

# **LONDON BOROUGH OF NEWHAM**

## **LOCAL PLAN INDEPENDENT EXAMINATION IN PUBLIC IN14: ACTION POINTS FROM WEEK 5 HEARING SESSION**

**Note:** Where modifications are proposed as part of the responses below, text to be removed is set out in ~~strike through~~ font and new text is set out in **bold** font.

## Gypsy and traveller accommodation

**AP70.** Council to amend the potential modification to policy H10 reasoned justification to refer to the approximate proportions of the total need that are associated with families currently living on the existing Parkside Crescent site and with families currently living in bricks and mortar housing.

### Council Response:

1.1 The proposed modification is set out below to address AP70. This is included in the Schedule of Proposed Modifications.

Reference	Modification proposed	Local Plan Part & Page number	Part of the Plan						
FMO23	<p>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. <del>Newham</del><b>London's</b> latest evidence of Gypsy and Traveller accommodation needs <del>found</del><b>indicates</b> a need for <del>2339</del> <b>2037</b> pitches in the borough <b>to 2037 (including backlog need from 2022), which breaks down as follows:-</b></p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th></th> <th style="text-align: center;">Phase 1 (Short term) 27/28 - 31/32</th> <th style="text-align: center;">Phase 2 (Medium term) 32/33 - 36/37</th> </tr> </thead> <tbody> <tr> <td><b>Total need for each phase</b></td> <td style="text-align: center;"><b>34 pitches</b></td> <td style="text-align: center;"><b>5 pitches</b></td> </tr> </tbody> </table> <p><b>Of this need, approximately 16 pitches are expected to meet the needs of the community currently living at the borough's existing Gypsy and Traveller pitch site, while 23 pitches are needed to meet the needs of the Gypsy and Traveller community living in bricks and mortar homes.</b></p> <p><del>We are also aware of emerging evidence of need being led at the regional level by the Greater London Authority, which will consider the need for pitches across London. We will seek to meet the need identified through our local and the emerging regional evidence base through the Council's Small Sites Options Appraisals and Modular construction programme.</del></p>		Phase 1 (Short term) 27/28 - 31/32	Phase 2 (Medium term) 32/33 - 36/37	<b>Total need for each phase</b>	<b>34 pitches</b>	<b>5 pitches</b>	Part 1, p. 240	Policy H10 Justification text paragraph 3.195
	Phase 1 (Short term) 27/28 - 31/32	Phase 2 (Medium term) 32/33 - 36/37							
<b>Total need for each phase</b>	<b>34 pitches</b>	<b>5 pitches</b>							

## Co designed masterplanning

**AP71.** Council to amend the potential modification to policy BFN2 to refer to phased development in part 2 and feasibility in part 4.

### Council Response:

2.1 The Council has given further consideration to the points raised by St William and Aberdeen during the Hearing on 17 February and reflected in this action point. We propose the modifications set out below, which have also been agreed with the respective developers as effective in addressing the concerns raised. These modifications are in addition to those proposed in response to AP42 and AP43, which remain unchanged.

#### BFN2 Part 2

2. All major applications and applications on site allocations must undertake – **or be supported by agreed pre-existing** – co-designed site masterplanning, through engagement with different stakeholders. This masterplanning must consider all of the following, **which will be reflected in any phased proposals brought forward by the landowner(s)**:

[...]

#### Implementation BFN2.2:

[...]

**Once the masterplan has been satisfactorily agreed by the landowner(s) and the Council, separate applications for individual sites may be brought forward.**

#### Implementation BFN2.4:

[...]

The provision of meanwhile uses on **all or parts of the site may not always be feasible, for example where there are health, safety or amenity constraints that cannot be mitigated as part of the temporary proposals. Further, the meanwhile use activation** should not prejudice the delivery of the final scheme, including the need to secure land for remediation or preparatory works.

