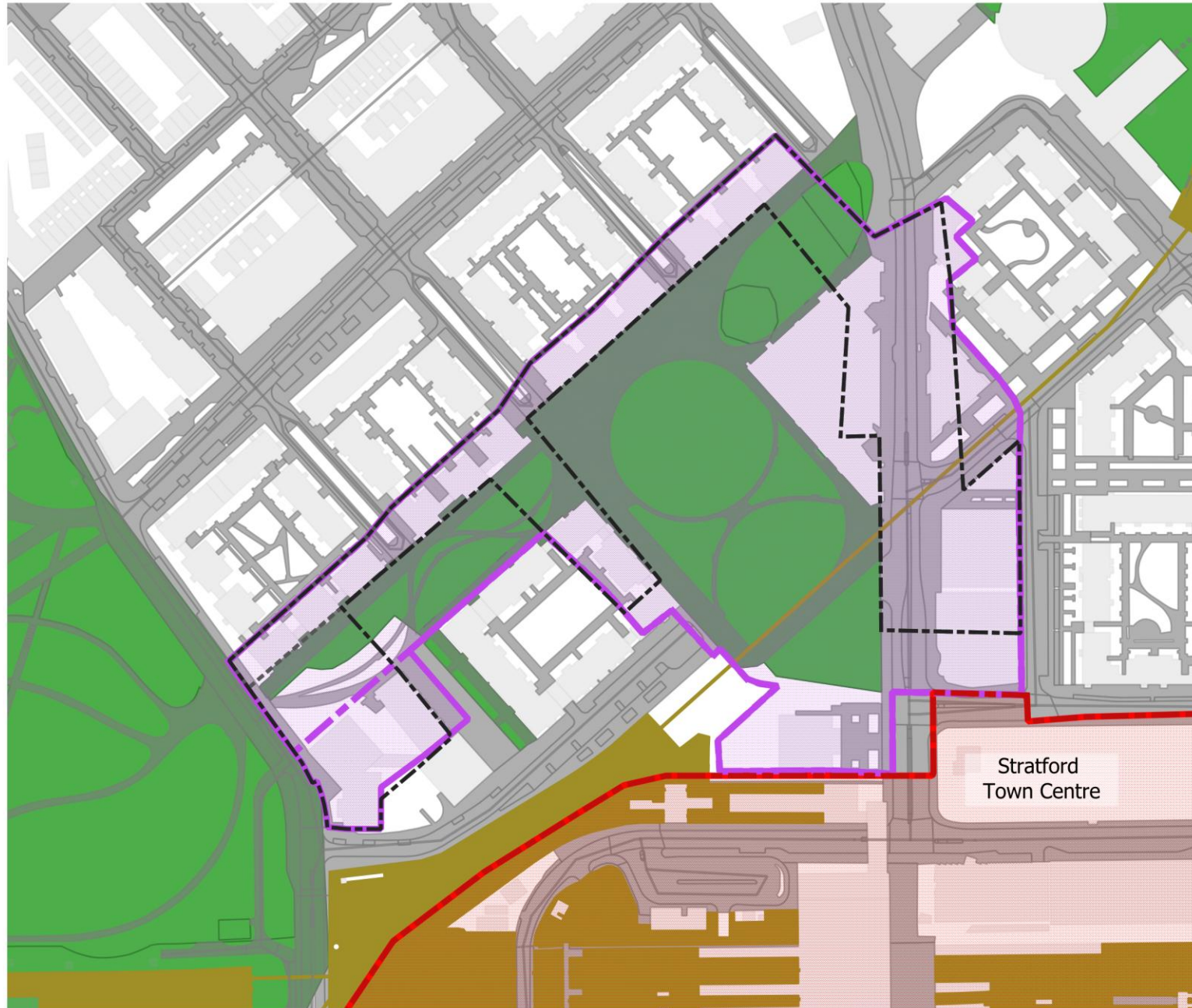
#### Primary Shopping Area:

Two of the three delivered units are within use class E, with the third unit, at Skylarks Point, potentially being occupied by a leisure use in Class E or Sui Generis. While these units are physically separated from the prevailing frontage of Victory Parade to the north, the quality and connectivity of the public realm (including a

new local equipped area of play as part of the new development) should ensure similar pedestrian footfall. Therefore, it is considered appropriate to add these three units to the Primary Shopping Area.



# East Village Local Centre map: boundary and primary shopping area (PSA)



## Legend

### Regulation 18

- Reg18 PSA boundary
- Reg 18 Town Centre Boundary
- Reg18 Local Centre Boundary

### Regulation 19

- Reg19 PSA boundary
- Reg19 Town Centre Boundary
- Reg19 Local Centre Boundary

### Base map

- Neighbourhood Boundaries
- Local Industrial Locations
- Strategic Industrial Locations
- Green Spaces
- Water Spaces

Stratford  
Town Centre



## Silvertown Local Centre – future extension

### Potential Boundary Extension:

This local centre's potential extension boundary has been reviewed in light of progressing development on the site and further masterplanning work. Planning application (22/03046/FUL) for the delivery of a pedestrian and cycle bridge connecting Silvertown Quays site to the Excel centre across Royal Victoria Dock is progressing, and while planning permission has not yet been granted, the delivery of this link is key to delivering existing Local Plan (2018) principles for the site. Planning permission for phase 1 residential-led plots (19/02657/REM) is also in the process of being implemented, and a further revised masterplan as part of a new hybrid application has received resolution to grant in December 2025 (22/02855/OUT). The detailed elements of this emerging permission provide for the transformation of Millenium Mills into a workspace destination, alongside construction of additional employment floorspace and ancillary supporting uses (which can include retail and leisure uses), and residential elements, and incorporate plans approved under 19/02657/REM.

The outline resolution to grant includes conditions for the maximum allowable floorspace of: 6,500 sqm GEA site wide maximum Retail (Class E(a)); 14,000 sqm GEA site wide maximum Food and Beverage (Class E(b), drinking establishments, hot food takeaway), including a 2,000 sqm GEA maximum drinking establishments and 500 sqm GEA maximum hot food takeaways; 2,500 sqm GEA site wide maximum Cinema (sui generis); 5,000 sqm GEA site wide maximum live music venue / theatre (sui generis). Development zones DZ1 (the detailed component) and DZ2, which include and surpass the Regulation 19 local centre extension boundary, could deliver up to: 2,145 sqm GEA convenience floorspace; 4,355 sqm GEA comparison floorspace; 4,000 sqm GEA food and beverages floorspace; and 4,627 sqm GEA ancillary active use (within employment led plots).

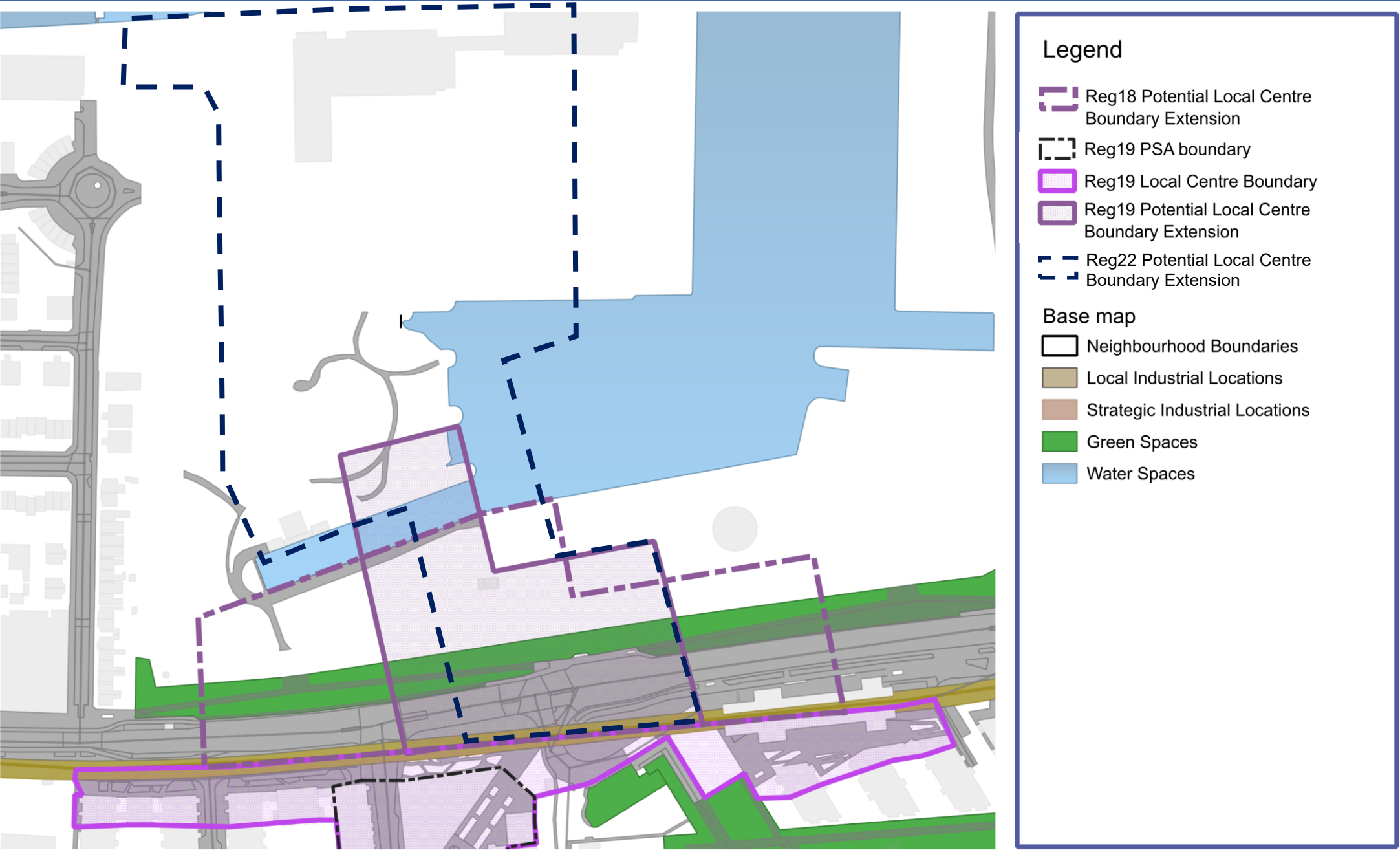
The boundary for the potential extension to Silvertown Local Centre has therefore been amended following assessment of resolution to grant approved plans (see Appendix 4), and having regard to the conditional approval of additional main town centre uses being subject to further evidence at reserved matters stages. The revised 'proposed future extension boundary' focuses on the placemaking principle of linking the existing local centre boundary and its primary shopping area via the proposed Mills Green/Mills Street to incorporate the heritage assets of Millenium Mills (future



offices/workspace). The boundary is further extended westwards to recognise the role of future Silvertown Avenue in linking Millenium Mills with Silo D green space, and the cluster of approved main town centre uses frontages approved along this street as part of the detailed component of the application.

