

Schedule of proposed modifications for Matters 1 to 16 (version 5)

This document follows the page order of the Local Plan - [Part 1](#) (page 1 to 356) and [Part 2](#) (page 357 to 629)

Colour coding is used to distinguish the types of modifications:

	Main modifications that are essential to make the Plan sound or legally compliant.
	Additional (minor) modifications that do not materially affect the policies that would be in the Plan if it was adopted with the main modifications but no other modifications.
	Modifications that “improve” the Plan, but which do not fall into either of the above two categories.

Version 5 includes all of the modifications proposed in response to the Inspector’s questions up to and including the response to the Week 5 action points in ED029.

All mapping changes have been made to the [online GIS map](#) (SD003A), rather than shown in this document.

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO3.1	i.1 The Local Plan is the key planning document which we will use to shape, plan and manage growth, regeneration and development across the borough to 2038 2042 . This is a 15-year period from the Regulation 18 Consultation and reflects the time period used within the evidence base.	All relevant	Across all relevant sections of the Plan, replacing 2038 with 2042	Consistency with NPPF. <i>[Modification to the timeframe of the Plan is proposed consistently]</i>

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				<p><i>relevant sections of the Plan. This is one example.]</i></p>
MO2.1	<p>This Local Plan replaces the following Development Plan Documents for Newham: Newham Local Plan 2018, Newham Gypsy and Traveller Development Plan Document 2017 and London Legacy Development Corporation Local Plan 2020.</p>	Part 1, p. 6	Introduction section, after paragraph i.4	Compliant with regulation 8(5)
FMO3.2	<p>i.29 The Local Plan, together with the London Plan, make up the borough’s development plan and will be used to make decisions on planning applications. The Plan must be read as a whole and all policies (shown in shaded boxes, identified by their Policy reference) relevant to the proposal will be used to assess its compliance and acceptability. The text surrounding the policy boxes including the introductory paragraphs, Planning Obligations, Justification and Implementation provides important context, evidence, explanation and guidance on how the policies should be interpreted and applied.</p> <p>i.30 Most of the requirements and assessments set out in the plan can be incorporated into standard submission documents, such as, but not limited to, planning statements, design and access statements, and heritage/character/placemaking assets statements. The Council’s local validation list (Planning Application Requirements) will specify which requirements can be integrated into these documents and which could be provided as standalone assessments to support the application. The local validation list will also set out the stages at which these requirements and assessments are needed.</p>	Part 1, p. 14	Introduction para i.29	Consistency with section 17 of the 2004 Act. This is related to AP1 and AP41

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FMO56	<p>2. Development will make the best use of land, optimise sites and deliver sustainable development by:</p> <p>a. applying a design-led approach which responds to the site’s surrounding character and context; and</p> <p>b. supporting tall buildings in the borough’s Tall Building Zones to ensure the delivery of the borough-wide spatial hierarchy set out in policy D4; and</p> <p>c. conserving and enhancing the borough’s heritage assets and settings; and</p> <p>d. delivering zero carbon, climate resilient and nature-friendly developments.</p>	Part 1, p. 27	BFN1.2	Referencing the tall building strategy and spatial hierarchy in response to AP13
MO10	<p>h. development that supports the vision of the Lee Valley Regional Park Authority’s Development Framework (Area 1); and Area Proposals as they apply to the parks in Newham.</p>	Part 1 p. 28	BFN1 Part 5 (h)	Clarification agreed as part of statement of common ground with Lee Valley Regional Park Authority
MO10.2	<p>3.9 ... Despite this overarching deficit, significant areas of the Lee Valley Regional Park lie within the Three Mills, Canning Town and Custom House and Stratford and Maryland neighbourhoods. These include the Lee Valley VeloPark and land consisting of the northern Olympic parklands, the open spaces and natural play at Three Mills Green and Riverside, part of the Greenway, and the Bow Creek Ecology Park.</p>	Part 1, p. 29	BFN1 Justification text	Clarification agreed as part of statement of common ground with Lee Valley

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MO11	Meanwhile uses must also comply with the Plan’s commitment to tackling the climate emergency, meet BREEAM excellent, as and where applicable to the proposed use , and consider how temporary new builds can reduce their environmental footprint via Modern Methods of Construction and the potential for reuse of temporary new builds in other locations. An exception to the requirement to meet BREEAM excellent may be made for temporary structures seeking permission for a shorter time period. Where this is allowed, extensions in time are unlikely to be granted, to avoid long term poor quality development.	Part 1, p. 32	BFN1.8 Implementation text	Clarification of how the Council expects environmental standards to be applied to short-term temporary buildings.
MO12.1	1. Sites should be designed and developed comprehensively and collaboratively to ensure that their delivery . Piecemeal delivery will be resisted, particularly where it would prejudice supports the realisation of the relevant neighbourhood vision, neighbourhood policy, site allocation development principles and/or site allocation design principles and that or where the timing of delivery would be unsupported is supported by infrastructure.	Part 1, p. 34	BFN2 part 1	Redrafting of policy to set out a positive approach, and in response to action point AP42.
FMO12.3	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) :	Part 1, p. 34	BFN2 part 2	Clarification in response to AP71

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FMO12.1	<p>a. how the required land uses and infrastructure provision on the site will be delivered; b. relevant neighbourhood and/or site allocation design principles;</p> <p>c. integration of the scheme with its wider surroundings, including any effects on the historic environment;</p> <p>d. delivery of key walking and cycling connections within the site and to and from key local facilities;</p> <p>e. layout of the site to ensure neighbourliness; and</p> <p>f. how Biodiversity Net Gain will be delivered on site, natural features will be incorporated and appropriate mitigation for environmental harm made.</p>	Part 1, p. 34	BFN2 part 4	Clarification, and consistency between policy parts, and in response to action point AP43.
FMO12.2	<p>4. 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 will outline how those parts will be vacant and underused plots will be safely activated through appropriate meanwhile uses without prejudicing the delivery of the permanent scheme.</p>	Part 1, p. 34	BFN2 part 5	Clarification of policy scope
MO12.2	<p>5. All developments on site allocations are expected to demonstrate commitment to delivering the placemaking and socio-economic masterplanning aims approved, by undertake undertaking post occupancy surveys and share sharing the results with the Council.</p>	Part 1, p. 36	BFN2.1 Implementation text	Clarification of policy application

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FMO12.4	<p>The considerations listed in the policy are applicable to developments containing all land uses. Developments must consider all aspects listed in the policy and apply them, alongside any site or use specific constraints, taking into account the context of the site and its surroundings, both current and planned.</p> <p>Once the masterplan has been satisfactorily agreed by the landowner(s) and the Council, separate applications for individual sites may be brought forward.</p>	Part 1, p. 37	BFN2.2 Implementation text	Clarification in response to AP71
MO13	<p>Masterplans should consider how a changing climate will be managed within their development, such as through layouts to reduce overheating, provisions of cool zones, sustainable urban drainage systems and/or flood prevention measures. In addition, whole life carbon considerations should be factored into masterplanning, by considering the possibility for, and benefits of, retrofitting existing buildings and the reuse of any existing materials on site.</p>	Part 1, p. 37	BFN2.3 Implementation text	Clarification and consistency with Policy CE3
FMO12.5	<p>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.</p>	Part 1, p. 38	BFN2.4 Implementation text	Clarification in response to AP71
MO14	<p>Surveys should be completed more than 12 months and less than 24 months after full occupancy of the phase. It is expected that the survey should be conducted by an independent third party and achieve a proportionate response rate have a response rate of at least 40 per cent to ensure sufficient data quality and anonymity.</p>	Part 1, p. 38	BFN2.5 Implementation text	Clarification of policy implementation to reflect objective rather than a specific target.