## Green space

**AP72.** Council to prepare a potential modification to the definition of green space in the Plan that reflects the fact that not all parts of parks, woodlands, nature reserves, gardens, allotments, playing pitches, etc will necessarily be “vegetated” and that the landscaped nature of such areas may change over time.

### Council Response:

3.1 The proposed modification is set out below to address AP72. This builds on proposed modification FMO101, as included in the Schedule of Proposed Modifications.

Ref	<b>Modification proposed</b>  New text in <b>bold</b> and removed text in <del>strikethrough</del> . Footnotes and hyperlink changes expressed between [ ] brackets	Local Plan Part and Page number	Part of Plan	Reason for modification being proposed
FMO101	<p>Green space: All <b>predominantly</b> vegetated, <b>natural or semi-natural</b> open spaces of public value (whether publicly or privately owned) <b>that form part of the wider green infrastructure network and provide environmental, social and health benefits. Green spaces include</b>, including parks, woodlands, nature reserves, gardens, allotments, community gardens, <b>school playing fields, and playing pitches, river corridors and other natural or semi-natural areas. which offer opportunities for sport and recreation, wildlife conservation and other benefits such as storing flood water, growing food and can provide an important visual amenity in the urban landscape. Green space may incorporate incidental built features such as paths, seating, play equipment or small structures where these support access, recreation, ecological function or place-making.</b></p> <p><b>Green spaces deliver a wide range of multifunctional benefits, including opportunities for formal and informal recreation, active travel, sport, contact with nature, biodiversity support, climate resilience, flood-water storage, carbon sequestration, urban cooling, and improved health and wellbeing. They also contribute to London’s strategic green infrastructure network by supporting connectivity, habitat quality, accessible green space provision and the character and visual amenity of Newham’s urban environment.</b></p> <p><b>This definition applies to all qualifying land whether or not it is identified on the Policies Map, but it excludes private domestic gardens.</b></p>	Part 2, p. 600	Glossary	<i>Clarification and response to AP72</i>

3.2 In light of the Hearing on 17 February, the Council proposes an additional modification to the implementation text for Policy GWS1, part 1. This is to provide further clarification on the approach to the delivery of green space, play spaces and MUGAs on site allocations. This builds on the previous proposed modification FMO24:

Ref	Modification proposed	Local Plan Part and Page number	Part of Plan	Reason for modification being proposed
FMO24	<p>[...] The Plan's neighbourhood policies and site allocations <del>give further detail of</del> <b>identify</b> where new publicly accessible green space, community growing space and playing pitches should be delivered.</p> <p><b>The specific site allocation requirements for community growing 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.</b></p> <p><b>Site allocations specify the amount of publicly accessible green space required to address deficiencies identified in the Green and Water Infrastructure Strategy (2025). The definition of publicly accessible green space follows the hierarchy set out in Table 8.1 of the London Plan (2021) and includes:</b></p> <ul style="list-style-type: none"> <li>• <b>Local Park and Open Spaces (2 hectares minimum)</b></li> <li>• <b>Small Open Spaces (under 2 hectares)</b></li> <li>• <b>Pocket Parks (under 0.4 hectares)</b></li> <li>• <b>Linear Open Spaces</b></li> </ul> <p><b>In addition to the required publicly accessible green space, site allocations must also deliver publicly accessible play space (Policy GWS5) and Multi-Use Games Areas (MUGAs) where an identified need exists. These spaces are separate from the publicly accessible green space requirement but may be designed as a continuous or integrated provision. The detailed arrangement will be established through the co-designed masterplanning process in accordance with Policy BFN2.</b></p> <p><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 with policy BFN2 which may demonstrate that an alternative layout could deliver</b></p>	Part 1, p. 257	Implementation text GWS1.1	<i>Consistency and clarity [Modification to clarify the relationship between the part 1 policies and site allocation policies]</i>

Ref	Modification proposed	Local Plan Part and Page number	Part of Plan	Reason for modification being proposed
	<p><b>outcomes consistent with the allocation policy and other policies in the 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 (20254) 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 required to maintain 0.049 hectares per 1,000 residents of allotment and community garden space. [...]</p>			

### N13.SA3 East Ham Gasworks

**AP73.** Council to amend the potential modification to policy N13.SA3 to delete the reference to development “increasing openness” and the sports pitches being brought “back” into public use.