Please note there are no changes to the boundary of the existing (emerging) Silvertown Local Centre or its primary shopping area, which remain as mapped at Reg. 18 stage.

# Potential Extension to Silvertown Local Centre map: boundary

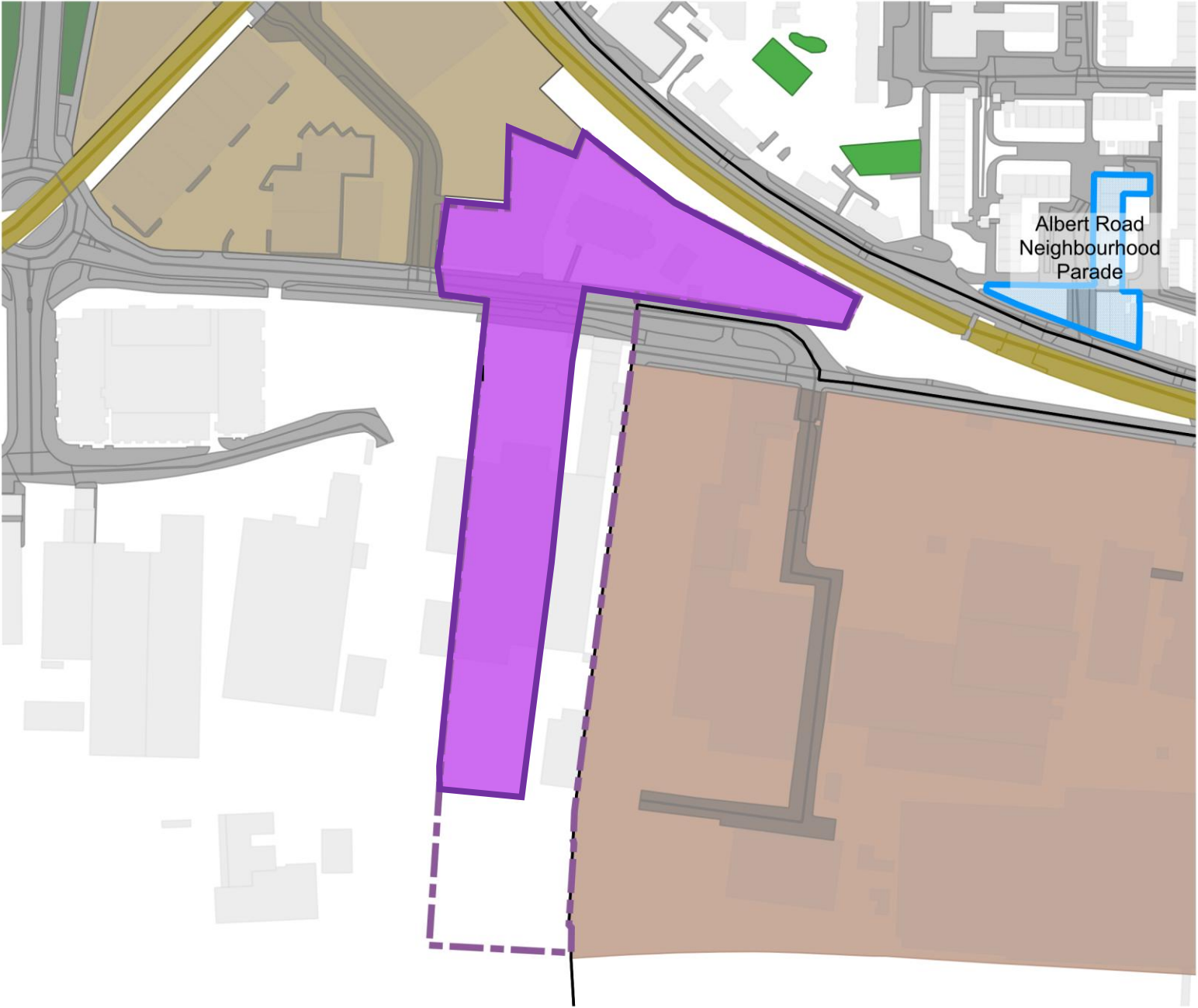


## Connaught Riverside Future Local Centre

### Boundary:

A further review was undertaken at Reg. 19 stage to ensure consistency across the policies of the Local Plan. As part of this process, further internal work has been undertaken to provide more clarity on how the agent of change principles apply to site allocations adjacent to industrial land, by better defining the role and scope of 'buffer buildings' (as part of Policy D6, and carried through into the Neighbourhood policies and site allocations). In order to ensure a consistent application of this approach across the plan, the boundary of this future local centre has been amended to exclude the employment buffer building along the eastern edge of the site.

# Connaught Riverside Future Local Centre: boundary



## Legend

### Regulation 18

Reg18 Future Local Centre boundary

### Regulation 19

Reg19 Future Local Centre boundary

Reg19 Neighbourhood Parade boundary

### Base map

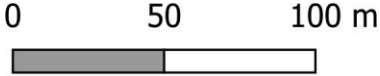
Neighbourhood Boundaries

Local Industrial Locations

Strategic Industrial Locations

Green Spaces

Water Spaces



## New Local Centre Designations

### Sugar House Lane Local Centre

Substantial main town centre frontages are being delivered at Sugar House Island, in line with the approved outline application 12/00336/LTGOUT. The site is not currently allocated in the LLDC Local Plan (2020) to deliver a new Local Centre designation. The site sits outside of the 400m catchment of Stratford Metropolitan Centre and is only partly within the 400m catchment of the future Local Centre at Pudding Mill. Therefore, a new designation is timely to address a current gap in the 400m catchment of Newham's Town Centre Network.

#### Boundary:

Frontages delivered under application 12/00336/LTGOUT and follow-up applications to date include office floorspace, a primary school, a dance school, pubs, one food store and several smaller units – see on-site surveying information from December 2025 is set out in Appendix 3.

Further main town centre uses were approved as part of the outline permission (with various modifications) and may be delivered as part of future phases – see masterplan and further information in Appendix 4. A further 3 units of flexible Use Class E a) retail, b) restaurants and cafes, c) business services, with upper floors in Use Class E g), i) offices, would be delivered on plot MU4 completing Chimney Walk plaza. A further corner unit on plot R6, reflecting that delivered on plot R3, will complete the intersection of Sugar House Lane and Carpet Street. Finally, non-residential main town centre uses are proposed on plot R7.c as a standalone building marking the end of Chimney Walk onto Hunt's Lane and the entrance to the future 'river park' along the Lea/Lee River.

While further main town centre uses are also approved to cluster on the southern end of the site on plots F5 and MU5, resulting in approximately 7 units, the separation from the main cluster means that these cannot form part of the Local Centre designation. Further, the area to the south is primarily non-residential in nature (the Three Mills Conservation Area), and the additional 400m catchment area for these units would not significantly improve access to the network if it were to be designated separately as a neighbourhood parade. Notwithstanding the placemaking logic of the water side location of



these uses, at this time, the Council does not consider that the designation of these future small scale frontages would be beneficial to the functioning of the wider town centres network.

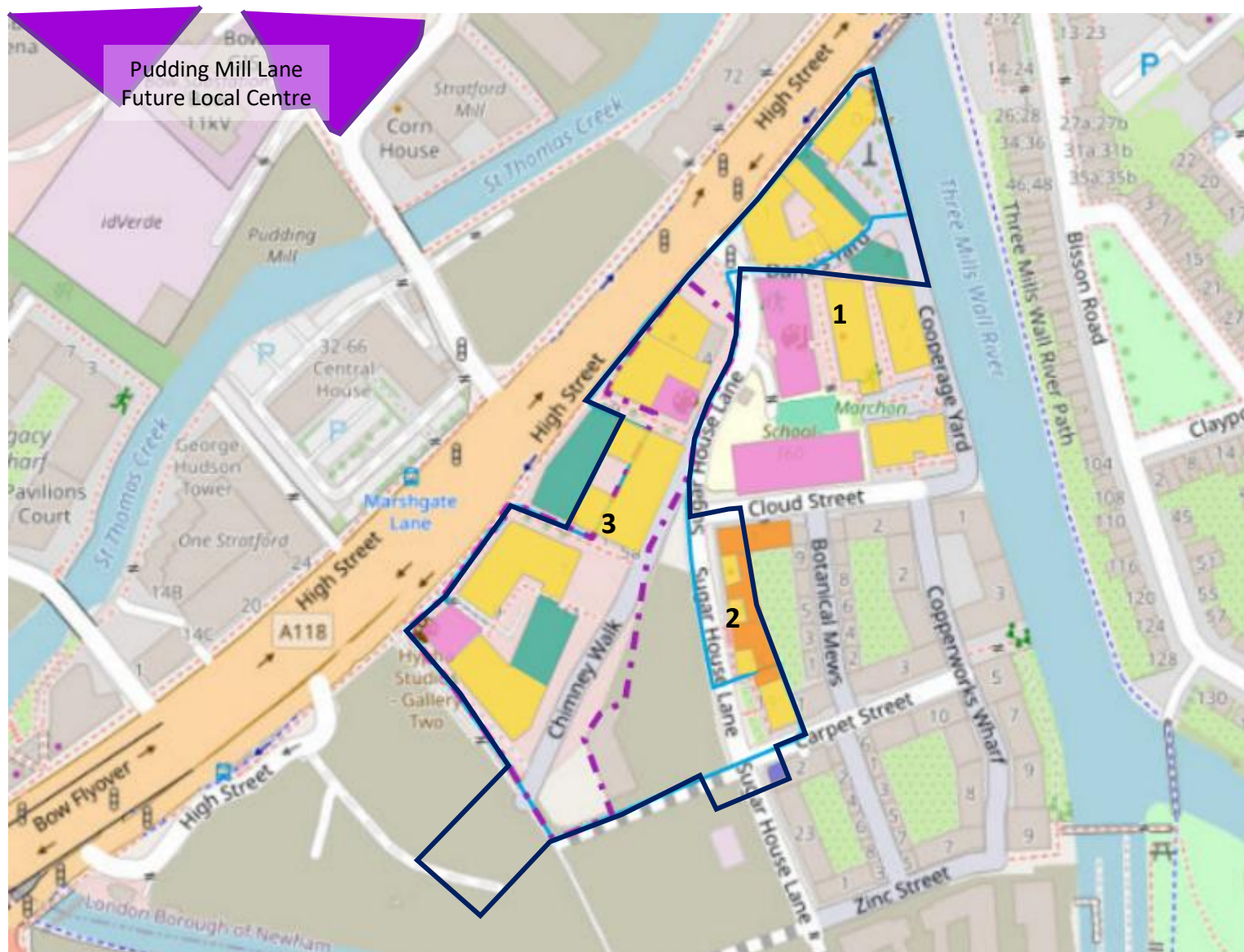
In line with the methodology (2022), and following the further surveying work undertaken in December 2025, the selected boundary is extended from the Regulation 19 version to include 21 existing ground floor non-residential units permitted for Class E uses (including offices) and Sui Generis leisure uses, 3 residential units (concierge and lobby entrances), and a likely further minimum of 5 non-residential units in remaining phases of development. The units are clustered around the new public realm of Sugar House Lane, and/or facing the High Street. The education and non-office workspace cluster between Dane's Yard and Cloud Street has been excluded, as have any primarily residential frontages along Sugar House Lane.

