



Examination of Newham Local Plan

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IN12: Action points from week 4 hearing sessions, and further hearing sessions

Introduction

This note sets out my action points from the week 4 hearing sessions (3 to 5 February 2026) and information about further hearing sessions due to be held in the week commencing 16 February 2026 (the programmed reserve week¹).

Further hearing sessions

Following the first three hearing sessions on 2 to 4 December 2025, I issued an action point note and requested a response by 18 December². Action point 2 asked the Council to advise which policies it would suggest be modified, and how, if I concluded that the Plan is not sound because the viability evidence indicates that the total cumulative cost of all relevant policies will undermine deliverability.

An interim response to action point 2 was published on 20 December; this advised that the Council was considering potential modifications to the Plan's affordable housing requirements and that a meeting with the Corporate Management Team would be held in the new year.

Policy H3 (affordable housing) was due to be considered at the hearing session on 21 January 2026. However, the week before that session the Council informed me that it expected to submit its response to action point 2 in the week commencing 26 January. On that basis, I advised that an initial discussion of policy H3 would take place on 21 January, with further discussion on Tuesday 3 February (in the last week of the programmed hearing sessions).

However, on 29 January, the Council informed me that its response to action point 2 would not be submitted until later in the week ending 6 February. At the hearing

¹ IN4 5 November 2025.

² IN6 8 December 2025.

session on Thursday 5 February, the Council advised that it still had not finalized its response to action point 2 but hoped to do so soon.

As previously announced, I am now intending to consider the Plan's policies relating to affordable housing at a further hearing session on **Tuesday 17 February 2026** (one of the reserve days as advised in IN4).

The Council is therefore requested to submit its response to action point 2 before **midday on Wednesday 11 February 2026** and publish it on the examination website before 5pm that afternoon.

Action points from week 4

Further to the discussions at the week four 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 modifications are required, including to the parts of the Plan that I refer to below.

The Council should submit a response to the following action points by **midday on Thursday 12 February 2026** and publish it on the examination website before 5pm that afternoon.

I am intending to consider the Council's responses to these action points, where necessary, at further hearing sessions on **Tuesday 17** and/or **Wednesday 18 February 2026**.

Information requirements for planning applications

Various policies and other parts of the Plan require applicants for planning permission to provide particular types of information (assessments, strategies, evidence to demonstrate compliance with specified guidance or standards, etc). The Council's response to FPQ1 identified around 60 in total and advised that in many cases these could be integrated into another document such as a Planning Statement, Design and Access Statement, Environmental Impact Statement, Transport Assessment, etc.

AP40. Council to amend the proposed modification to paragraph i.29, and/or prepare a potential modification to another part of the Plan, to clarify how the information requirements for planning applications referred to in policies could be provided in a proportionate way that avoids duplication and imposing unnecessary burdens on applicants.

Site maps / indicative diagrams

AP41. Council to amend the proposed modification to para 4.3 to combine the last two sentences to read:

"The delivery of these sites will be shaped through co-designed masterplanning in accordance with policy BFN2 which may demonstrate that an alternative layout could

deliver outcomes consistent with the allocation policy and other policies in the Plan” (or similar).

Co-designed masterplanning

AP42. Council to prepare a potential modification to policy BFN2 part 1 to set out a positive approach to achieving comprehensive development that is effectively coordinated with infrastructure delivery, including on large complex sites in multiple ownership.

AP43. Council to prepare a potential modification to policy BFN2 part 4 to read: “All phased sites, where parts of the site will remain vacant or underused for more than three years, must submit a meanwhile use strategy which outlines how those parts will be put to meanwhile uses which do not prejudice the delivery of the final scheme” (or similar).

Developer contributions and infrastructure delivery

AP44. Council to prepare a potential modification to policy BFN4 to clarify that the prioritisation set out in part 3 would be applied having regard to site specific considerations and the need to provide any new or improved infrastructure or other mitigations that are essential to make the proposal acceptable in planning terms.

Zero carbon development

AP45. Council to prepare a draft modification to policy CE2 part 3(b)(i) to set a Energy Intensity Use standard for student accommodation that is technically feasible and financially viable³.