#### Council Response:

4.1 The proposed modification is set out below to address AP73. This is included in the Schedule of Proposed Modifications.

N13.SA3 Former East Ham Gasworks | Development principles

[...]

**Development must enhance green space with a strong emphasis on:**

- **improving public access across the retained Metropolitan Open Land (MOL)**
- **strengthening connectivity and legibility within the wider green infrastructure network**
- **re-providing and enhancing the Site of Importance for Nature Conservation (SINC) and maximising greening and Biodiversity Net Gain in accordance with Local Plan Policy GWS3.**
- **Retaining the maximum feasible quantity of designated green space in accordance with Local Plan Policy GWS1.**
- **protecting, enhancing and bringing into public use the disused sports pitches in the Metropolitan Open Land in accordance with Local Plan Policy GWS1.**

[...]

**AP74.** Council to amend the East Ham Gasworks site map / indicative diagram to reflect the potential modification to policy N13.SA3 and the proposed change to the Metropolitan Open Land boundary.

**Council Response:**

4.2 The proposed modification to the East Ham Gasworks site map / indicative diagram is set out below. This is included in the Schedule of Proposed Modifications.



**Affordable housing**

**AP75.** (a) Council to amend the potential modification to policy H3 part 1(a) to refer to “affordable housing in accordance with the London Plan”.

(b) Council to prepare a potential modification to the last sentence of policy H3 to read: “Developments that do not provide affordable housing in accordance with the London Plan and family homes in accordance with Local Plan policy H4 part 2 will not be supported ...” (or similar).

(c) Council to consider whether the implementation text for policy H3 needs to be modified to refer to the threshold approach and Fast Track Route set out in London Plan policy H5 (bearing in mind that the London Plan is expected to be updated in the foreseeable future).

**Council Response:**

5.1 The proposed modification is set out below to address AP75. This is included in the Schedule of Proposed Modifications.

Reference	Modification proposed	Local Plan Part & Page number	Part of the Plan
MO61.1	<p><b>1. Newham’s strategic target is for 50 per cent of all new homes delivered across the Plan period to be affordable housing. New residential developments on individual sites with the capacity for ten units or more should provide:</b></p> <ul style="list-style-type: none"> <li><b>a. affordable housing in accordance with the London Plan; and</b></li> <li><b>b. an affordable housing tenure mix of 65 per cent social rent housing and 35 per cent intermediate homes.</b></li> </ul> <p><del>Newham’s policy priority is the provision of more social rent homes. New residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should provide 50 per cent of the total residential units as social rent housing and 10 per cent of the total residential units as affordable home ownership 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</del> <b>Developments that do not provide affordable housing in accordance with these policy requirements and family dwellinghouses (C3) in accordance with Local Plan policy H4 part 2</b> will not be supported unless accompanied by a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered.</p> <p>...</p> <p>[Policy H3.2b] where off site provision of affordable housing is not deliverable, a payment in lieu of affordable housing may be accepted. The payment in lieu should result in the ability to secure a higher level of affordable housing provision than the <del>60</del><b>50</b> per cent strategic target sought by part 1 above; and</p>	Part 1, p. 214	Policy H3 Part 1 and Part 2.b
FMO121	<p>Developments are expected to provide affordable housing in accordance with the requirements of part 1 of the policy.</p> <p><b>At the time of the Local Plan’s adoption, the relevant London Plan affordable housing requirement is set out through Policy H5 (Threshold approach to applications) in the London Plan (2021).</b></p> <p><del>Affordable housing targets are measured using the gross number of new units within a development.</del> Genuinely affordable housing should be included within the initial buildings or phases of developments and should not be concentrated in the final buildings or phases.</p> <p>To meet our affordable housing target, genuinely affordable housing delivery should be maximised on publicly owned sites, developments brought forward by registered providers, and sites where the loss of <b>employment floorspace</b> or social infrastructure is deemed acceptable</p>	Part 1, pp. 215-216	H3.1 Implementation text