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MO15.1	<p>The following developments will be expected to submit a Health and Social Value Impact screening assessment:</p> <ul style="list-style-type: none"> i. Major development ii. Loss, gain or reconfiguration of social infrastructure floorspace iii. New takeaways, water pipe smoking and other kinds of smoking leisure activities, gambling premises and payday loan shops iv. Loss, gain or reconfiguration of publicly accessible green space v. Development impacting an existing or creating a new indoor or outdoor permanent market 	Part 1, p.41	BFN3.2 Implementation text	Consistency of addressing Plan objective to protect markets, in line with NPPF and policy HS4 (as supported by the evidence base)
FMO311	<p>BFN 4(3) Where substantiated financial viability constraints remain, applicants should deliver the maximum viable level of obligations, taking account of site specific considerations and the need to provide any new or improved infrastructure or other mitigation necessary to make the proposal acceptable in planning terms. It is expected that the Plan’s objectives will be prioritised as follows:</p> <ul style="list-style-type: none"> a. affordable and family housing b. local access to employment and training c. delivery of required infrastructure. 	Part 1, p. 44	BFN4 part 3	Updated to align with NPPF and London Plan. This is related to AP44
FMO117	<p>Newham has a local housing need of over 650 per cent genuinely affordable housing and as such should be optimising all opportunities to deliver genuinely affordable homes.</p>	Part 1, p. 45	BFN4 Justification text, paragraph 3.24	Update to reflect revised affordable housing target.

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MO16	<p>Applicants are expected to deliver all policy requirements and related obligations outlined in the Plan. In exceptional cases, a shortfall of contributions towards the provision of infrastructure or affordable housing (including, but is not limited to, schemes which do not deliver the 650% affordable housing requirement) may be justified on viability grounds. In line with Government guidance, the amount paid for land is not considered to be an exceptional reason to justify not meeting all policy requirements on viability grounds. provision of site-specific viability.</p>	Part 1, p. 46	BFN4:2 Implementation text	<p>Clarification of policy application</p> <p>Update to reflect revised affordable housing target.</p>
MO17	<p>1. All developments should have regard to the Newham Characterisation Study (2024) and any further, relevant Council-led adopted design guidance/code or guidance supported by the Council, and/or code and apply all of the following qualities of good design where applicable:</p>	Part 1, p. 49	D1 part 1	Clarification
MO18.1	<p>3. Safety and security features of buildings should be well integrated into the overall design and complement and not impede delivery of quality public and communal spaces. Major developments should achieve Secured by Design accreditation for the physical security of buildings (Silver award).</p>	Part 1, p. 49	D1 part 3	Clarification to support achieving joint objectives with the Metropolitan Police Service.
MO18.2	<p>Where anti-terrorism features are required, they should be considered from the outset as part of the wider landscape design and follow the latest design guidance published by the National Protective Security Authority (formerly the Centre for the Protection of National Infrastructure). Secured by Design accreditation for the physical security features for buildings will be expected for all major developments (i.e. over 10 residential units and/or 1000sqm of non-residential uses). Developments should aim to achieve Silver Award level. Early and ongoing engagement with the Metropolitan Police Service's Designing out Crime Officers (DOCOs) is encouraged to ensure the</p>	Part 1, p. 53	D1.3 Implementation text	Clarification to support achieving joint objectives with the Metropolitan Police Service.

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<p>MO20</p>	<p>proposal can meet this level of accreditation, and to understand what other teams should be engaged in the design and delivery processes - e.g. Counter Terrorism Security Advisors (CTSAs), the Traffic Management Unit (TMU) and/or the British Transport Police (BTP).</p> <p>[text moved from the beginning of this second implementation paragraph to form new paragraph, in order to separate out the more generally applied SBD accreditation guidance] Where anti-terrorism features are required, they should be considered from the outset as part of the wider landscape design and follow the latest design guidance published by the National Protective Security Authority (formerly the Centre for the Protection of National Infrastructure).</p> <p>Temporary buildings may display a transient materiality, but the quality of the overall design should remain of a high standard. The choice of construction methods, landscaping, materials and finish should take into account the character of the local context and the impact on the public realm and amenity, balanced against the expected timeframe of the development. Meeting highest possible accessibility standards, as set out in the implementation text of part 1 of this policy (Social, ecological and physical integration subsection), will be particularly important when the building is intended for public access or primarily services a section of the population with special needs.</p> <p>The Design and Access Statement should provide information on the lifespan of materials used, including maintenance considerations, accounting for the possibility that the temporary use may persist for longer than three years. This detail will also need to be provided in support of applications to extend temporary permissions, including where the original permission pre-dates this Plan or where cumulatively the development would persist for longer than three years. This is to ensure that the quality of development is suitable for the intended duration. Nevertheless, it will</p>	<p>Part 1, p. 53</p>	<p>D1.4 Implementation text</p>	<p>Clarification of policy implementation to meet the objectives expressed in the policy part.</p>

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FMO9	<p>rarely be justifiable to grant a second temporary permission, except in cases where changing circumstances provide a clear rationale.</p> <p>All proposals are expected to make efficient use of land available through the design-led process. Any Design and Access Statement should address all the boroughwide design guidance themes relevant to a ‘transform’, ‘enhance’ or ‘conserve’ character of the site – making reference to relevant sections of the Characterisation Study, demonstrating how they have been addressed and balanced to contribute towards a successful, well integrated, healthy and functional neighbourhood. Proposals on small sites and/or minor residential developments should also refer to the guidance provided through the Small Sites Intensification Guidance, as well as relevant London Plan guidance.</p>	Part 1, p. 68	D3.4, D3.5 and D3.6 Implementation text	Clarify implementation to refer to guidance prepared by the council and the GLA.
FMO57	<p>D4. 2 Tall buildings will only be acceptable, subject to detailed design and masterplanning considerations, in areas designated as ‘Tall Building Zones’. To ensure that tall buildings contribute positively to a coherent townscape and skyline which sensitively integrate with the context, the heights of tall building developments should be consistent with the appropriate heights set in Table 1 below, subject to meeting other relevant policy requirements. The height of tall buildings in any ‘Tall Building Zone’ should be proportionate to their role within the local and wider context and should not exceed the respective limits reflect the borough-wide spatial hierarchy. This will be achieved through:</p> <p>a) Consolidating the tallest clusters of tall buildings in TBZ13: Canning Town, TBZ15: West Ham Station and TBZ19: Stratford Central, which have been identified as the areas of greater opportunity for growth due to their emerging context, district or local centre designation within Opportunity Areas (OAs) with high level of accessibility;</p>	Part 1, p. 70	D4.2	Reflecting the tall building strategy and spatial hierarchy highlighted in the Tall Building Annex in response to AP13