#### Primary Shopping Area:

The Primary Shopping Area boundary has been drawn around the units facing the High Street and the emerging public realm of Chimney Walk, due to the prevalence of Use Class E uses and the public realm connectivity. It consists of 10 units. Further revisions

to this may be undertaken as part of future Local Plan reviews, and when more of the development has been completed.

# Sugar House Lane Local Centre map: boundary and primary shopping area (PSA)



## Legend

- Reg22 Local Centre boundary
- Reg19 Primary Shopping Areas
- Reg19 Local Centre boundary
- Reg19 Future Local Centre boundary

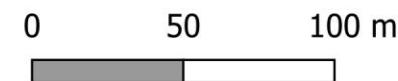
## Base map

- Neighbourhood Boundaries
- Local Industrial Locations
- Green Spaces
- Water Spaces

Use Classes Surveyed December 2025

- C3/C4
- E
- F1
- Sui Generis
- Unclear use

Surveyed urban block frontage number  
1-3 (see Appendix 3)



## Plashet Road Local Centre

During the regulation 18 consultation, a comment was received from a resident regarding the potential designation of existing frontages on Portway, to the south of West Ham Park. As this wider area was identified through the mapping undertaken as part of the Retail and Leisure Study (2022) as experiencing a gap in the 400m radius coverage of the network, a wider review of existing main town centre use frontages in the area was undertaken, including Plashet Road.

### Boundary:

The frontages are part of a high street [mapped by the GLA](#), in line with the methodology (2022). The urban block frontages are located to the west of Green Street Town Centre's 400m radius catchment. Urban block frontage 1 is within West Ham Neighbourhood, while the other 4 are within Green Street Neighbourhood – see further details of the frontages as surveyed in 2022 in Appendix 3.

Urban block frontages 4 and 5 include the highest concentration of Class E uses (14) and no vacant units at the time of surveying. A bus

stop is also present along urban block frontage 5. While frontage 5 also includes two small blocks of flats at its western corner, the public realm is not interrupted and the building line is pulled back, allowing visual connectivity between the commercial frontages on either side. Urban block 2 also performs well against the designation criteria on its eastern side, between numbers 61-75 Plashet Road, and links well to frontages 4 and 5 via a pedestrian crossing.

While urban block frontage 1 is well located to improve the 400m coverage of the network in the area, it is too small to be designated on its own and too detached from other commercial frontages through residential uses. It has therefore been discounted from the boundary. Urban block frontage 3 includes a corner shop and a vacant double unit, separated by four terraced homes with front gardens. It is therefore only reasonable to include the corner shop unit within the boundary.

The overall proposed boundary includes 23 non-residential units. This designation results in modest improvement in the Newham Town Centres Network 400m catchment coverage.

### Primary Shopping Area:

The Primary Shopping Area boundary has been drawn around urban block frontages 2 and 4 following an assessment of Use Class E uses within the proposed boundary. A pedestrian crossing connects the two via Bishops Avenue. The Primary Shopping Area comprises of 17 units, with an overall Class E rate of 70% (12 units).



# Plashet Road Local Centre map: boundary and primary shopping area (PSA)



## Legend

### Regulation 19

Reg19 Primary Shopping Areas

Reg19 Local Centre boundary

### Base map

Neighbourhood Boundaries

Green Spaces

### Use Classes Surveyed 2022

C3/C4

E

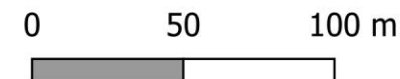
F1

F2

Sui Generis

Unclear

Surveyed urban block frontage number  
1 - 5 (see Appendix 3)





## New Neighbourhood Parade designations

### Portway Neighbourhood Parade

During the regulation 18 consultation, a comment was received from a resident regarding the potential designation of existing frontages on Portway, to the south of West Ham Park. As this wider area was identified through the mapping undertaken as part of the Retail and Leisure Study (2022), as experiencing a gap in the 400m radius coverage of the network, a wider review of existing main town centre use frontages in the area was undertaken against the methodology (2022) and has resulted in the designation of Portway Neighbourhood Parade as well as Plashet Road Local Centre.

#### Boundary:

The two urban block frontages surveyed on site – see Appendix 3 for more details – include a range of convenience and specialist comparison shops, retail services, a restaurant, a hot food takeaway, and only one residential frontage. There are no vacancies and the frontages are connected via a pedestrian crossing.

Therefore, together the assessed frontages meet the assessment criteria for designation as a Neighbourhood Parade. Total number of non-residential units is 14, out of which 12 function within Class E.

# Portway Neighbourhood Parade map: boundary



## Legend

### Regulation 19

 Reg19\_Neighbourhood\_Parades

### Base map

 Neighbourhood Boundaries

 Green Spaces

### Use Classes Surveyed 2022

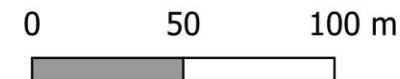
 C3/C4

 E

 Sui Generis

 Unclear

Surveyed urban block frontage number  
1 - 2 (see Appendix 3)



### Royal Albert Quay Neighbourhood Parade

This designation assessment has been undertaken following a review of comments received at Reg. 18 stage from landowners and the Royal Docks Team and following development management masterplanning discussions for the site. Both of the Reg. 18 comments suggested that the area would benefit from a plan-led strategy to manage main town centre uses on the site and to support projected population growth. As this area was identified through the mapping undertaken as part of the Retail and Leisure Study (2022) as experiencing a gap in the 400m radius coverage of the network, an assessment of units delivering main town centre uses on site (excluding office) has been undertaken against the methodology (2022).

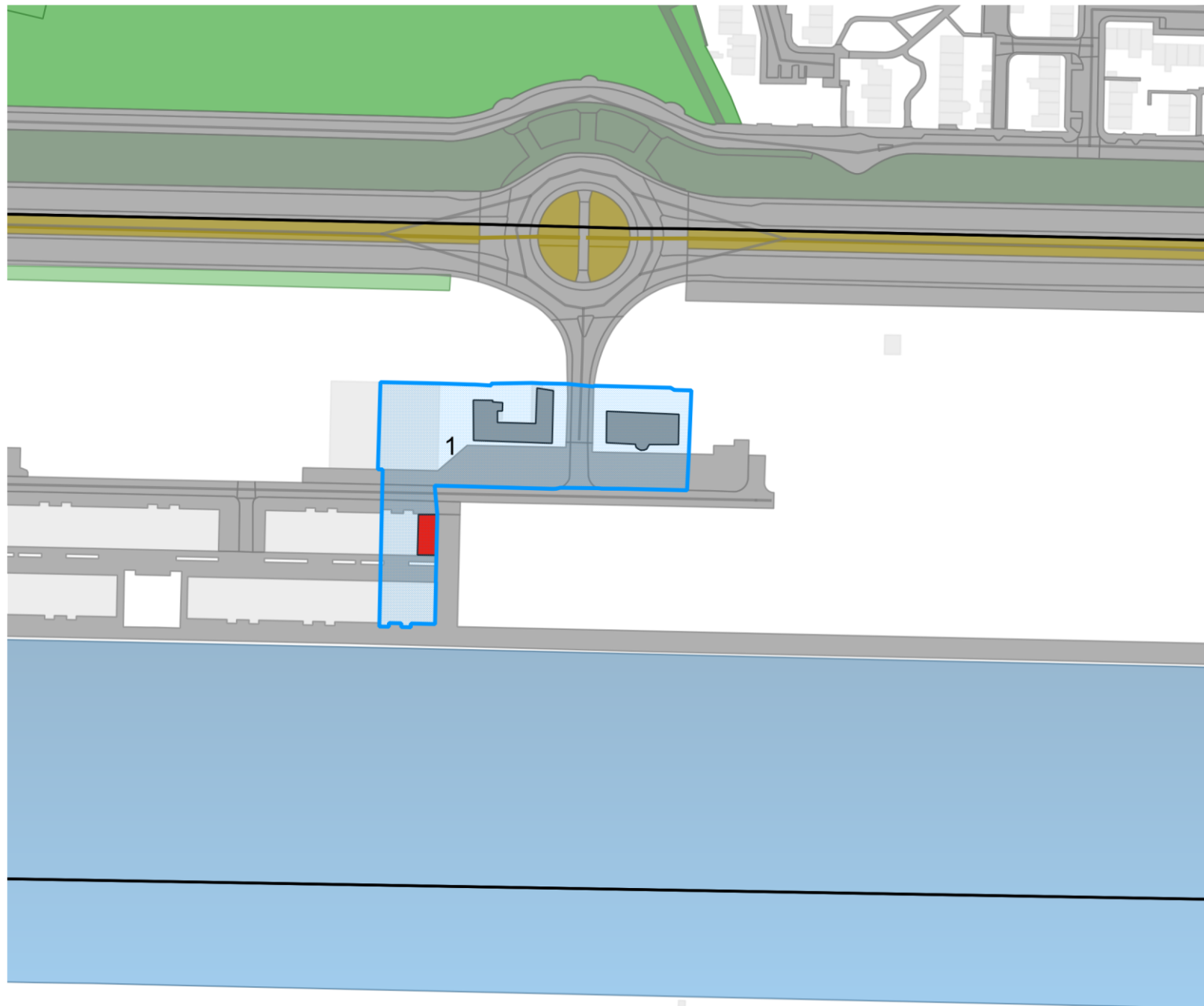
#### Boundary:

A new public square has been partly delivered on the Royal Albert North site as part of its first phase of development under planning reference 14/00618/OUT, adjacent Beckton Park DLR station. The new buildings include 4 new ground floor units in main town centre

uses, facing the square. The location also includes two listed buildings that have been on Historic England's Heritage at Risk Register for over a decade: the former Dock manager's office (Grade II) and Central buffet (Grade II), and which have permission for new uses as a club/pub and a restaurant. Together, there are 6 units in total that can be designated on site, of which only one unit was occupied at the time of surveying (a café) – see also Appendix 3.