Reference	Modification proposed	Local Plan Part & Page number	Part of the Plan
	<p>as per <b>London Plan (2021) Policy E7, Local Plan Policy J3 and/or</b> Policy SI2.</p> <p>While the borough’s affordable housing targets seek to deliver 65 per cent affordable housing overall, the policy supports the delivery of 100 per cent affordable housing developments, recognising the significant contribution such developments can make to strategic affordable housing delivery across the borough. Developments delivering above 65 per cent affordable housing should still seek to meet the tenure mix requirements of part 1 of the policy as a minimum (50% of the total <b>affordable</b> units being social rent). Affordable homes delivered above the requirements of part 1 may be delivered as intermediate homes.</p> <p><del>In addition to the overall tenure mix sought by the policy, a development’s proposed bedroom size mix of social rent housing should be informed by evidence of local housing need as published in Newham’s most up-to-date Strategic Housing Market Assessment. This helps to ensure the delivery of different affordable housing tenures is responsive to Newham’s latest evidence of housing needs, which currently shows a significant need for family-sized social rent homes.</del></p>		

**AP76.** Council to amend the potential modification to policy H5 part 3 to read:  
 “Developments of Build to Rent housing as the sole residential tenure should provide affordable homes in accordance with the London Plan ...” (or similar)

**Council Response:**

5.2 The proposed modifications are set out below to address AP76, these are included in the Schedule of Proposed Modifications.

5.3 The Council has also proposed a modification to the Policy H4.2 implementation text to reflect the amendments to the policy proposed in response to AP2 concerning viability. This modification will help ensure that the policy is clear that Build to Rent developments are required to provide family-sized housing, in line with the need identified in the Newham Strategic Housing Market Assessment (EB056).

Reference	Modification proposed	Local Plan Part & Page number	Part of the Plan
MO65.1	<p>3. <b>Developments of Build to Rent housing as the sole residential tenure should provide affordable homes in accordance with the London Plan. Affordable Build to Rent homes should provide 65 per cent of new affordable homes rented at equivalent rents to Social Rent and 35 per cent of new affordable homes rented at equivalent rents to London Living Rent.</b> <del>Developments of Build to Rent housing as the sole residential tenure should provide at least 50 per cent of the total units as Affordable Rented Homes at equivalent rents to London Affordable Rent and 10 per cent of the total units being Affordable Rented Homes at equivalent rents to London Living Rent.</del> These affordable homes will be secured as affordable housing in perpetuity irrespective of the covenant period secured through H5.1.c.</p>	Part 1, p. 221	Policy H5 part 3
MO65.2	<p>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.</p> <p><del>In these instances, affordable</del> <b>At the time of the Local Plan's adoption, the relevant London Plan affordable housing requirement requires Build to Rent housing should to provide at least 35 per cent affordable housing, or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses.</b></p> <p><b>Alongside this requirement, affordable Build to Rent homes should provide 65 per cent of new affordable homes rented at equivalent rents to Social Rent and 35 per cent of new affordable homes rented at equivalent rents to London Living Rent.</b> <del>be provided as affordable rented housing, with 50 per cent of the total units as Affordable Rented Homes at equivalent rents to London Affordable Rent and 10 per cent of the total units being Affordable Rented Homes at equivalent rents to London Living Rent. Weekly rent benchmarks for London Affordable Rent are published on the Greater London Authority's website. 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.</del></p>	Part 1, p. 222	H5.3 Implementation text
FMO125	<p>Part 2 of the policy sets out expectations for the delivery of three or more bedroom <b>social rent</b> homes within a housing development. This requirement applies to any development delivering dwellinghouses, including general needs housing, age-restricted general needs housing and Build to Rent housing. <b>For Build to rent homes this requirement will also apply to the affordable homes rented at equivalent rents to Social Rent.</b></p>	Part 1, p. 219	H4.2 Implementation text