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FMO60	<p>Height Range Maximum Appropriate heights</p>	Part 1, p. 70	Table 1: Tall Building Zones	Improve flexibility of policy application in

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				response to AP5.a
FMO64	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys) in most of the site and between 9m and 21m (ca.3-7 storeys) to the eastern part of the tall building zone. Opportunity to include a limited tall building element of approximately up to 32m (ca. 10 storeys). 	Part 1, p. 70	Table 1 (Row: TBZ1: Forest Gate; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO65	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include limited tall building elements of approximately up to 50m (ca. 16 storeys). 	Part 1, p. 70	Table 1 (Row: TBZ2: Green Street; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO66	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include tall building elements of approximately up to 32m (ca. 10 storeys). Limited opportunity in the far north east corner to include a tall building element of approximately up to 50m (ca. 16 storeys) in the defined area. 	Part 1, p. 70	Table 1 (Row: TBZ3: East Ham; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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FMO67	<ul style="list-style-type: none"> • Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). • Opportunity to include limited tall building elements of approximately up to 32m (ca. 10 storeys) to mark the centre of the town centre. • Opportunity to include limited tall building elements of approximately up to 40m (ca. 13 storeys) to mark Beckton DLR station. 	Part 1, p. 71	Table 1 (Row: TBZ4: Beckton; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO68	<ul style="list-style-type: none"> • Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). • Opportunity to include tall building elements of approximately up to 40m (ca. 13 storeys) in limited locations in proximity to Gallions Reach DLR station and the riverside to mark the neighbourhood parade, and approximately 50m (ca. 16 storeys) in limited location in the proximity of the new town centre and DLR station. 	Part 1, p. 71	Table 1 (Row: TBZ5: Gallions Reach; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO69	<ul style="list-style-type: none"> • Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). • Opportunity to include tall building elements of approximately up to 40m (ca. 13 storeys). 	Part 1, p.71	Table 1 (Row: TBZ6: Albert Island; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO70	<ul style="list-style-type: none"> • Prevailing heights should generally be between 9m-and 21m (ca. 3-7 storeys). 	Part 1, p.71	Table 1 (Row: TBZ7: King George V / Pier	Improve flexibility of policy

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FMO71	<ul style="list-style-type: none"> Opportunity to include limited tall building elements of approximately up to 32m (ca. 10 storeys). Prevailing heights should generally be between 21m and 32m (ca. 7- 10 storeys). Opportunity to include limited tall building elements of approximately up to 50m (ca. 16 storeys). 	Part 1, p. 71	Parade; Column: Further guidance) Table 1 (Row: TBZ8: Store Road / Pier Road; Column: Further guidance)	application in response to AP5.a Improve flexibility of policy application in response to AP5.a
FMO72	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7- 10 storeys). Opportunity to include tall building elements of approximately up to 32m (ca. 10 storeys). 	Part 1, p. 72	Table 1 (Row: TBZ9: Royal Albert North; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO73	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 50m (ca. 16 storeys). 	Part 1, p. 72	Table 1 (Row TBZ10: North Woolwich Road; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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FMO74	<ul style="list-style-type: none"> • Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). • Opportunity to include tall building elements of approximately up to 40m 60m (ca. 13 20 storeys) in proximity to the riverside and to mark the new Neighbourhood Parade at West Silvertown DLR. 	Part 1, p. 72	Table 1 (Row: TBZ11: Lyle Park West; Column: Further guidance)	<p>Improve flexibility of policy application in response to AP5.a</p> <p>Height modification in response to AP14</p>
FMO75	40m 60m (ca. 13 20 storeys)	Part 1, p. 72	Table 1 (Row: TBZ11: Lyle Park West; Column: Height Range Maximum)	Height modification in response to AP14
FMO76	<ul style="list-style-type: none"> • Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). • Opportunity to include tall building elements of approximately up to 32m (ca. 10 storeys). • Limited opportunity for tall building elements of approximately up to 50m (ca. 16 storeys) to mark Custom House station and the link to the Excel conference centre. 	Part 1, p. 72	Table 1 (Row: TBZ12: Custom House; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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FMO77	<ul style="list-style-type: none"> • Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). • In the north east of the Tall Building Zone, a limited number of tall building elements of approximately up to 40m (ca. 13 storeys) could be delivered subject to careful transition to the lower rise residential development to the east. • To mark Canning Town station and district centre, tall buildings, with elements of approximately up to 100m (ca. 33 storeys) are suitable in the defined areas. It is considered that the existing cluster should be the highest point and all new tall elements should step down from this central cluster. • This step down should be marked at N5.SA4 Limmo and N5.SA5 Canning Town Riverside 7 where there are limited opportunities for tall building elements up to 60m (ca. 20 storeys). • In the rest of the Tall Building Zone, including to mark the new DLR station and local centre at Thameside West, limited additional tall buildings with elements of approximately up to 60 (ca. 20 storeys) and 100m 50m (ca. 16 30 storeys), could be integrated carefully to aid wayfinding and mark special locations. 	Part 1, p. 73	Table 1 (Row: TBZ13: Canning Town; Column: Further guidance)	<p>Improve flexibility of policy application in response to AP5.a</p> <p>Height modification in response to AP14</p>
FMO78	<ul style="list-style-type: none"> • Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). • Opportunity to include limited tall building elements of approximately up to 32m (ca. 10 storeys). 	Part 1, p. 73	Table 1 (Row: TBZ14: Manor Road; Column: Further guidance)	<p>Improve flexibility of policy application in response to AP5.a</p>

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FMO79	<ul style="list-style-type: none"> • Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys), except in the immediate context of the listed gasholders where prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). • In the immediate context of the listed gasholders, opportunity to include limited tall building elements of approximately up to 32m (ca. 10 storeys). • Along the railway line and Bow Creek (River Lea) and to mark West Ham station, opportunity to include limited tall building elements of approximately up to 100m (ca.33 storeys), which are sufficiently spaced to allow for views and space around the listed gasholders. • In the rest of the Tall Building Zone, opportunity to include limited tall building elements of approximately up to 50 m (ca. 16 storeys). 	Part 1, p. 74	Table 1 (Row: TBZ15: West Ham Station; Column: Further guidance)	<p>Improve flexibility of policy application in response to AP5.a</p>
FMO80	<ul style="list-style-type: none"> • Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). • Opportunity to include tall building elements of approximately up to 40m (ca. 13 storeys) and 100m (ca. 30 storeys) towards the station and subject to careful transition to the Abbey Mills Conservation Area. 	Part 1, p. 74	Table 1 (Row: TBZ16: Abbey Mills; Column: Further guidance)	<p>Improve flexibility of policy application in response to AP5.a</p> <p>Height modification in response to AP14</p>