The designation addresses a gap in the Newham Town Centres Network 400m catchment for this part of the borough, and will help provide the basis for a growing community around it.

# Royal Albert Quay Neighbourhood Parade map: boundary



## Legend


### Regulation 19

 Reg19\_Neighbourhood\_Parades

### Base map

 Neighbourhood Boundaries

 Railway lines

 Green Spaces

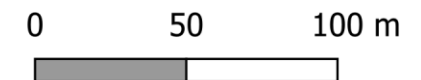
 Water Spaces

### Use Classes Surveyed 2022

 E

 Sui Generis

Surveyed urban block frontage number  
1 (see Appendix 3)



## Carpenters Future Neighbourhood Parade

This designation assessment has been undertaken following the resolution to grant given for planning application 22/00360/OUT, by the LLDC in March 2024, which allows up to 2,185sqm (GEA) retail space within Use Class E(a), and up to 492 sqm (GEA) for pubs/bars.

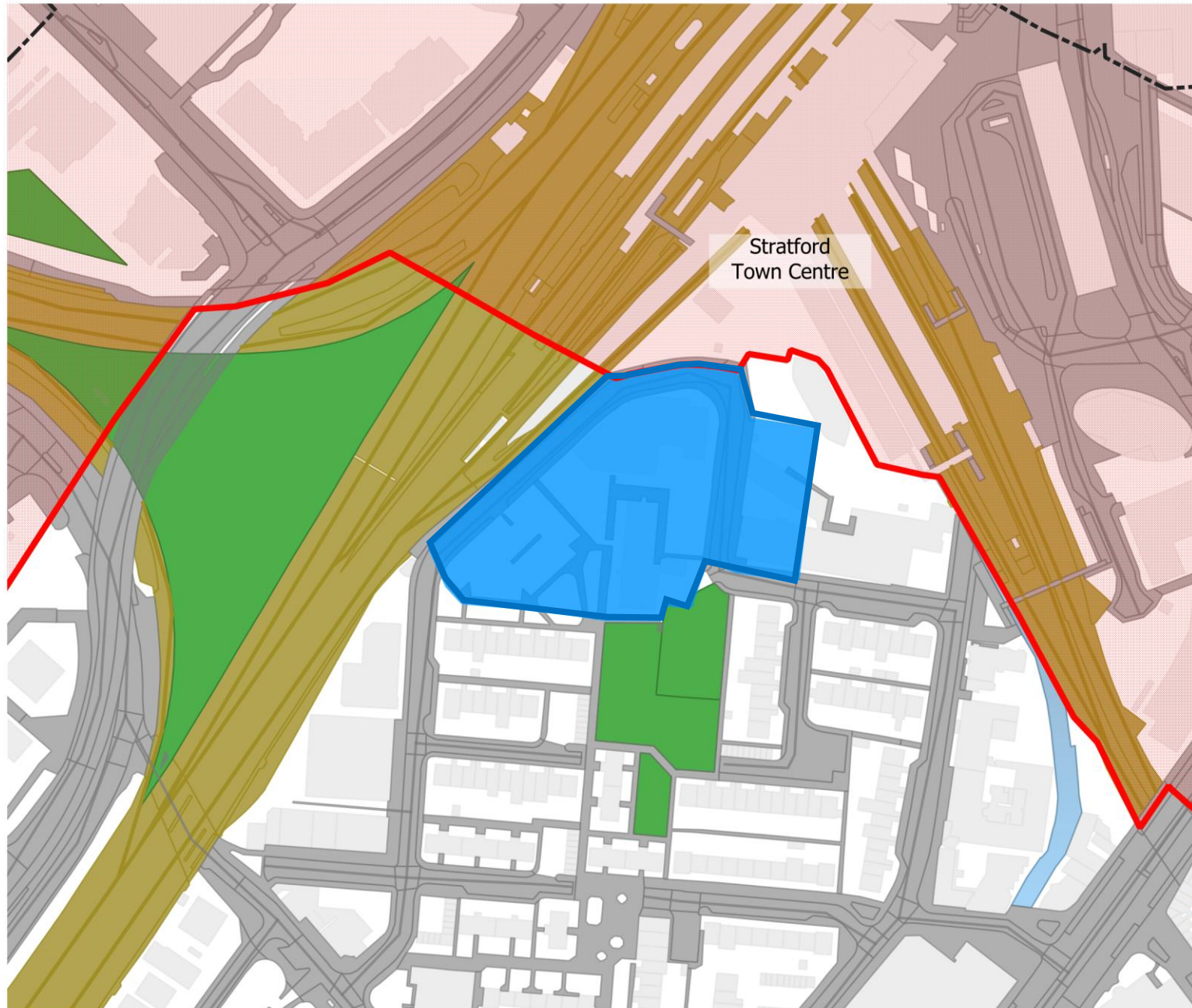
While the Carpenters housing estate is largely within the 400m radius of Stratford Town Centre, the on-the-ground condition of severance due to railway lines means that this area actually experiences poor access to the town centre. Therefore, to ensure improved access to shopping facilities, an assessment of the units proposed in the above application have been undertaken against the methodology (2022).

### Boundary:

Based on the approved masterplan layout (see mapping in Appendix 4, pg. 30), and prioritising access to Stratford station via Gibbins Road, the overleaf 'future boundary' is taken forward to provide a future neighbourhood parade.



# Carpenters Future Neighbourhood Parade map: boundary



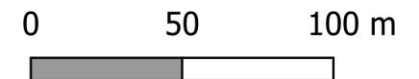
## Legend

### Regulation 19

- Reg19 Town Centre Boundary
- Reg19 Future Neighbourhood Parade Boundary

### Base map

- Neighbourhood Boundaries
- Local Industrial Locations
- Strategic Industrial Locations
- Green Spaces
- Water Spaces



### Future Pier Park Neighbourhood Parade

This designation assessment has been undertaken following the resolution to grant given for outline planning application 24/00989/OUT, in October 2025, which allows up to 5,000 sqm GEA Use Class E and up to 1,500 sqm GEA Sui Generis (food, drink and entertainment) uses.

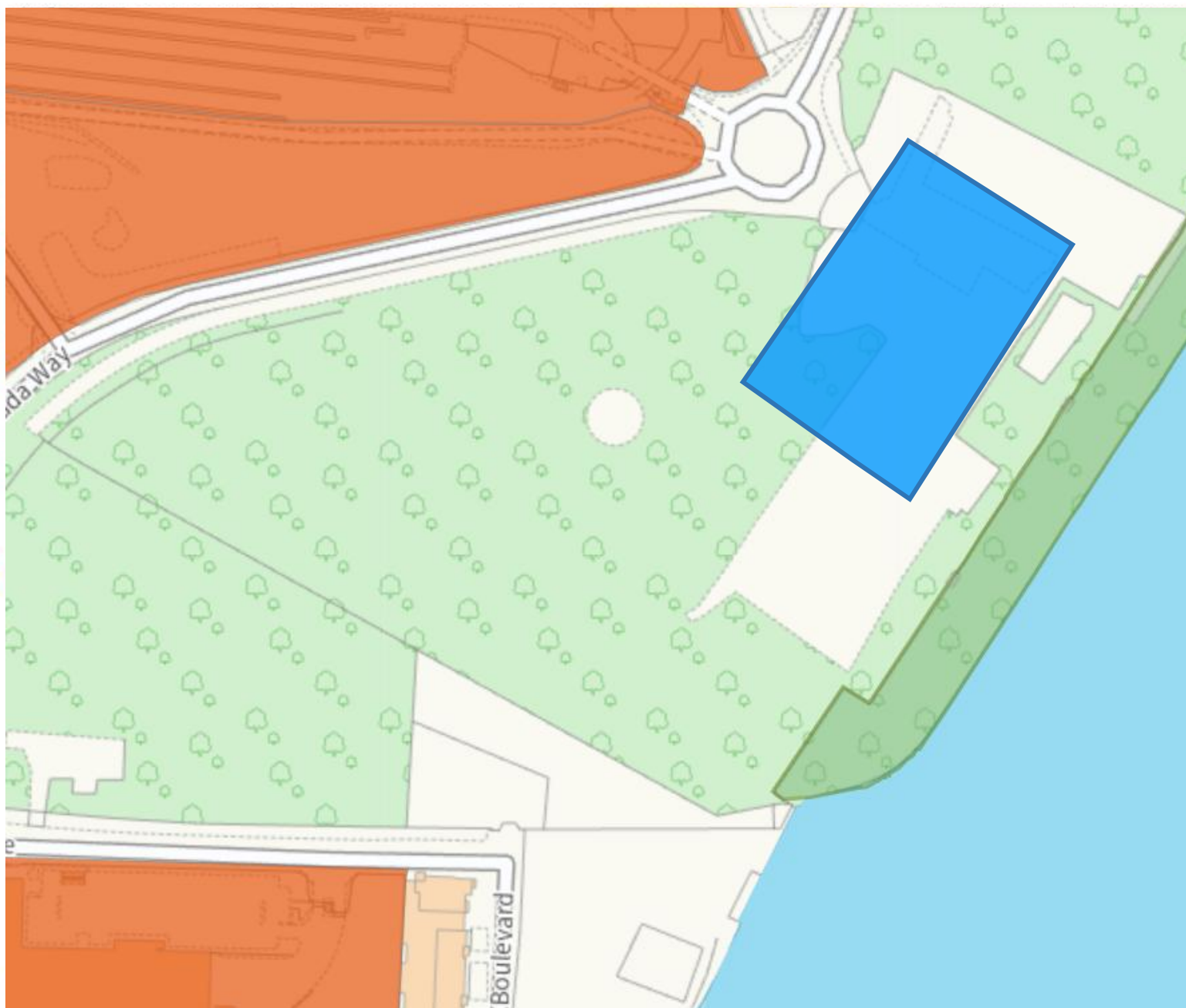
The need for a neighbourhood parade designation at the site, to complement the creation of a new town centre and support the delivery of a new neighbourhood as part of the Beckton Riverside site allocation, is supported by the new Local Plan policy and reflects the methodology (2022).