Reference	Modification proposed	Local Plan Part & Page number	Part of the Plan
	<p>[...]</p> <p>New housing developments on individual sites with the capacity to deliver ten residential dwellings or more that provide less than 40 per cent of the <del>total proposed homes</del> <b>new social rent homes</b> within a development as three bed or larger homes will be required to submit a financial viability assessment demonstrating that the maximum viable mix will be delivered.</p>		

**AP77.** Council to amend the potential modification to policy H8 part 3 to read:

“New purpose built student accommodation should provide affordable homes in accordance with the London Plan ...” (or similar).

**Council Response:**

5.4 The proposed modification is set out below to address AP77. This is included in the Schedule of Proposed Modifications.

Reference	Modification proposed	Local Plan Part & Page number	Part of the Plan
MO66.1	<p>1. New purpose-built student accommodation in Stratford and Maryland neighbourhood will only be supported where:</p> <p>a. it is located within or adjacent to an existing <b>or approved</b> campus development in the neighbourhood; or</p> <p>b. it is solely providing a replacement facility <del>with no net increase in bed spaces.</del></p> <p>2. New purpose-built student accommodation in all other neighbourhoods outside Stratford and Maryland will only be supported where:</p> <p>a. it is located within or adjacent to an existing <b>or approved</b> campus development in the borough; or</p> <p>b. it is in a town centre or local centre location well connected by public transport (with a minimum Public Transport Accessibility Level of 4); <del>c.</del> and it will not create an over-<b>concentration saturation</b> of purpose-built student accommodation; or</p> <p><del>d.</del> <b>c.</b> it is solely providing a replacement facility <del>with no net increase in bed</del></p>	Part 1, p. 231	Policy H8 Parts 1-5

Reference	Modification proposed	Local Plan Part & Page number	Part of the Plan
	<p><del>spaces or it is located within or adjacent to an existing campus development in the borough.</del></p> <p><b>3. New purpose-built student accommodation should provide affordable student accommodation in accordance with the London Plan. New purpose-built student accommodation should provide at least 60 per cent affordable student accommodation as defined within the London Plan 2021.</b> Developments for purpose-built student accommodation that do not achieve a policy compliant level of affordable student accommodation on site are required to submit a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered.</p> <p>4. New purpose-built student accommodation should:</p> <ul style="list-style-type: none"> <li>a. secure the majority of the bedrooms in the development, including all of the affordable student accommodation bedrooms, through a nomination agreement, for occupation by students of one or more higher education providers; or</li> <li>b. in areas of <del>over-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</li> <li>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.a<del>d</del>, 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.</li> </ul> <p>5. Developments delivering purpose-built student accommodation should provide ancillary communal space for study and <del>sporting facilities</del> <b>exercise</b> 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 <del>sport and recreation</del> <b>exercise</b> that have sufficient capacity to meet any increased need.</p>		

## AeIM

**AP78.** Having regard to the late representation made on behalf of AeIM received by the Programme Officer on 17 February, the Council to advise if they consider any amendments to the potential modifications set out in their responses to AP41, AP52, AP54 and AP62 are necessary to ensure that the Plan is sound.

### **Note from AeIM on AP41 (Site maps / indicative diagrams)**

#### **Council Response:**

6.1 The Council has reviewed the late representation submitted by AeIM on 17 February. Having considered the points raised at the hearing on 4 February, as well as those set out in the subsequent written representation, the Council does not consider that any further amendments to the proposed modification (FMO28) set out in its response to AP41 are necessary to ensure the soundness of the Local Plan.

#### **Proposed modification to paragraph 4.3:**

[...]

**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 which may demonstrate that an alternative layout could deliver outcomes consistent with the allocation policy and other policies in the Plan.**

[...]