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO81	<ul style="list-style-type: none"> Height, scale and massing of development proposals should be assessed to conserve and enhance the character of heritage assets without detracting from important landmarks and key views set in the Three Mills conservation area appraisal and management plan, including the Abbey Mills Pumping Station. 	Part 1, p. 74	Table 1 (Row: TBZ16: Abbey Mills; Column: Further guidance)	Clarification in response to AP6.c
FMO82	<ul style="list-style-type: none"> Development should be mindful of height transitions when delivering higher densities. 	Part 1, p. 74	Table 1 (Row: TBZ16: Abbey Mills; Column: Further guidance)	Consistency wording with other TBZs.
FMO83	<p>40m (ca. 13 storeys)</p> <p>100m (ca. 30 storeys)</p>	Part 1, p. 74	Table 1 (Row: TBZ16: Abbey Mills; Column: Height Range Maximum)	Height modification in response to AP14
FMO84	<ul style="list-style-type: none"> Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys) on the north-western part of the site and 21m and 32m (ca. 7-10 storeys) nearer Plaistow Station and Local Centre. Opportunity to include limited tall building elements of approximately up to 60m (ca. 20 storeys) to mark Plaistow Station. Heights should reduce, with opportunities for limited tall building elements of approximately 40m (ca. 13 storeys) allowing for a sensitive transition to the low rise residential context to the north-west of the tall building zone. 	Part 1, p. 75	Table 1 (Row: TBZ17: Plaistow Station; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO85	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys), except at the sensitive edges of the tall building zone, where prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include limited tall building elements of approximately up to 50m (ca. 16 storeys) and 100m (ca. 33 storeys), 60m (ca. 20 storeys), 40m (ca. 13 storeys) and 32m (ca. 10 storeys) in the defined areas. 	Part 1, p. 76	Table 1 (Row: TBZ18: Stratford High Street; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO86	<ul style="list-style-type: none"> Tall buildings should conserve the character of the area without harming the significance of heritage assets or detracting from important landmarks and key views, including views set in Stratford St John's conservation area appraisal and management plan and Sugar House Lane conservation area appraisal and management plan. 	Part 1, p. 76	Table 1 (Row: TBZ18: Stratford High Street; Column: Further guidance)	Clarification in response to AP6.c
FMO87	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys) except along the sensitive edge of the Broadway where prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include tall building elements of approximately up to 60m (ca. 20 storeys) in most of the Tall Building Zone. To mark Stratford Station, Stratford International station, Westfield Avenue and the urban edge of Queen Elizabeth Olympic Park at International Quarter and Stratford waterfront, a limited number of tall building elements of approximately up to 100m (ca. 33 storeys) could be provided. 	Part 1, p. 77	Table 1 (Row: TBZ19: Stratford Central; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

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FMO88	<ul style="list-style-type: none"> Along the sensitive edge of the Broadway, heights should be reduced with opportunity for limited tall building elements of approximately up to 32m (ca. 10 storeys). Prevailing heights should generally be between 9m and 21m (ca. 3-7 storeys). Opportunity to include tall building elements of approximately up to 50m (ca. 16 storeys) and 32m zone (ca. 10 storeys) in the defined area. 	Part 1, p. 77	Table 1 (Row: TBZ20: Chobham Manor / East Village; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO89	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include a tall building element of approximately up to 40m (ca. 13 storeys) to the west of the site. 	Part 1, p. 78	Table 1 (Row: TBZ21: Excel West; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a
FMO90	<ul style="list-style-type: none"> Prevailing heights should generally be between 21m and 32m (ca. 7-10 storeys). Opportunity to include tall building elements of approximately up to 50m (ca.16 storeys). 	Part 1, p. 78	Table 1 (Row: TBZ22: Thameside East; Column: Further guidance)	Improve flexibility of policy application in response to AP5.a

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>MO23.1, MO23.2, MO23.3, MO23.4, MO23.5, MO23.6, MO23.7, MO23.11, MO23.12</p>	<ul style="list-style-type: none"> Careful consideration is required for suitable location of tall buildings, particularly along the water spaces, to avoid or minimise overshadowing that could negatively affect plant growth and the quality of water spaces. 	<p>Part 1, pp. 71, 72, 73, 77 and 78</p>	<p>Table 1 (Row: TBZ5: Gallions Reach; TBZ8: Store Road/Pier Road; TBZ9: Royal Albert North; TBZ10: North Woolwich Road; TBZ11: Lyle Park , TBZ13: Canning Town; TBZ14: Manor Road; TBZ19: Stratford Central, TBZ21: Excel West; Column: Further Guidance)</p>	<p>Consistency in referencing overshadowing constraints related to water spaces to align with the London Plan</p> <p>Further modification in response to AP6.b</p>
<p>MO23.8, MO23.9, MO23.10,</p>	<ul style="list-style-type: none"> Careful consideration is required for the suitable location of tall buildings, particularly along the waterways water spaces, to avoid or minimise overshadowing that could negatively affect plant growth and the quality of impact on watercourses water spaces. 	<p>Part 1, p. 74, p. 76</p>	<p>Table 1(Row: TBZ15: West Ham Station; TBZ16: Abbey Mills; Column:</p>	<p>Consistency in referencing overshadowing constraints related to water</p>

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO62</p>	<p>[...]</p> <p>5. Outside tall building zones, opportunities to increase density without tall buildings should be explored. Tall building developments outside tall building zones will be supported if they meet part 3 and 4 of the policy and if the meet the following criteria:</p> <p>a. be located in an area with high level of public transport accessibility (PTAL 4-6) within local or town centre, or be located in an Opportunity Area; and</p> <p>b. demonstrate they don't detract from important landmarks and key views set in the adopted conservation area appraisal and management plans; and</p> <p>c. demonstrate they don't harm the protected vista set out in the London View Management Framework (LVMF), and</p>	<p>Part 1, p. 78</p>	<p>D4</p>	<p>spaces to align with the London Plan</p> <p>Further modification in response to AP6.b</p> <p>Additional part to policy D4 in response to AP5.c and AP27.</p>