#### Boundary:



The scale of maximum uses approved points to a likely larger than usual neighbourhood parade, if the full extent of approved uses are to be delivered. However, based on the approved masterplan layout (see mapping in Appendix 4), and prioritising clustering of uses along the key route connecting to Armada Way and to the new river park,

the overleaf 'future boundary' is taken forward as the preferred starting point to provide the future neighbourhood parade.



# Pier Park Future Neighbourhood Parade map: boundary

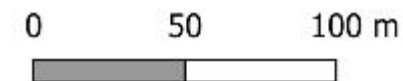


## Legend

-  Reg22 Future Neighbourhood Parade boundary
-  Reg19 Strategic Industrial Land

## Base map

-  Open/Cleared Land
-  Water Spaces





## Appendix 1: Reviewed names and status of designations in the Town Centres Network

Established centre/parade = frontages already exist. Protected and managed primarily through policies HS1 and HS2.

Emerging centre/parade = significant frontages have recently been delivered and remain partially vacant, and may be subject to further change through large scale development. Protected and managed primarily through policies HS1 and HS2 and relevant Neighbourhood policies (N1-17) and site allocation(s).

Future centre/parade = frontages do not yet exist, to be delivered through future large scale development on site allocations. Managed primarily through policies HS1 and relevant Neighbourhood policies (N1-17) and site allocation(s).

Current Name (Adopted Local Plan 2018)	Proposed Name Change (new Local Plan Reg. 19)	Status
<b>Town Centres</b>		
Stratford Metropolitan	Stratford	Established
East Ham	n/a	Established
Forest Gate	n/a	Established
Green Street	n/a	Established
Canning Town	n/a	Emerging
East Beckton	n/a	Established
Gallions Reach	Beckton Riverside	Future centre
<b>Local Centres</b>		
East Village	n/a	Established
Manor Park	n/a	Established
Maryland	n/a	Established
High Street North	n/a	Established
Vicarage Lane	Vicarage Lane – West Ham	Established
Church Street	Church Street – West Ham	Established
Plaistow Road	n/a	Established
Terrace Road	n/a	Established
Boleyn	n/a	Established
High Street South	n/a	Established
Greengate	n/a	Established
Abbey Arms	n/a	Established
North Woolwich	n/a	Established
Albert Basin	n/a	Emerging
n/a	Katherine Road Central	Established

Current Name (Adopted Local Plan 2018)	Proposed Name Change (new Local Plan Reg. 19)	Status
n/a	Katherine Road South	Established
Silvertown	n/a	Emerging
Freemasons Road	Custom House	Emerging
Pudding Mill Lane	n/a	Future centre
Plaistow North	n/a	Emerging
West Ham/Parcelforce	Twelvetreets	Future centre
Thames Wharf	n/a	Future centre
n/a	Plashet Road	Established
n/a	Sugar House Lane	Emerging
n/a	Connaught Riverside	Future centre
<b>Neighbourhood Parades</b>		
West Silvertown	Lyle Park	Future parade
Jack Cornwell Street	n/a	Established
n/a	Church Road – Little Ilford	Established
Kathrine Road	Kathrine Road North	Established
Plaistow High Street	n/a	Established
Vicarage Lane (E6)	Vicarage Lane – East Ham	Established
West Ham Memorial Parade	n/a	Established
n/a	Carpenters	Future parade
n/a	Portway	Established
Prince Regent Lane North	n/a	Established
Tollgate Road	n/a	Established
Fife Road	n/a	Established
Cundy Road	n/a	Established

Current Name (Adopted Local Plan 2018)	Proposed Name Change (new Local Plan Reg. 19)	Status
East Ham Manor Way	n/a	Established
Albert Road	n/a	Established
Western Gateway	n/a	Established
n/a	Royal Albert Quay	Emerging
n/a	Pier Park	Future parade



## Appendix 2: Definitions

**Social Infrastructure:** Uses for the benefit of the community as defined in line with Social Infrastructure policies of the Local Plan, including those in Use Classes F1 and F2 and a range of Sui Generis uses (pubs, theatres etc.)

**Frontage:** Main ground floor facades associated with a unit. Where ground floor units are created through subdivision (e.g. 100a and 100b) the frontages will be parts of the whole (e.g. 0.5 and 0.5).

**Heritage asset:** A building, monument, site, place, area or landscape positively identified as having a degree of significance as a component of the designated heritage assets (those buildings, monuments, structures, parks, etc. that are subject to national listing/scheduling, and those areas designated as Conservation Areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

**High Streets:** Defined in the London Plan (2021) as ‘one of London’s most characteristic urban features which play an important role in

terms of local economic and social infrastructure, providing employment opportunities and promoting community and cultural exchange.’ Their broad location has been identified and mapped by the Greater London Authority.

**Local centre:** typically serving a localised catchment (400m) and are often most accessible by active travel, and comprise mostly convenience retail (including potentially a small supermarket), smaller restaurants and cafes, sub-post office, pharmacy, dry cleaners and other useful local service. Newham’s Local Centres fulfil the definition of ‘Town Centre’ for National Planning Policy Framework purposes, but do not represent a ‘destination’ in the same way as Town Centres.

**Main town centre uses:** Defined in the National Planning Policy Framework as ‘retail development (including warehouse clubs and factory outlet centres); leisure, Evening and Night Time Economy, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and

tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).’

**Neighbourhood parade:** Small clusters of shops, mostly for convenience goods and other local services, usually totalling no more than 5-10 frontages.

**Primary shopping area:** Defined by the National Planning Policy Framework as ‘an area where retail development is concentrated’.

**Primary shopping frontage:** Defined as the part of the Primary Shopping Area most likely to include a high proportion of retail, restaurants and café uses.

**Town centre:** defined in the London Plan (2021) as ‘places in London that provide access to a range of commercial, cultural and civic activities, including shopping, leisure, employment, Evening and Night Time Economy, entertainment, culture, and social and community uses. Town Centres are classified in the London Plan (2021) according to their existing role and function in light of characteristics such as scale, mix of uses, economic performance and accessibility.’

**Town Centres Network:** An interrelated network and hierarchy of high streets designated as Town Centres, Local Centres or Neighbourhood Parades.

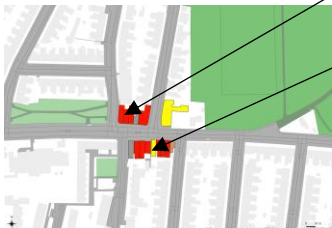
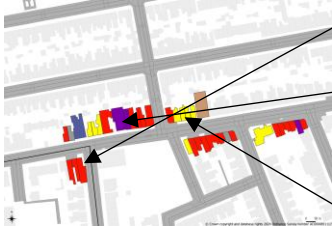
**Unit:** a distinct part of a building or land, as defined in relation to existing or proposed street naming and numbering.


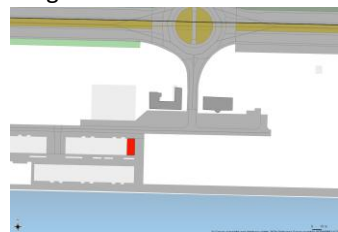
**Urban block frontage:** group of units on same side of the street and between two other intersecting streets, public rights of way or other logical spatial break in frontage.


**Use class:** The use of a unit in relation to the Use Class legislation at the time of surveying, currently The Town and Country Planning (Use Classes) Order 1987 (as amended, 2020).

**Vacancy rate:** Proportion of vacant units in an assessed area.

## Appendix 3: Urban Block Frontages Surveyed 2022/2026

Type of designation considered	Urban block frontage name & number	Address points	No. units total	No. units Class E	No. units vacant	Description, key uses
Portway Neighbourhood Parade 	Portway Road 1	69-79 Portway Road	6	5	0	Retail services, one hot food takeaway, builder's merchant, pedestrian crossing to adjacent frontage.
	Portway Road 2	66-82 Portway Road	9	8	0	Car parts merchant, builders merchant, several shops, a restaurant/coffee, an estate agent, and one residential unit.
Plashet Road Local Centre 	Plashet Road 1	42-46 Plashet Road	3	3	0	Two barber shops and a comparison retail unit.
	Plashet Road 2	45-75 Plashet Road	14	7	0	Community centre, medical centre and faith facility, pharmacy, optician, a café, a supermarket and a butcher and a minicab office. Pedestrian crossing at eastern end. Frontage part broken up by 3 residential units.
	Plashet Road 3	77-89 Plashet Road	7	1	2	A corner comparison shop and a large frontage unit that is vacant (unclear prior use), and 4 residential units in-between.

Type of designation considered	Urban block frontage name & number	Address points	No. units total	No. units Class E	No. units vacant	Description, key uses
	Plashet Road 4	52-68 Plashet Road	9	7	0	A grocery shop, a few DIY stores, a restaurant, a hot food takeaway and a travel shop.
	Plashet Road 5	70-84 Plashet Road	8	5	0	Two food stores, a dry cleaners, a dental surgery, a restaurant and a tuition centre. Residential blocks of flats on western corner, but with pushed back building line and generous public realm and presence of a bus stop.
Royal Albert Quay Neighbourhood Parade 	Royal Albert Quay	15 Royal Albert Quay	6	1	5	One café. Remaining 3 new units as well as the two listed buildings remain vacant, with planning permission (14/00618/OUT) allowing for a range of uses including pub, restaurant/cafe and retail. The upper floors of the new buildings are in use as offices.

Type of designation considered	Urban block frontage name & number	Address points	No. units total	No. units Class E	No. units vacant	Description, key uses
Sugar House Lane Local Centre 	Sugar House Lane 1	Dene's Yard	10	6	0	Two pubs, offices, light industrial workspace, two education institutions. All buildings, including the multi-user workspaces are at least in part occupied.
	Sugar House Lane 2	Sugar House Lane	7	4	2	Concierge, dry cleaner, light industrial/creative workspace, and two vacant units, plus two residential lobbies.
	Sugar House Lane 3	Chimney walk	10	6	6	Recently delivered office blocks, a supermarket, two temporary art galleries (now closed), a pub and a large cycle store and repair hub.