6.2 The proposed modification to paragraph 4.3, as set out above, directly reflects the wording suggested in AP41. The Council therefore does not agree with AeIM's view that the revised text goes beyond what was required to be addressed. The suggested wording clearly establishes that the site maps / illustrative diagrams are indicative, and that the delivery of site allocations will be shaped through co-designed masterplanning. It does not require an applicant to demonstrate that an alternative layout would be more suitable, rather, it supports a flexible, co-designed approach to site delivery and the site maps / indicative diagrams illustrate how development could come forward.

### **Note from AeIM on AP52 (Existing community facilities and health facilities).**

#### **Council Response:**

6.3 The Council has reviewed the late representation submitted on 17 February. Having considered the points raised, the Council does not consider that any further amendments to the potential modifications set out in its response to AP52 are required to ensure the soundness of the Local Plan.

6.4 In relation to Part 1 of Policy SI1, the term “reconfigured” has already been removed from Policy SI1, Policy SI3, and the associated implementation text. AeIM’s use of green text appears to indicate support for this proposed modification. The Council therefore considers this matter to be agreed.

6.5 With respect to Part 2 of Policy SI1, AeIM’s use of blue text suggests that they continue to regard this element as “not agreed”. However, no further commentary, alternative wording, or justification has been provided to explain the basis for this position. In the absence of any substantive objection—and noting that the Inspector has already defined the scope of AP52—the Council considers this matter to have been appropriately addressed.

6.6 On this basis, the Council confirms that no additional modifications are required to Policy SI1.

### **Note from AeIM on AP54 (New and improved community facilities and health facilities)**

#### **Council Response:**

6.7 The Council has reviewed the late representation submitted by AeIM on 17 February. Having done so, it maintains that no further amendments are required to the potential modifications set out in its response to AP54. The wording proposed in ED028 remains sound, justified, effective, and consistent with the London Plan and national policy. For completeness and transparency, the Council’s response to each of the additional points raised by AeIM is set out below.

#### **Objection to the requirement for a needs-based assessment for cultural facilities**

6.8 The Council wishes to provide clarity in relation to AeIM’s written statement. The assertion that “Policy SI2 continues to import a requirement for a needs-based assessment for delivery of new community or cultural facilities” is incorrect. Policy SI2 does not address the delivery of new cultural facilities, these uses are addressed in Policy SI3.

6.9 In response to AP53, the Council published proposed modifications to Policies SI2 and SI3 (document ED028) to provide further clarity on which elements of Policy SI2 apply to cultural facilities and to sport and recreation facilities. These modifications confirm that cultural facilities are not subject to the needs-based assessment referenced in SI2 part 1.

6.10 Further, in response to the Inspector’s Week 4 Action Points, the Council proposed a modification to part 2 of Policy SI3. This provides the clarity sought via AP53 and introduces a positive and enabling approach to unplanned cultural and sport/recreation proposals, as required by AP54. The proposed modification for Policy SI3 is as follows (as published in ED028):

~~d. the provision of new, expanded and improved cultural facilities and sport and recreation facilities, where it is demonstrated that there is unmet demand which will not be met by any planned delivery.~~

2. A sufficient supply of **cultural**, sport and recreation facilities will be achieved through:

a. the delivery of new or re-provided sport or recreation facilities on identified site allocations, subject to a needs-based assessment at the time of delivery; **and**

**b. supporting proposals for new or re-provided facilities where it is demonstrated that:**

- i. the design, layout and scale of the facility appropriately reflect the role of the space, the types of uses to be accommodated, and the needs of existing and/or future users; and**
- ii. these needs cannot be adequately met through planned provision on identified site allocations.**

6.11 Part 2(b) of Policy SI3 replaces the previous Part 1(d) and is intentionally aligned with the positive modification introduced through Part 1(c) of Policy SI2. As site allocations do not identify land for cultural uses, the requirement in Part 2(a) applies only to sport and recreation facilities. Cultural facilities are therefore considered under Part 2(b), which provides a proportionate, flexible and enabling framework for unplanned cultural proposals.