AP46. Council to consider whether the requirement for development to generate at least 80 KWh/m² per building footprint per year of renewable energy is technically feasible and financially viable for student accommodation development

AP47. Council to prepare a potential modification to implementation text CE2.2 paragraph 4 to read:
“ ... development may connect to a heat network powered by gas only where an effective decarbonisation strategy has been agreed with the Council” (or similar).

Embodied carbon

AP48. Council to prepare a draft modification to policy CE3 part 6 to set an embodied carbon limit that is technically feasible and financially viable⁴.

Gypsy and traveller accommodation

³ The Council referred to this being in the range 50 to 74 KWh/m²GIA/year.

⁴ The Council referred to this being in the range 500 to 850 kg CO₂/m².

The Council's Gypsy and Traveller Accommodation Assessment (ORS May 2022)⁵ identifies a need for 23 additional pitches between 2021 and 2038. Most of that need is associated with families living on the existing Parkway Crescent site, along with some families living on the roadside and some in bricks and mortar housing.

Representatives for London Gypsy and Travellers referred at the hearing session on 3 February to the London Gypsy and Traveller Accommodation Assessment (RRR November 2025)⁶ commissioned by the GLA. They advised that this identifies additional needs in Newham to those referred to above, including at least 20 pitches for families currently living in bricks and mortar housing.

The Council has proposed a modification to policy H10 and reasoned justification to refer to a need for 19 additional pitches between 2027 and 2037⁷, and a change to the policies map to allocate land to extend the existing Parkway Crescent site to accommodate 5 additional pitches⁸.

That modification would not ensure that the Plan identifies sufficient land to meet needs as required by national policy. Paragraphs 3.195 and 3.196 in the Plan acknowledge that fact and refer to steps that the Council will take to identify suitable sites on publicly owned land in the context of policy H10 which supports the development of new sites subject to various criteria being met.

The Council's evidence to the examination refers to a comprehensive review of small sites within its ownership and ongoing discussions about several potentially suitable sites⁹.

AP49. Council to amend the potential modification to policy H10 and/or reasoned justification to refer to the London Gypsy and Traveller Accommodation Assessment November 2025 and what that, along with the Council's 2022 assessment, indicate the total need for pitches is in Newham.

AP50. Council to amend the potential modification to policy H10 to delete the changes to part 4 (because transit sites should be subject to the same flood risk policy as permanent sites).

AP51. Council to advise whether there is a reasonable prospect that any of the potentially suitable small sites in its ownership will be available to provide additional pitches in the plan period or, if not, why not.

Existing community facilities and health facilities

AP52. Council to prepare a potential modification to policy SI1 to:

- Delete reference to "reconfigured" in part 1.

⁵ EB57.

⁶ EOD8 to EOD8d.

⁷ FM22 and FM23 in ED20.

⁸ Response to AP25 in ED24.

⁹ EWS38 and oral evidence at the hearing sessions on 20 January and 3 February 2026.

b) Amend part 2 to read “... the preferred type of development will be that which will deliver the maximum amount of affordable housing ...” (or similar).

AP53. Council to prepare a potential modification to the reasoned justification and/or implementation text to clarify that policies SI1 and SI2 apply to cultural facilities and sport and recreation uses (as well as policy SI3) but not education and childcare uses (policy SI4).

New and improved community facilities and health facilities

AP54. Council to prepare a potential modification to the parts of policy SI2 that refer to demonstrating “unmet demand” and not supporting “speculative development” to set out a positive approach to the design and layout of new or improved social infrastructure that takes account of the type of uses to be accommodated and the expected needs of future occupants.

Education and childcare facilities

AP55. Council to prepare a potential modification to policy SI4 parts 3b and 3c and/or the implementation text to clarify the requirements for applicants relating to securing a long option to deliver the facility and ensuring a design that will allow the facility to grow incrementally.

Green Space

AP56. Council to prepare potential changes to the policies map to reflect the changes to green space set out in ED20, with the exception of the reduction in the designation at West Ham Park (nursery site).

Water spaces

London Plan policy SI17 part D states that “Development proposals into the waterways, including permanently moored vessels, should generally only be supported for water-related uses or to support enhancements of water-related uses”.