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO63	<p>D3: Optimising site capacity through the design-led approach</p>	Part 1, p. 78	D4 Policy Link	Referencing London Plan policy D3 in response to AP5.d
FMO58	<p>3.52 The location, scale and suggested height of each Tall Building Zone reflects the findings of the Newham Characterisation Study (2024) and the Tall Building Annex (2024). The 22 tall building zones cover significant areas of transformation within the three opportunity areas (OAs) and include the majority of the site allocations are included in the Tall Building Zones reflecting their status as ‘transform’ areas of the borough across the different parts of the borough and considers the importance of Town and Local Centres as hearts of their neighbourhoods.</p>	Part 1, p. 80	D4 Justification text	Justifying the tall building strategy and spatial hierarchy highlighted in the Tall Building Annex in

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	<p>response to AP13</p>

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FM059</p>	<p>[...]</p> <p>The Tall Building Annex (2024) provides in more detail the borough tall building spatial hierarchy that should be address when delivering tall buildings. Site allocations provide additional design guidance with respect to relevant Tall Building Zones. The Newham Characterisation Study (2024) borough-wide design guidance includes tall building design considerations more generally, which should also be addressed.</p> <p>Development of tall buildings outside of the Tall Building Zones will be generally considered a departure from the plan, unless they meet the criteria for tall buildings outside Tall Building Zones identified in policy D4.5.</p>	<p>Part 1, p. 81</p>	<p>D4 Implementation text</p>	<p>Referencing the tall building strategy and spatial hierarchy highlighted in the Tall Building Annex in response to AP13.</p> <p>Referencing policy D4.5 for tall buildings outside tall building zone in response to AP5.c</p>
<p>FMO61</p>	<p>Designated Tall Buildings Zones are identified in the Policies Map. The Tall Building Zones Map identifies the maximum permissible appropriate heights and where the prevailing height of new developments could be between 9m and 21m and where the prevailing height can exceed 21m, but should generally be below 32m. The varying heights across Tall Building Zones allow for transitioning heights to surrounding context and sensitive areas.</p>	<p>Part 1, p. 81</p>	<p>D4.2 Implementation text</p>	<p>Improve flexibility of policy application in response to AP5.a</p>

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MO30	<p>Development with tall buildings in locations within Source Protection Zones (SPZs) should preserve, where possible, the groundwater resources. If piling in contaminated and layered ground is necessary, the development should manage the risks on groundwater flow and contamination.</p>	Part 1, p. 82	D4.3 Implementation text, 'environmental impact' subsection	Clarification agreed as part of Statement of Common Ground with the Environment Agency
MO29.1	<p>As set out in Policies GWS2 and GWS3, tall buildings should also assess the consequent impact on green and water spaces. Development proposals for tall buildings should avoid or minimise overshadowing, which can negatively affect plant growth, as well as the quality of existing and proposed public open space, including watercourses water spaces.</p>	Part 1, p. 82	D4.3 Implementation text, 'environmental impact' subsection	<p>Clarity, and consistency in referencing water spaces, in line with glossary definition.</p> <p>Further modification in response to AP6.b</p>

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<p>FMO145.1</p>	<p>3. Developments should seek compliance with best practice standards and technical guidance supported by the Council, as set out in Table 2, where they are relevant to the development proposals.</p> <p>4. A Plant Maintenance Plan should be submitted will be secured pre-occupation where mechanical solutions are proposed to mitigate identified amenity impacts. This applies when irrespective of whether:</p> <ul style="list-style-type: none"> a. the mechanical solutions are necessary to mitigate odour or air quality impacts generated by the site on neighbouring uses; or b. the mechanical solutions are necessary to meet agent of change and mitigate amenity constraints on-site generated by lawful neighbouring uses. 	<p>Part 1, p. 89</p>	<p>D6 Parts 3 and 4</p>	<p>Clarification</p>
<p>MO31</p>	<p>To secure the long-term viability of new existing and future employment uses on employment land (including intensification in line with Policy J2) floorspace and compatibility of proposals close to designated employment land, the policy requires applicants to demonstrate that proposed vulnerable uses (such as residential uses or schools) exposed to the various amenity impacts generated by a range uses on employment land can successfully co-exist long-term in the context of their site., particularly when proposing uses that may be more vulnerable to the amenity impacts, such as residential uses or schools. The area and intensity of amenity impacts will vary between different uses (e.g. a wharf vs. a paper recycling centre). The assessment and mitigations should reflect a reasonable worst case scenario for the baseline amenity impacts (see further in this section) as well as a proportional assessment of amenity impacts from potential future</p>	<p>Part 1, p. 92</p>	<p>D6.2 Implementation text, 'Designated and non-designated employment locations' subsection</p>	<p>Clarification and consistency with employment and waste policies.</p>

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	<p>intensification of employment land as part of the lawful intensification of use on SILs and LILs, having regard to national regulatory context and the spatial strategy set out in this Plan.</p>							
FMO145.2	<table border="1"> <tr> <td data-bbox="353 683 461 1294">Odour and Fumes</td> <td data-bbox="461 683 1547 1294"> <p>DEFRA guidance manuals for regulation of businesses that produce pollution: Environmental Permitting: General Guidance Manual on Policy and Procedures for A2 and B Installations, and other business-specific guidance that may apply</p> <p>Institute of Air Quality Management</p> <ul style="list-style-type: none"> • Guidance on the assessment of odour for planning [hyperlink to: https://iaqm.co.uk/text/guidance/odour-guidance-2014.pdf] • Good Practice on Air Quality Monitoring for Brownfield Projects [hyperlink to: https://iaqm.co.uk/wp-content/uploads/2013/02/iaqm_land-condition_guidance_final-for-publication_241025.pdf] • Land-Use Planning & Development Control: Planning For Air Quality [hyperlink to: https://iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf] <p>Environment Agency (EA), H4 Odour Management.</p> <p>EMAQ+, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems [hyperlink to: https://emaq.ricardo.com/course/view.php?id=231]</p> </td> </tr> <tr> <td data-bbox="353 1294 461 1476">Dust</td> <td data-bbox="461 1294 1547 1476"> <p>Greater London Authority: Control of dust and emissions during construction SPG (2014)</p> <p>DEFRA: Noise Policy Statement for England</p> <p>Education Funding Agency: BB93 Acoustic design of schools: performance standards</p> </td> </tr> </table>	Odour and Fumes	<p>DEFRA guidance manuals for regulation of businesses that produce pollution: Environmental Permitting: General Guidance Manual on Policy and Procedures for A2 and B Installations, and other business-specific guidance that may apply</p> <p>Institute of Air Quality Management</p> <ul style="list-style-type: none"> • Guidance on the assessment of odour for planning [hyperlink to: https://iaqm.co.uk/text/guidance/odour-guidance-2014.pdf] • Good Practice on Air Quality Monitoring for Brownfield Projects [hyperlink to: https://iaqm.co.uk/wp-content/uploads/2013/02/iaqm_land-condition_guidance_final-for-publication_241025.pdf] • Land-Use Planning & Development Control: Planning For Air Quality [hyperlink to: https://iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf] <p>Environment Agency (EA), H4 Odour Management.</p> <p>EMAQ+, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems [hyperlink to: https://emaq.ricardo.com/course/view.php?id=231]</p>	Dust	<p>Greater London Authority: Control of dust and emissions during construction SPG (2014)</p> <p>DEFRA: Noise Policy Statement for England</p> <p>Education Funding Agency: BB93 Acoustic design of schools: performance standards</p>	Part 1, p. 94	D6.3 Implementation text, Table 2	Clarifications and format corrections for parts of the guidance table
Odour and Fumes	<p>DEFRA guidance manuals for regulation of businesses that produce pollution: Environmental Permitting: General Guidance Manual on Policy and Procedures for A2 and B Installations, and other business-specific guidance that may apply</p> <p>Institute of Air Quality Management</p> <ul style="list-style-type: none"> • Guidance on the assessment of odour for planning [hyperlink to: https://iaqm.co.uk/text/guidance/odour-guidance-2014.pdf] • Good Practice on Air Quality Monitoring for Brownfield Projects [hyperlink to: https://iaqm.co.uk/wp-content/uploads/2013/02/iaqm_land-condition_guidance_final-for-publication_241025.pdf] • Land-Use Planning & Development Control: Planning For Air Quality [hyperlink to: https://iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf] <p>Environment Agency (EA), H4 Odour Management.</p> <p>EMAQ+, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems [hyperlink to: https://emaq.ricardo.com/course/view.php?id=231]</p>							
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FMO13	Noise	<p>DEFRA: Noise Policy Statement for England</p> <p>Institute of Acoustics, ProPG: Planning and Noise [hyperlink to: https://www.ioa.org.uk/sites/default/files/14720%20ProPG%20Main%20Document.pdf]</p> <p>Education Funding Agency: BB93 Acoustic design of schools: performance standards</p> <p>British Standards:</p> <ul style="list-style-type: none"> • BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise • For plant noise on premises, BS 4142:2014+A1:2019 ‘Methods for rating and assessing industrial and commercial sound’. • For controlling internal and external noise within a development, BS 8233:2014 ‘Guidance on sound insulation and noise reduction for buildings’. <p>CRTN: Control of Road Traffic Noise</p>	Part 1, p. 96	D7 Part 2	Better align with NPPF approach to non-designated heritage.