6.12 These modifications are supported by corresponding changes to the implementation text which explains:

- why the identified steps are necessary;
- which parts of the evidence base applicants are expected to consult; and
- which stakeholders and Council services applicants should engage with when preparing proposals.

6.13 These steps are essential to avoid:

- delivery of unnecessary or poorly specified space that does not meet end-user needs and risks becoming unviable or unusable; and
- the loss of opportunities for other forms of development, including housing, where such floorspace would displace more appropriate uses.

6.14 Collectively, the modifications provide clear and proportionate guidance, ensure alignment with the evidence base, and remove any ambiguity as to whether needs-based assessments apply to cultural facilities. They provide an effective and positively framed policy framework fully responsive to the Inspector's Week 4 Action Points.

#### **Proposed deletions to Parts 1(a) and 1(b)**

6.15 AeIM seeks deletion of the words "subject to a needs-based assessment at the time of delivery" from Parts 1(a) and 1(b) of Policy SI2. These proposed deletions:

- were not discussed at the Hearing sessions; and
- fall outside the scope of AP54, which relates solely to the drafting of Part 1(c) concerning "unmet demand" and "speculative development".

6.16 AeIM raises no objection to the Council's modified wording for Part 1(c) as set out in ED028.

#### **Purpose of the needs-based assessment**

6.17 Parts 1(a) and 1(b) of Policy SI2 apply to site allocations where a strategic need for social infrastructure has already been established through the Local Plan's evidence base. As explained during the Week 4 Hearings, Newham's site allocations are frequently:

- large,
- phased, and
- delivered over extended timescales.

6.18 Population profiles, user needs, and service requirements may therefore evolve between adoption of the Plan and the point at which development is delivered. The requirement for a needs-based assessment at the time of delivery ensures that:

- the type, scale and design of facilities remain aligned to actual needs;
- provision responds to updated spatial mapping, demographic change and recent engagement; and
- the Plan avoids delivering floorspace that is unnecessary, unviable, or unsuited to end users.

6.19 For clarity, this requirement does not introduce a new policy test for the acceptability of community uses. Strategic need remains established. The assessment simply ensures that detailed specification and design reflect the most current evidence at the point of delivery.

6.20 This approach is consistent with the NPPF (December 2023), which requires plans to remain effective and responsive to changing needs (paragraphs 96 and 97), and with London Plan Policy S1, which emphasises evidence-based, locally responsive provision.

6.21 The requirement therefore represents positive and flexible planning practice and is essential to ensuring the Plan remains justified and effective across the lifetime of site allocations.

#### **Proposed modifications to Part 1(c) and the associated implementation text**

6.22 In response to AP54, the Council proposed modifications to Part 1(c) and the associated implementation text in ED028. These modifications ensure that Policy SI2:

- supports well-designed social infrastructure;
- promotes provision that is appropriately scaled and justified; and
- avoids speculative development.

6.23 The Council notes that AeIM has raised no concerns regarding the modified Part 1(c) and no issues with the related implementation text.

#### **Suggested amendments to Parts 2(c) and 2(d)**

6.24 AeIM also proposes additional amendments to Parts 2(c) and 2(d) of Policy SI2, which address the locational hierarchy for the provision of social infrastructure. The Inspector did not identify any issues with this aspect of the policy in AP54. Locational matters were fully addressed in the Council's written response to Matter 12; and discussed at the 4 February Hearing.

6.25 Directing social infrastructure—particularly larger or more frequently accessed facilities—to town and local centres is wholly consistent with national and London Plan policy, including:

- the NPPF (December 2023), which promotes accessible and sustainable locations for community-facing services and supports the vitality of town centres; and
- London Plan 2021 Policy S1 Part E, which encourages social infrastructure provision in high streets and town centres and in locations accessible by walking, cycling and public transport.