## Appendix 4: Sites masterplanning drawings used in the update assessments

Plans in this section relate to the following new/updated designations in the Town Centres Network (above):

- Beckton Riverside Future Town Centre
- Silvertown Local Centre Potential Extension (Silvertown Quays)
- Sugar House Island Local Centre
- Carpenters Future Neighbourhood Parade
- Pier Park Future Neighbourhood Parade (Beckton Riverside Phase 1)

## Beckton Riverside Future Town Centre – Screen Grab of masterplan

Source: 24/00989/OUT,  
MASTERPLANNING STATEMENT  
- PART 1  
(not approved)

Not to scale



## Beckton Riverside Future Town Centre – Screen Grab of masterplan

Source: Transport for London  
December 2025 (not approved)

Not to scale



## Beckton Riverside Future Town Centre – Screen Grab of masterplan

Source: Transport for London  
December 2025 (not approved)

Not to scale





## Silvertown Local Centre Potential Extension

### – Screen grab of approved land uses parameter plan

Source: 22/02855/OUT,  
Approved Parameter Plan 05  
Roads and Routes Plan  
SQP1MP- PPR-ZZ-XX-D-A-00100

Not to scale



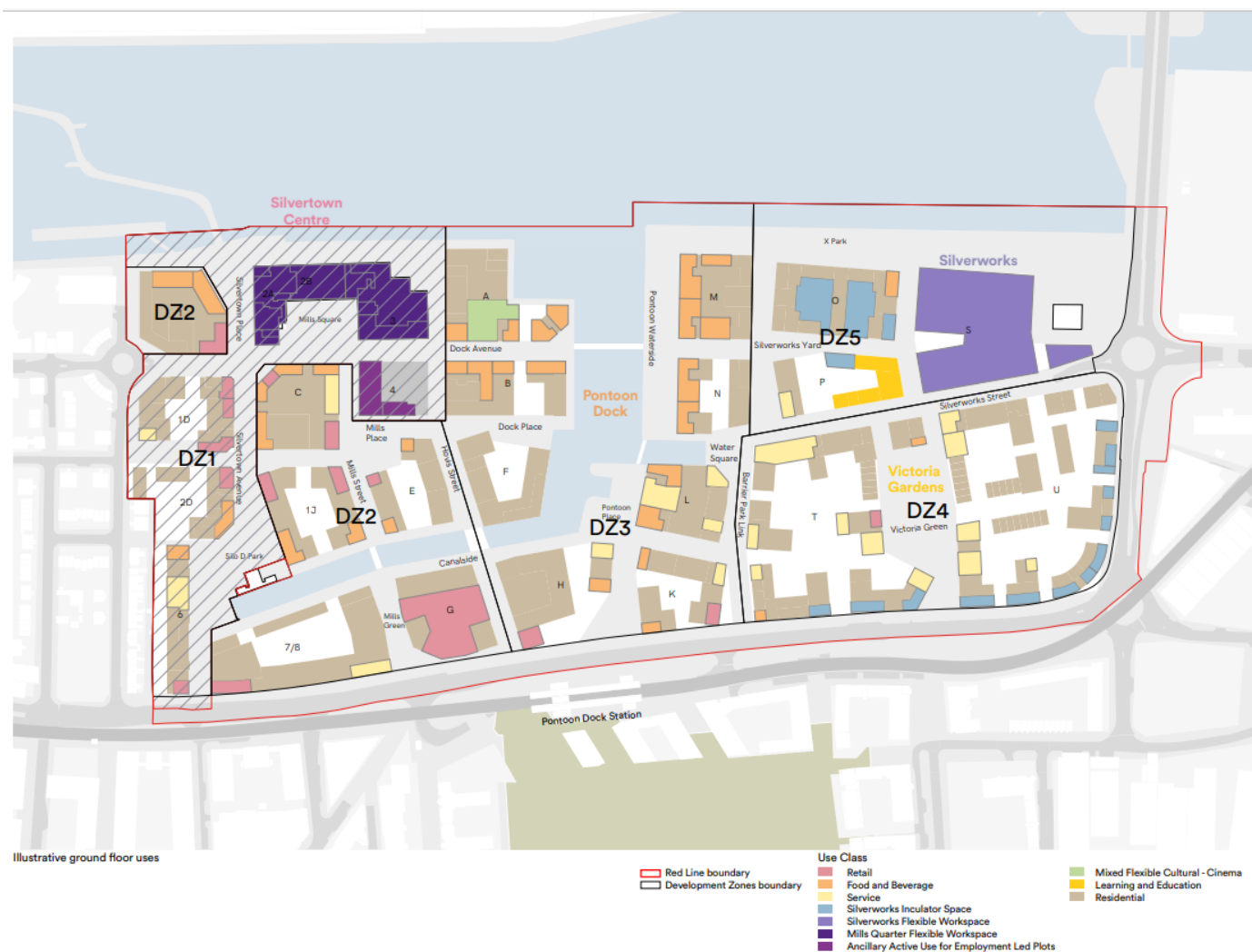


# **Silvertown Local Centre Potential Extension** **– Screen grab of approved land uses** **parameter plan**

Source: 22/02855/OUT,  
 Design Access Statement Rev 1,  
 DAS VOL 1 PART 3 REV 1 (2023)  
 Pg. 219: Illustrative ground floor uses

## **Notes:**

DZ1 (hatched area) represents  
 detailed component. All other uses  
 layouts are indicative.



# **Sugar House Island Local Centre – Screen grab of approved land uses parameter plan**

Source: 12/00336/LTGOUT (LLDC),  
PP-1-104 PARAMETER PLAN  
USES AT GROUND FLOOR (2012)

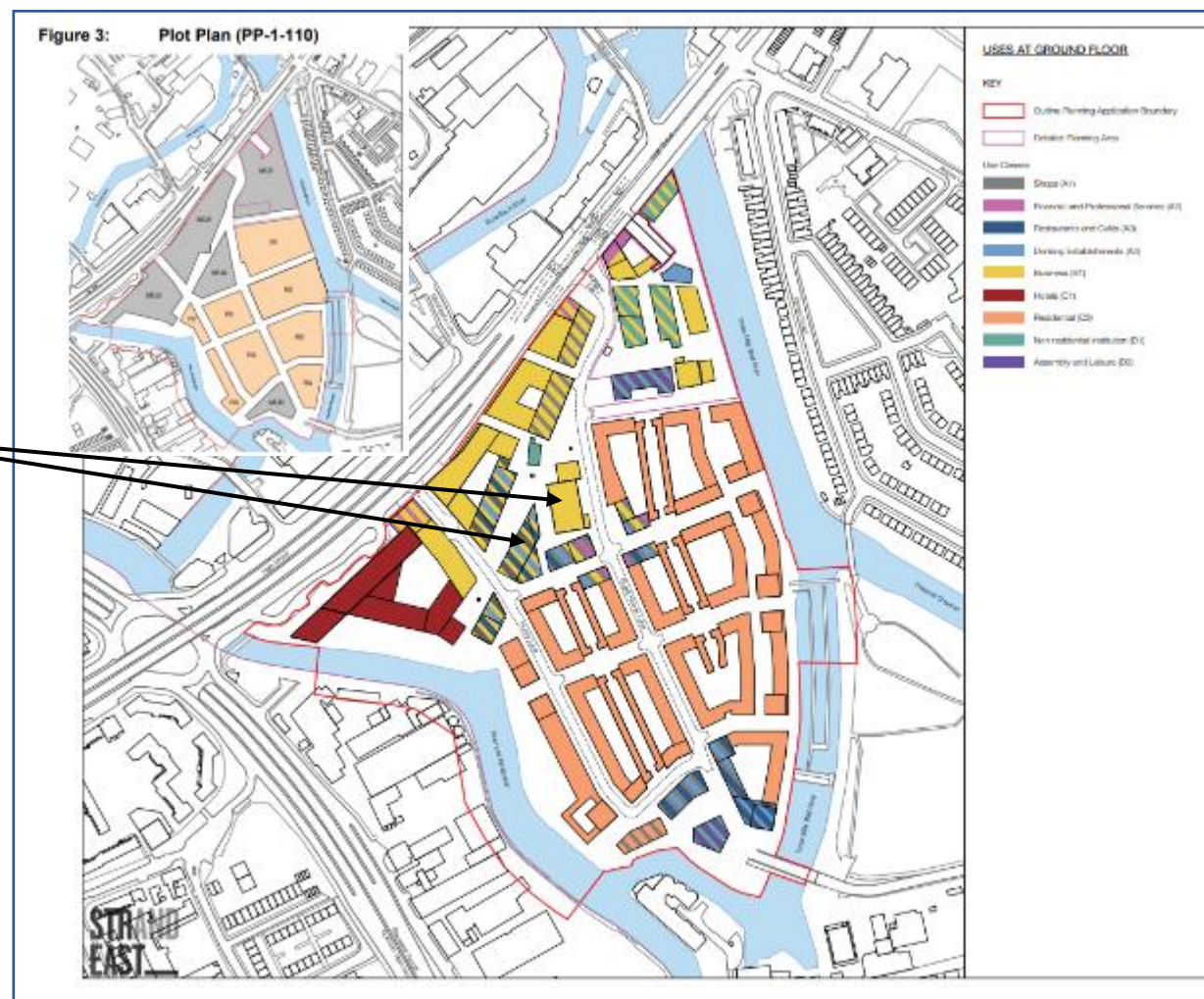
Not to scale

## **Notes:**

18/00401/FUL\_LLDC and 16/00644/DEM\_LLDC:  
demolition of non-designated heritage assets in the  
conservation area (Building 85 and Boiler House);

Mixed use plots still to be delivered:

- Plot MU4: 21/00193/FUL, 19/00417/REM
- Plot MU5: 15/00359/REM
- Plot R4: 15/00327/REM
- Plot R5: 17/00348/REM (small corner unit)
- Plot R7: 17/00369/REM
- Plot R8: 15/00384/REM\_LLDC
- Plot MU3