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in striketrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.									
FMO14	3. Loss of characteristics which contribute to the significance of Conservation Areas and Areas of Townscape Value will not be supported, unless demonstrated that all reasonable steps have been taken to avoid and minimise harm and that public benefits proportionately outweigh any harm caused. Characteristics include [...]	Part 1, p. 96	D7 Part 3	To align with NPPF approach to harm balanced against public benefits.								
FMO118	Provision of affordable housing over and above that required by Local Plan Policy H32.	Part 1, p. 105	D9.2 and D9.3 Implementation text	Typographical error								
MO36	1. [...]The network will be managed and supported to service the needs of residents, workers and visitors, and includes: [...] f. The creation of new small scale frontages serving localised need including new Neighbourhood Parades at N17.SA1 Beckton Riverside, N2.SA2 Lyle Park West and N8.SA3 Greater Carpenters District; and g. The creation of new small scale frontages serving localised need in areas not within 400m radius of an existing or planned town or local centre or neighbourhood parade.	Part 1, p. 108	HS1 part 1f	Clarification of the separate role of new small scale frontages as part of the town centres network.								
FMO146	Table 3: Newham’s Town Centres Network <table border="1" data-bbox="353 1273 1238 1358"> <thead> <tr> <th data-bbox="353 1273 577 1321">Name</th> <th data-bbox="577 1273 795 1321">Current Scale</th> <th data-bbox="795 1273 1016 1321">Potential scale</th> <th data-bbox="1016 1273 1238 1321">Key functions</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="353 1321 1238 1358">Town Centres * <i>[add footnote]</i></td> </tr> </tbody> </table> <p data-bbox="353 1358 1561 1492">[Where the latest London Plan sets out changes to the existing or potential scale of a town centre, this will supersede those set out in this table.]</p>	Name	Current Scale	Potential scale	Key functions	Town Centres * <i>[add footnote]</i>				Part 1, p. 108 and p. 110	HS1, Table 3: Newham’s Town Centres Network	Clarification and consistency
Name	Current Scale	Potential scale	Key functions									
Town Centres * <i>[add footnote]</i>												

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MO37	<p><i>[insert new row at end of the table, Neighbourhood Parades section]</i></p> <table border="1" data-bbox="353 603 1236 786"> <tr> <td data-bbox="353 603 546 786">Pier Park</td> <td data-bbox="546 603 698 786">n/a</td> <td data-bbox="698 603 922 786">Neighbourhood parade</td> <td data-bbox="922 603 1236 786">Meeting local catchment needs for convenience retail, services and community uses.</td> </tr> </table> <p>2. New development for the provision of main town centre uses towards the creation of a new town centre within N17.SA1 Beckton Riverside, starting from the indicative boundaries mapped on the Policies Maps, must contribute to the masterplanned phased delivery of the centre by applying the following principles must be accompanied and informed by masterplanning of the new town centre. This will be achieved through:</p> <p>a. Not supporting incremental change to the composition of the existing out of centre Gallions Reach Shopping Park.</p> <p>b. The masterplanning of a legible new town centre environment that meets all of the following principles:</p> <p>a. i. The overall number, scale and mix of main town centre uses should reflect the intended district status in the town centre network, or up-to-date evidence justifying a major town centre function, and be supported by an Impact Assessment, a Marketing Strategy and a Vacancy Prevention Strategy; and</p> <p>ii. The primary shopping area is established on the part of the site with the highest planned PTAL, and a minimum of PTAL 3.</p>	Pier Park	n/a	Neighbourhood parade	Meeting local catchment needs for convenience retail, services and community uses.	Part 1, p. 111	HS1 part 2	Clarification agreed as part of statement of common ground with TfL, Aberdeen and St William and in response to Action point AP67.
Pier Park	n/a	Neighbourhood parade	Meeting local catchment needs for convenience retail, services and community uses.					