6.26 There is therefore no procedural or policy basis for AeIM's proposed amendments to Parts 2(c) or 2(d).

#### Part 4 of Policy SI2

6.27 AeIM’s use of blue text in Part 4 of Policy SI2 appears to indicate that they continue to regard this matter as “not agreed”. However, AeIM has provided no further commentary, proposed modification, or justification to clarify the basis for this position.

6.28 Part 4 of Policy SI2 refers to “speculative development” and is a section of the policy the Council proposes to delete in full in response to AP54, along with the associated implementation text. In the absence of any substantive objection—and noting that the Inspector has already defined the scope of AP54—the Council considers this matter to be resolved.

#### Conclusion

6.29 Having fully reviewed AeIM’s late representation:

- No further changes are required to the potential modifications submitted in response to AP54.
- The wording proposed in ED028 remains sound, justified by evidence, effective in operation, and consistent with national policy.
- Retaining the requirement for a needs-based assessment at the time of delivery in Policy SI2 Parts 1(a) and 1(b) is essential to ensuring that social infrastructure is appropriate, viable and responsive to user needs.

6.30 The Council therefore confirms that no additional modifications are required to Policy SI2.

#### Note from AeIM on AP62 (N7.SA1 Abbey Mills)

##### Council Response:

6.31 The Council has reviewed the late representation submitted by AeIM on 17 February. Having considered the matters raised both during the hearing on 4 February and in the subsequent written submission, the Council does not consider that any further amendments to the proposed modification (FMO222) are necessary to ensure the soundness of the Local Plan.

##### Proposed modification to N7.SA1 Development principles:

[...]

Development should replace the existing temporary ~~mosque community use with the equivalent amount of community floorspace~~, meeting the requirements of Local Plan Policy SI1. ~~Development should address the need for community facilities in the area by delivering new community facilities in Twelvvetrees Local Centre, unless it can be demonstrated that the needs of the community have already been met.~~ **In addition to the mosque, Ddevelopment**

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.

[...]

6.32 The proposed modifications to the N7.SA1 development principles directly and fully address the Inspector’s Action Point AP62. Local Plan Policy SI1, which seeks to safeguard existing community facilities, is appropriately referenced to secure protection of the existing facility. The subsequent additional amendment to the second to last sentence of the paragraph provides helpful clarification that all types of community facilities should be explored for the site in addition to the mosque, as was discussed and agreed during the hearing session on 4 February.

6.33 The explicit reference to “all types of community facilities” ensures the allocation remains comprehensive, evidence-led and appropriately flexible, while still recognising the site’s specific role in delivering a replacement mosque.

6.34 At the hearing, the Council confirmed its support for including clearer recognition within the allocation of the need for a replacement mosque. This is directly supported by the Community Facilities Needs Assessment (2022), which identifies:

- a deficit of Islamic places of worship in the west of Stratford, along the western boundary with Tower Hamlets, and in the Royal Docks, Beckton and Gallions Reach (EB044, p.111), and
- a below-average density of community facilities within the Three Mills neighbourhood (EB044, p.98).

6.35 These community facility deficits are localised in nature, and the allocation therefore provides an appropriate and strategically important opportunity to address them as part of a plan-led approach.

6.36 The modification gives applicants flexibility to deliver any additional community facilities either as part of the mosque, or as stand-alone facilities, depending on the outcomes of the co-designed masterplanning process required by Policy BFN2 and the specific nature of the community facility needs identified at the application stage. The cross-reference to Policy SI2 and Policy SI3 ensures that applicants must consider needs across the full range of facility types identified in the Community Facilities Needs Assessment (2022), maintaining flexibility while ensuring the policy still provides a clear expectation that the identified deficit in Islamic faith provision be addressed.

6.37 Accordingly:

- the modification accurately reflects AP62;
- it remains fully evidence-led;
- it ensures the allocation is capable of meeting identified community-facility deficits; and
- it retains the flexibility necessary for sound plan-making.

6.38 For these reasons, the Council considers that no further amendment to the modification is required. The proposed modification is justified, effective and appropriate, and the objections raised by AeIM do not warrant any change.