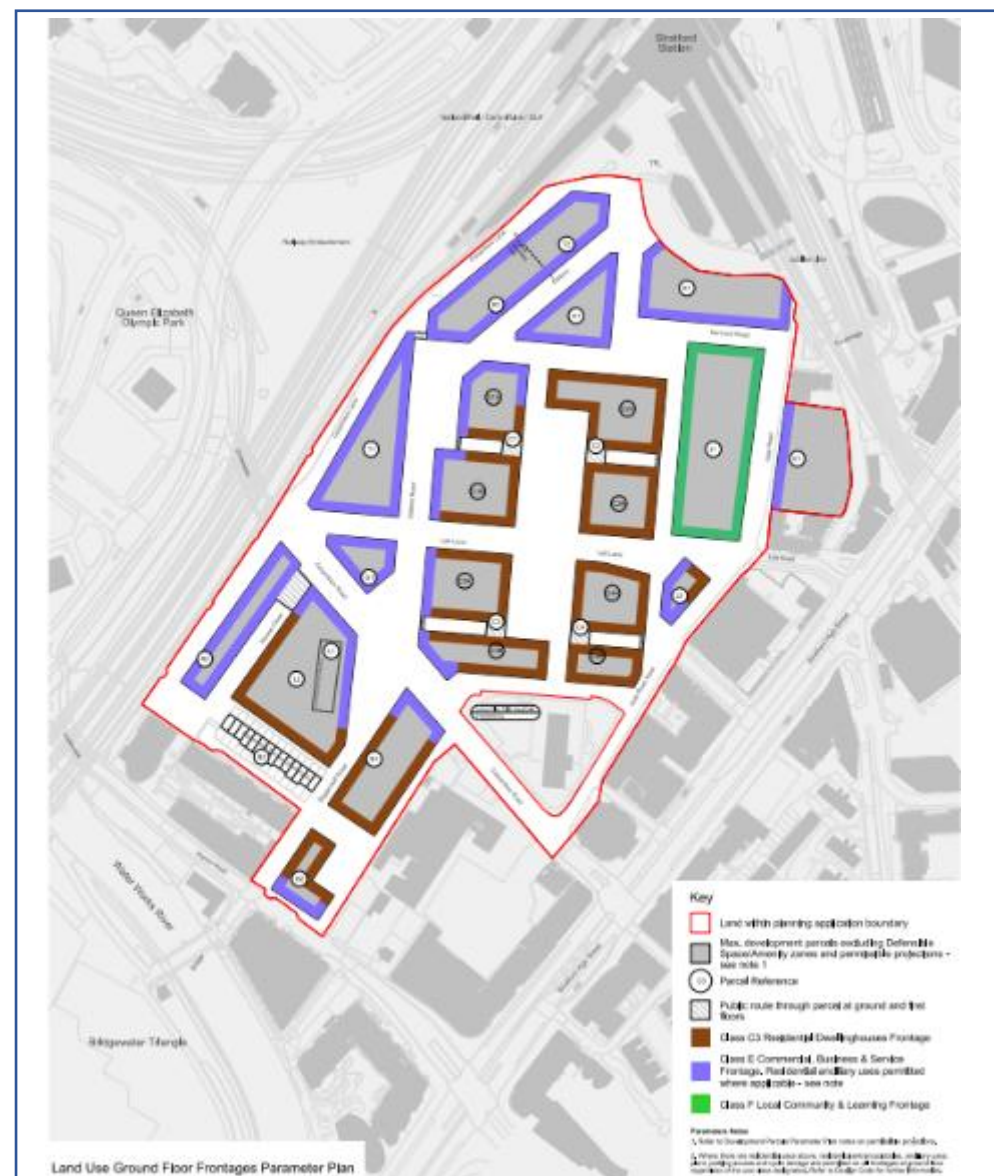


# **Carpenters Future Neighbourhood Parade– Screen grab of approved land uses parameter plan**

Source: 22/00360/OUT (LLDC), resolution to grant drawing CER00-JPM-00-00-DR-A-063009

Not to scale

Note: Use class E unit frontages are outlined in blue







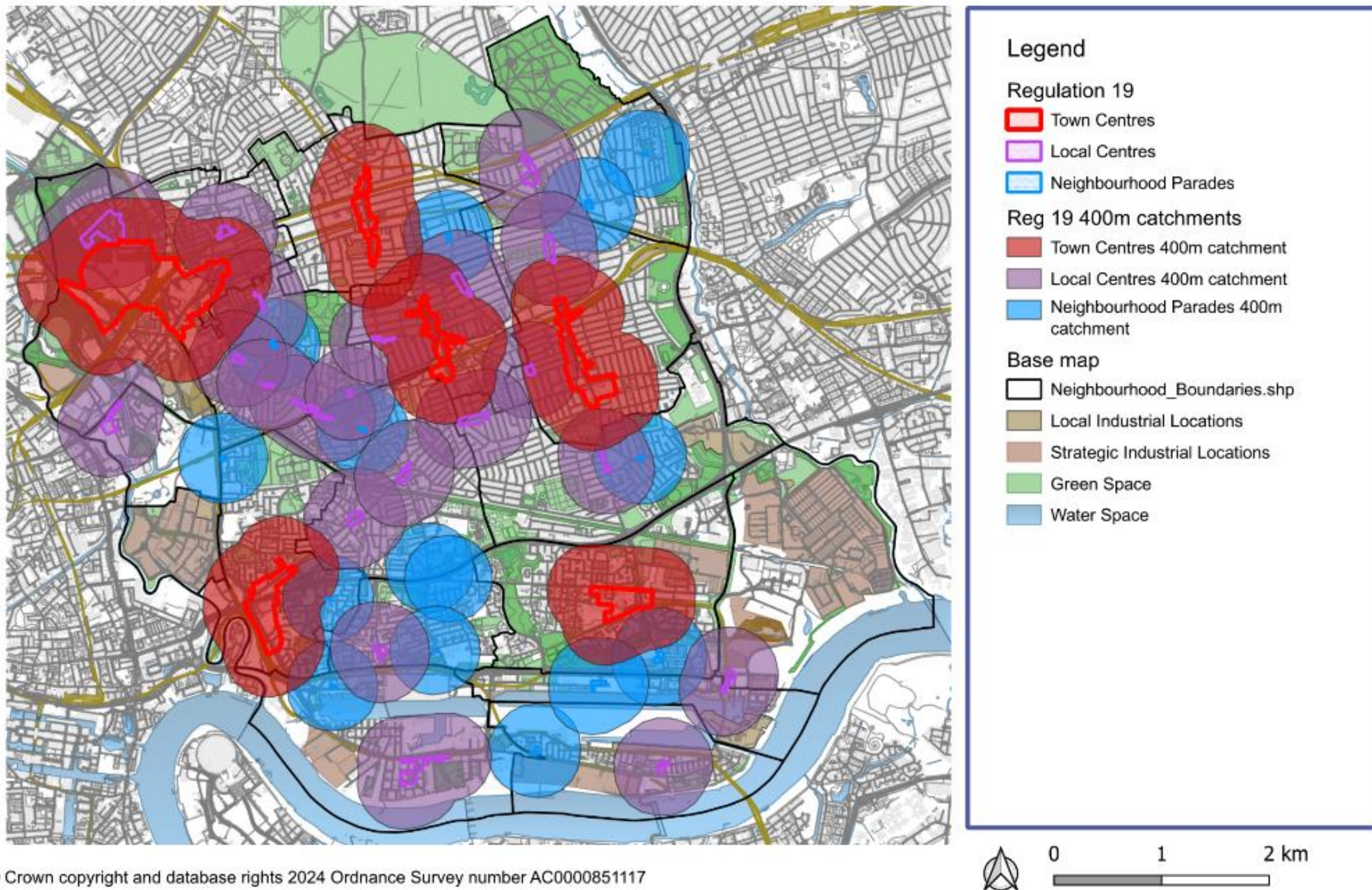
## Appendix 5: Town Centres Network coverage

Plans in this section show the extent to which the designated network contributes to the proximity criteria set out in Policy HS1 – explained below. The plans are shown for the existing network – formed by the established and emerging centres and parades – and for the planned, full future network. The indicative delivery timeframes for each future addition to the network is set out in the respective site allocation(s) in the Neighbourhoods Chapter policies.

- The 400m radius coverage of all established, emerging and future designations. 400m distance roughly corresponds to an average 5 minute healthy adult walk in the context of a typical street network with limited barriers. This is displayed as a polygon showing the area within 400m around the boundary polygon (or point in respect of Beckton Riverside), irrespective of on-the-ground access conditions. Transparency gradients are used in the mapping, and colour merges show overlaps in the catchment of different scales of centres and parades.
- The 15 minute walking distance coverage of all established, emerging and future designations. This is displayed as a polygon showing the area within 15 minutes average walking time from the boundary polygon, taking into account the existing OS street grid (as a polyline) but no other obstacles (e.g. traffic lights) that might affect travel time. The Openrouteservice.org GIS tool was used in the creation of the isochrones. Transparency gradients are used in the mapping, and colour merges show overlaps in the catchment of different scales of centres and parades.