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FMO15	<p>b. Proposals demonstrate the transition from a car-dependent retail park format to an integrated, accessible, welcoming environment within and adjacent the new town centre, including:</p> <ul style="list-style-type: none"> i. Phasing demonstrates how significant reductions in car parking will be expediated, including through any complementary transport measures and meanwhile use strategy, in line with polices N17 and BFN2; and ii. iii-Main town centre uses within the intended primary shopping area should create maximise continuous shopfront frontages along the key footfall route(s) linked to the new DLR station, and be supported by quality public realm and by good permeability and connectivity. iii. iv- The phased delivery of the town centre uses ensures coordination with the delivery of new homes and the new DLR station and route level of need arising from housing delivery in its catchment and the delivery of new public transport. <p>c. Where parts a. and b. are not met, development should represent asset management that does not intensify the existing retail park, in line with Policy HS3 and London Plan Policy SD7.</p> <p>d. Main town centre use units within the proposed primary shopping area should create maximise opportunities for continuous shopfront frontages along the key footfall route(s), and be supported by quality public realm and by good permeability and connectivity.</p>	Part 1, p. 111	HS1 Part 3d	Clarity in response to Q9.5, and consistency with HS2.5

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MO39	<p>4. Development [...] should ensure that:</p> <p>a. The overall parade remains of a neighbourhood scale, of between five and ten non-residential units, and primarily small units (80 to 150 sqm GIA) in use class E (Commercial, Business and Service) or social infrastructure of a scale justified by local need. Where development includes 300sqm GIA or more of cumulative new floorspace in retail (Class E(a)) or in main town centre leisure uses (Class E(b) or sui generis), a retail and/or leisure Impact Assessment will need to be passed.</p> <p>[...]</p> <p>d. Any proposal resulting in 1000 sqm GIA or more cumulative floorspace in main town centre uses, including creation of new neighbourhood parades, is supported by an Impact Assessment and a well-resourced Vacancy Prevention Strategy.</p>	Part 1, p. 111	HS1 Part 4	Clarification and consistency with Retail and Leisure Study 2022 on the threshold for impact assessments to align with the NPPF and London Plan
FMO16	<p>3.76 Overall, the main objective of this policy is not to impose limits on the location of new homes, but to deliver a network of vibrant town centres, local centres and neighbourhood parades which offer unique and complementary experiences and that support choice within a network of well-connected neighbourhoods. To help achieve this objective, the Network’s proximity and density criteria – the 400 metre radius and the 15 minutes walking distance – have informed the designation process, alongside the recommendations of the Retail and Leisure Assessment (2022). A number of existing and recently delivered high street locations have been designated through this Local Plan. The resulting network of existing and future designations, alongside flexibility in establishing further new small scale frontages, ensures the Council can meet its aspiration that all homes should be within a maximum 400 metre radius of at least one designated centre or parade, or be within a 15 minutes walking distance of at least two designated centres or parades.</p>	Part 1, p. 113	HS1 Justification text 3.76	Clarification in response to Q9.4

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MO40.1	<p>The site allocation N17.SA1 Beckton Riverside is expected to deliver a new town centre to address gaps in the network and service the future neighbourhood. The current trade draw of Gallions Reach Shopping Centre may justify that, if successfully translated to the future town centre on the Beckton Riverside site, the scale of this town centre be elevated to a major town centre status, as recognised by the London Plan (2021). Nevertheless, the transformation of the offer of the out of town retail park into an accessible town centre, remains contingent on delivery of the new DLR station and route and complementary transport measures , or similarly transformative public transport investment (as confirmed by Transport for London public transport intervention).</p>	Part 1, p. 115	HS1.1 Implementation text, Town Centres (District and above)	Clarification agreed as part of statement of common ground with TfL, to reflect progress on securing the DLR extension. Consistency with site allocation.
MO41	<p>The location, scale, phasing, nature and mix of uses for the new town centre will need to be considered through the masterplanning and the planning application process, and should start from the indicative boundary identified on the Policies Map may not reflect the location of the current retail park. Any changes to the boundary should be justified by the evidence submitted as part of an application, including masterplanning, and should not impede the strategic principles set out by this policy, Policy N17 and the site allocation principles. To inform this process, evidence will need to be provided in the form of an Impact Assessment, a Marketing Strategy and a Vacancy Prevention Strategy, in accordance with Local Plan Policy HS2.</p> <p>The submitted Impact Assessment will follow national planning guidance on scope and methodology. It should demonstrate that the scale of main town centre uses proposed help fill identified needs in the network and/or is a re-provision of floorspace from the Beckton area retail park(s) to within the centre, without significantly drawing trade away from established town centres, or jeopardising existing retail and leisure commitments (including within local centres in</p>	Part 1, p. 116	HS1.2 Implementation text	Clarification agreed as part of statement of common ground with TfL, Aberdeen and St William

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MO43	<p>Elsewhere, the town centre first principles of the NPPF apply and loss of retail (Ea), restaurants and cafes (Eb) and service (Ec) uses in undesignated areas will be supported. For sites in out of centre retail parks that are not covered by a site allocation, the loss should lead to additional industrial floorspace as per Local Plan Policy J1. In most other instances, residential development opportunity of the site should be optimised in line with Local Plan Policy D3, unless directed otherwise by policies in this Plan.</p> <p>While the council supports the loss of retail and leisure in out of centre locations towards other uses compatible with the spatial strategy of the Local Plan, the Council also recognises that established retail parks in the Beckton area help to meet existing, often specialist retail needs. The Council may accept proposals for the asset management of existing retail parks that meet relevant quality criteria set out in this Plan and that:</p> <ul style="list-style-type: none"> • Demonstrate optimisation of the existing built form (e.g. through introduction of a mezzanine or other internal alterations) for the benefit of specific occupier(s); and • Pass relevant retail and/or leisure sequential and impact tests set out in this policy, which take into consideration the vitality and viability of all town centres that may be affected, any local centres within Newham that are within a 15min walking distance of the site, and relevant retail and/or leisure permissions. 	Part 1, p. 132	HS3.1 implementation text, final paragraph	Clarification of implementation approach that aligns with NPPF (2023) Paragraph 94 and London Plan (2021) Policy SD7, while better reflecting the findings of the Retail and Leisure Study (2022).
FMO17	<p>1. Development impacting on an existing internal or external indoor or outdoor market site will only be supported where:</p> <p>a. The number of pitches is maintained or enhanced increased, alongside provision of appropriate storage and servicing facilities, both during development (including temporary arrangements) and upon completion. And</p>	Part 1, p. 134	HS4 Part 1 and Part 3	In response to Action Point 37, and for consistency with proposed changes to BFN3.

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<p>MO15.2</p>	<p>A pitch is defined as a 3 by 3 meters area, unless otherwise agreed with the Council, in consultation with its Markets operations team.</p> <p>Appropriate Service facilities should include adequate access to parking and unloading space, storage, waste facilities, public toilets, and utilities including suitable voltage electricity supply where hot food service will be part of the market offer.</p> <p>Any redevelopment of or adjacent to a market will be used as an opportunity to:</p>	<p>Part 1, p. 135</p>	<p>HS4.1 implementation text</p>	<p>In response to Action Point 37, and for consistency with proposed changes to BFN3.</p>