London Plan paragraph 9.17.2 states: “Generally, permanently moored vessels ... should only be permitted for water-related uses. However, ancillary uses, such as bars and restaurants ... can support enhancements of water-related uses, as well as improve access to or along waterways and related public realm. Ancillary uses can also add to the diversity, vibrancy and regeneration of waterways, in particular in basins or docks ...”.

AP57. Council to consider whether policy GWS2, and the proposed modification, needs to be amended to ensure consistency with London Plan policy SI17 part D and paragraph 9.17.2 including in relation to permanently moored vessels in Newham’s docks.

AP58. Council to prepare potential modifications to policies N1, N2 and N3 to provide an effective approach relevant to each neighbourhood in relation to

permanently moored vessels in Newham's docks consistent with London Plan policy SI17 part D and paragraph 9.17.2

Waste management

AP59. Council to prepare potential changes to the submission policies map to remove the “waste sites identified in the evidence base for the new joint waste plan”

AP60. Council to consider whether policy W1 should be deleted in its entirety to avoid duplication and/or inconsistency with the East London Joint Waste Plan when that is adopted¹⁰. Alternatively, Council to prepare a potential modification to part 3 to clarify that it will apply only to waste sites safeguarded in the East London Joint Waste Plan when that is adopted.

London City Airport

AP61. Council to prepare a potential modification to implementation text T5.2 so that the last paragraph reads: “The following changes in the use and function of the airport are likely to have particularly significant impacts and will therefore require robust evidence to allow thorough assessment of those impacts and determine whether effective mitigation measures can be secured that fully meet their external and environmental costs (or similar) ... [three bullet points as in submitted Plan].

N7.SA1 Abbey Mills

AP62. Council to amend the potential modification to policy N7.SA1 to refer in the second paragraph to the need to replace the existing temporary mosque.

N8.SA7 Rick Roberts Way

AP63. Council to amend the potential modification to policy N8.SA7 to clarify whether play areas and MUGA would be within the 1.2 hectares of green space or additional to it.

N13.SA3 East Ham Gasworks

The SOCG between the Council and St William Homes prepared in response to AP18 proposes a change to the submitted policies map to remove 1.84 hectares of land within allocation N13.SA3 from the Metropolitan Open Land (MOL) designated in the adopted policies map¹¹. The GLA object to this loss of MOL, on the grounds that exceptional circumstances have not been fully evidenced and justified as required by London Plan policy G3 part C.

I have not yet reached a conclusion about how the Plan should be modified to ensure that there is a reasonable prospect of allocation N13.SA3 being viably

¹⁰ The Council advised that the joint waste plan, which will supersede the joint plan adopted in 2012, was submitted for examination in January 2026.

¹¹ ED23 30 January 2026.

developed during the plan period. The following action point is to inform my further consideration of that issue.

AP64. Council to prepare a potential modification to policy N13.SA3 and the site map / indicative diagram that would be required if 1.84 hectares within the allocation were removed from MOL.

N17.SA1 Beckton Riverside

AP65. Council to prepare a potential modification to the N17.SA1 Beckton Riverside site map / indicative diagram to reflect the modifications proposed in the SOCG¹² including the location shape of the new town centre as indicated in the Town Centre Network Review Methodology Review Update January 2026.¹³

AP66. Council to prepare a potential change to the policies map to designate the new town centre as indicated in the Town Centre Network Review Methodology Review Update January 2026 and to describe this on the key as “New town centre – provisional boundary” (or similar).

Policy N17.SA1 refers to “a new town centre focussed on the area mapped on the policies map”. Policy HS1 part 2 first sentence refers to the new town centre being “within the boundaries mapped on the policies map”. Implementation text HS1.2 states that the location of the new town centre “should focus on the boundary identified on the policies map”.

AP67. Council to consider whether the proposed modifications to policy N17.SA1, policy HS1 part 2 and implementation text H1.2 need to be amended to be consistent with each other and with the policies map key, having regard to the co-designed masterplanning process.

Local centres

AP68. Council to prepare potential modifications to the relevant site maps / indicative diagrams and changes to the policies map to reflect the findings of Town Centre Network Review Methodology Paper Update January 2026.

AP69. Council to amend the policies map key to read “Future local centre – provisional boundary” (or similar).

William Fieldhouse

6 February 2026

¹² ED22 30 January 2026.

¹³ ED25 2 February 2026.