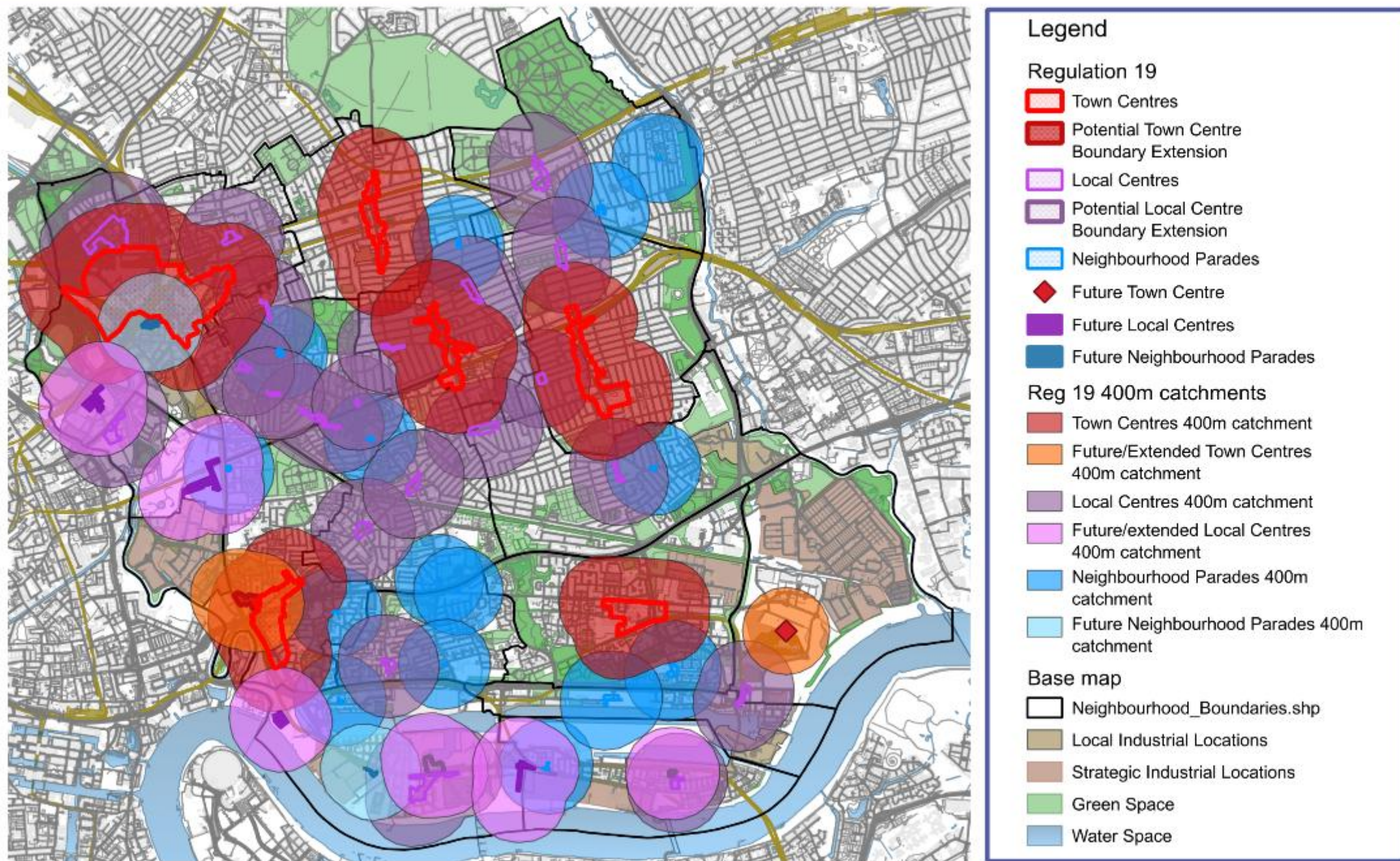


# Newham's Town Centres Network: established and emerging 400m catchments





# Newham's Town Centres Network: established/emerging and future 400m catchments



0

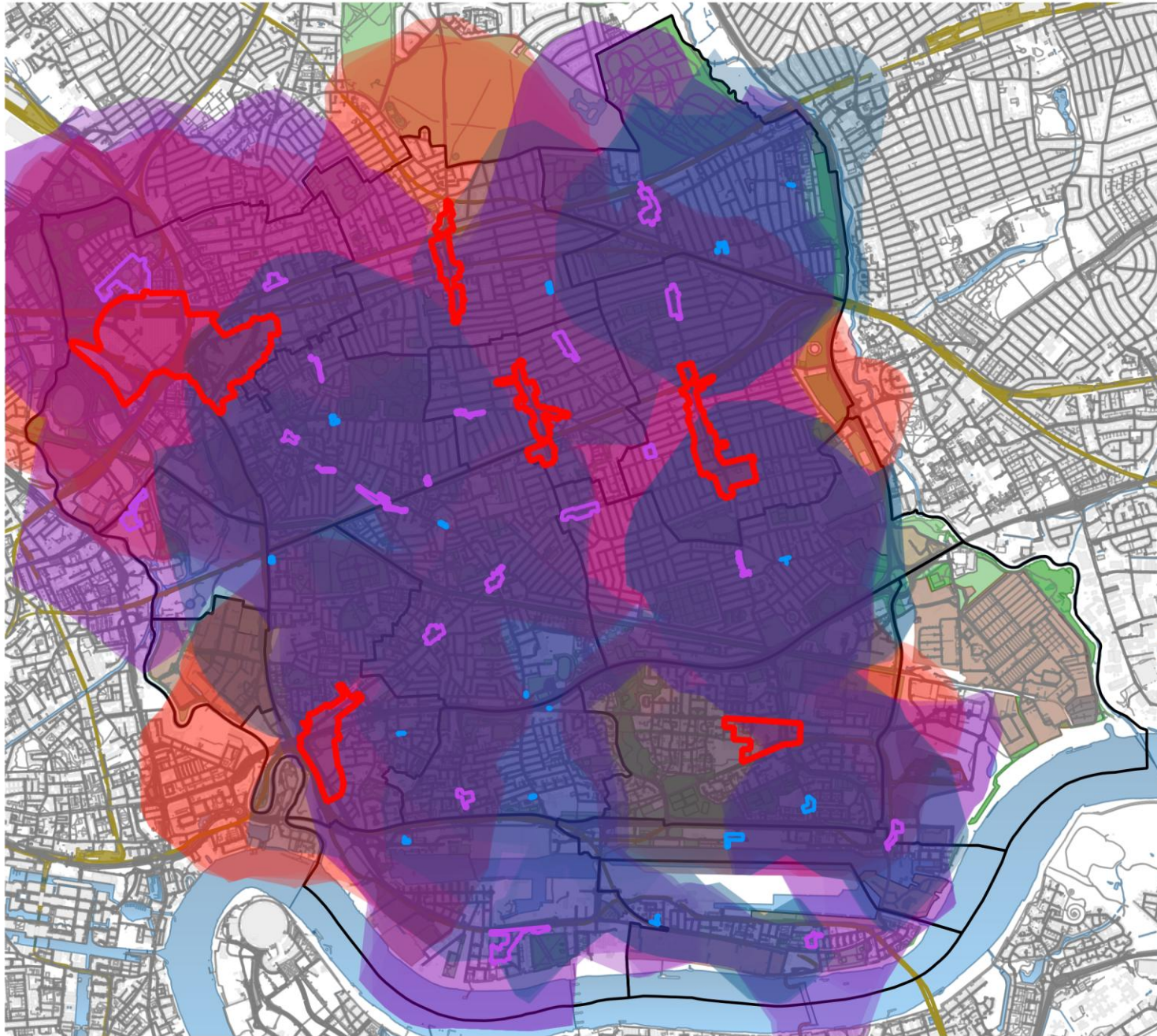
1

2 km





# Newham's Town Centres Network: established and emerging 15min walk catchments



## Legend

### Regulation 19

Town Centres

Local Centres

Neighbourhood Parades

### Reg 19 15min walk catchments

Note: Based on existing street network.  
Colour merges show overlaps in catchment of different scales of centres and parades.

Neighbourhood Parades 15min area

Local Centres 15min area

Town Centres 15min area

### Base map

Neighbourhood\_Boundaries.shp

Local Industrial Locations

Strategic Industrial Locations

Green Space

Water Space



0

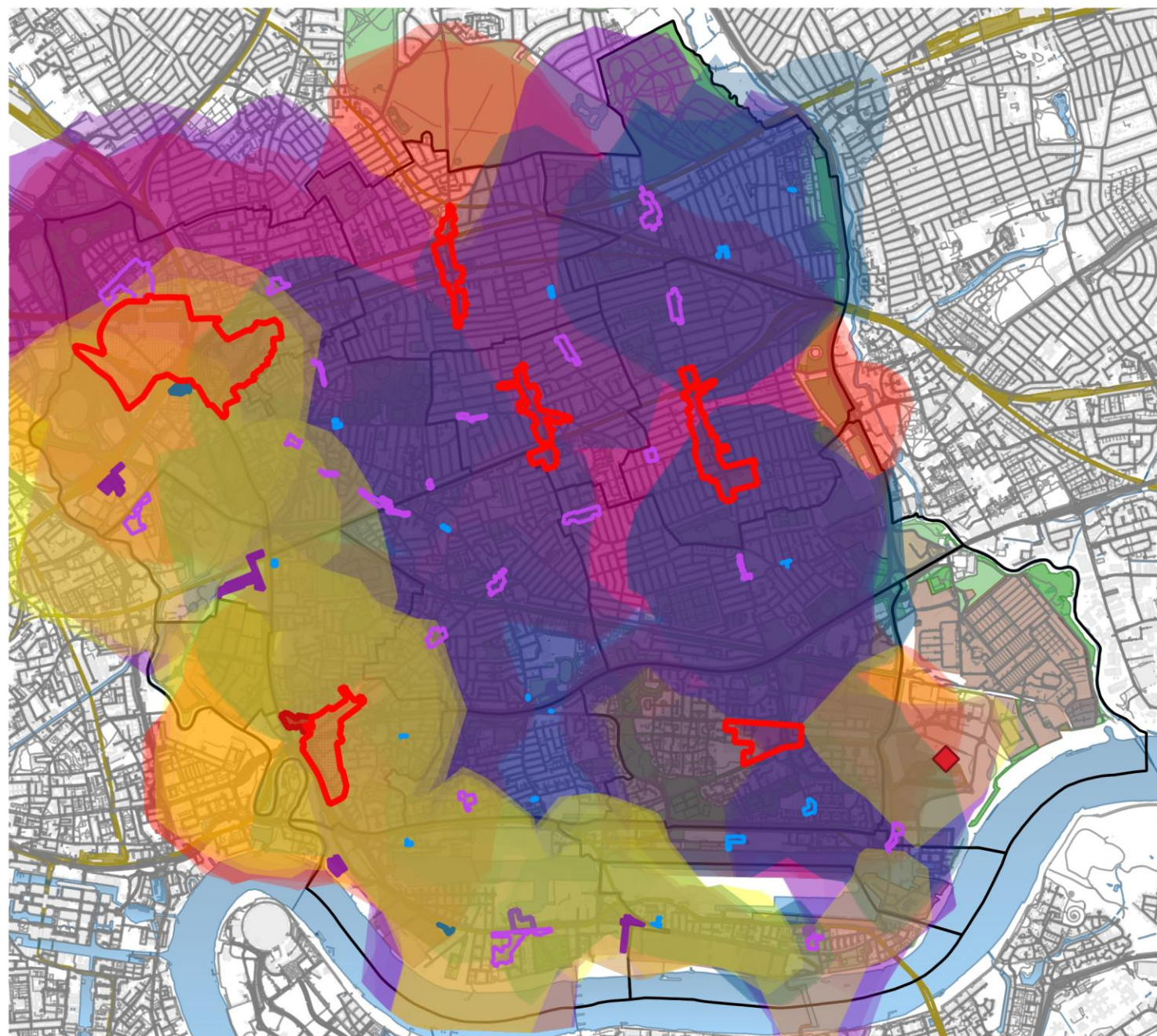
1

2 km





# Newham's Town Centres Network: established/emerging and future 15min walk catchments



## Legend

### Regulation 19

- Town Centres
- Potential Town Centre Boundary Extension
- Local Centres
- Potential Local Centre Boundary Extension
- Neighbourhood Parades
- Future Town Centre
- Future Local Centres
- Future Neighbourhood Parades

### Reg 19 15min walk catchments

Note: Based on existing street network.  
Colour merges show overlaps in catchment of different scales of centres and parades.

- Future Network additions 15min area
- Neighbourhood Parades 15min area
- Local Centres 15min area
- Town Centres 15min area

### Base map

- Neighbourhood\_Boundaries.shp
- Local Industrial Locations
- Strategic Industrial Locations
- Green Space
- Water Space