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MO15.3	<ul style="list-style-type: none"> • rectify any existing poorly functioning physical aspects of the market (e.g. entrances, layout, visitor circulation, quality of materials and servicing layouts), through co-design with market traders, users and the market operator in line with policy BFN2. • Protect or mitigate the microclimate of the market (e.g. wind or overshadowing) in line with Policy D6. • Respond to the social and health value of the market, in line with the Health and Social Value Impact Screening Assessment requirement of Local Plan Policy BFN3. • Revise or create a Market Management Plan that addresses any temporary market arrangements, where relevant, and the permanent functioning of the market. This should incorporate all relevant management aspects set out in implementation section HS4.3. <p>Public realm enhancements should be considered as per Local Plan Policies D2 and HS2.7-8.</p> <p>[insert new paragraph after second paragraph] Applications for permanent new markets will be assessed against the Health and Social Value Impact Screening Assessment requirement of Local Plan Policy BFN3.2, and emerging recommendations for optimising positive impacts should be incorporated into the Market Management Plan.</p> <p>The Pop-ups and Markets Management Plan submitted should address [...]</p>	Part 1, p. 136	HS4.3 Implementation text	Consistency
FMO147	<p>Table 4: Newham’s Evening and Night Time Economy Zones* <i>[add footnote]</i></p> <p>[Where the latest London Plan sets out changes to the existing scale of the evening and night time function of a centre, this will supersede those set out in this table and the aspiration will align with a retention of the identified function.]</p>	Part 1, p. 138	HS5, Table 4: Newham’s Evening and	Clarity and consistency

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<p>MO45.1</p>	<p>3.114 However, the delivery of visitor accommodation must be balanced against need for other forms of development, not least housing. Newham has seen high demand for hotel development in recent years, at a time when the borough is also providing the highest level of temporary accommodation in the country^[add footnote] [Trust for London, Housing and homelessness (Q1 2025)]^[hyperlink] https://trustforlondon.org.uk/data/topics/housing/?tab=temporary-accommodation-borough. Given the housing crisis, homeless households and asylum seekers are at times placed temporarily in hotels or other bed and breakfast accommodation^[add footnote] [National statistics for 31st March 2025 indicate that 394 homeless households were housed in B&B accommodation, 3,537 households were housed in nightly paid accommodation including apart-hotels, and 927 asylum seekers were placed in hotels in Newham.], which are not suitably designed to meet day to day living needs for longer periods of time and can lead to significant health and wellbeing problems when people are required to wait a long time for suitable permanent accommodation. The Council has therefore taken a proportionate approach as part of this policy, seeking to balance visitor accommodation demand with the high need for general needs housing in the borough, in line with the approach set out in policy H1.3 of this Local Plan. The London Plan (2021) estimates that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, delivered primarily within the Central Activity Zones, but also increasingly in town centres more broadly. The study allocates a share of the need to Newham equating to 5.2 per cent or 3,031 net rooms. Latest monitoring indicates that 1,373 2,192 rooms have already been delivered, with a further 483 1,085 in the pipeline as of 2022/23. The policy therefore requires market demand testing that reflects Newham's economic growth and tourism</p>	<p>Part 1, p. 149</p>	<p>Night Time Economy Zones</p> <p>HS8 Justification text</p>	<p>Clarification, and updating of visitor accommodation delivery and pipeline numbers to latest available data.</p>

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MO45.2	<p>demand, to ensure there is not an over delivery of visitor accommodation and land is protected for other priority uses.</p> <p>When reviewing evidence of market demand for new or intensified visitor accommodation, the council will take a balanced view with regards to the demonstrated demand at the location in relation to the pipeline of visitor accommodation in the borough and any Newham-specific share of change in gross room demand set out as part of the London Plan evidence base. Where the Council deem that needs are already being met through the pipeline, granting permission for visitor accommodation proposals that are considered to not be proportionate to the scale of the centre and/or the tourism or employment function of the area, or that do not meet the spatial strategy of this plan, including the prioritisation of sites for housing set out in H1.3, will rarely be justifiable.</p> <p>Where existing visitor accommodation capacity is taken up by people owed a homelessness duty, by Newham or any other public sector body, this should be clearly set out in the demand study and will not be considered towards the evidence of demand for further visitor accommodation.</p>	Part 1, p. 150	HS8.2 Implementation text	Clarification and consistency with H1.3.
FMO314	<p>Policy SI1: Existing community facilities and health facilities</p> <p>1. Existing facilities will be protected and should not be lost to other uses, reconfigured, reduced in size or relocated unless it can be demonstrated that the following criteria are met:</p> <p>a. The needs of the current users of the facility, potential or future users (where the facility is not in use) are met through:</p> <p>i. provision of a suitable on-site replacement facility; or</p> <p>ii. a suitable off-site replacement, within the local well-connected neighbourhood of the original facility; or</p>	Part 1, p.154	Policy SI1	In response to Action Point AP52 and Action Point AP53

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<p>FMO315</p>	<p>Implementation</p> <table border="1" data-bbox="353 1249 1547 1463"> <tr> <td data-bbox="353 1249 506 1463">ALL</td> <td data-bbox="506 1249 1547 1463"> <p>For the purpose of this policy, community facilities are defined as:</p> <p>Community centre, meeting places (for the principle use of the local community) (F2 (b))</p> <p>Youth facilities (Youth Zones, Youth Clubs) (F2 (b))</p> <p>Social Clubs (Sui Generis)</p> </td> </tr> </table>	ALL	<p>For the purpose of this policy, community facilities are defined as:</p> <p>Community centre, meeting places (for the principle use of the local community) (F2 (b))</p> <p>Youth facilities (Youth Zones, Youth Clubs) (F2 (b))</p> <p>Social Clubs (Sui Generis)</p>	<p>Part 1, p.156</p>	<p>Policy SI1 Implementation text</p>	<p>In response to Action Points AP52, AP53 and MO46</p>
ALL	<p>For the purpose of this policy, community facilities are defined as:</p> <p>Community centre, meeting places (for the principle use of the local community) (F2 (b))</p> <p>Youth facilities (Youth Zones, Youth Clubs) (F2 (b))</p> <p>Social Clubs (Sui Generis)</p>					

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		<ul style="list-style-type: none"> • Policy SI1 part 2 			
	SI1.1	<p>Applicants will need to be able to demonstrate that a reconfigured or replacement facility (either on or off-site) will meet the needs of the existing users, potential users (where the facility is not in use) and/or future users.</p> <p>Just because a facility is not in use currently does not mean that there is not a need for the facility and the services it could provide. This is why the policy requires applicants to consider the potential users of a facility, this includes where the building may be in disrepair, closed for an extended period of time or indeed demolished. The future users of a site may also need to be considered. These are people who will come to live in the new homes built over the Local Plan period (to 204238).</p> <p>Reconfigured and replacement Facilities should meet the criteria set out in Local Plan Policy SI2.7. A replacement facility will only be considered acceptable if the alternative setting provides the same or better functions as the site due to be lost. This should provide the required floor space and quality standard to be suitable for the intended users. A replacement facility must be a realistic substitution, capable of demonstrating adequate funding, site availability and timely delivery of facilities appropriate to its users.</p> <p>To demonstrate that a replacement facility is within the well-connected neighbourhood of the existing facility, development proposals must include the submission of up-to-date spatial mapping of the social infrastructure network, within 15 minutes of the site. This mapping exercise must identify the development site</p>			

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		<p>walking and wheeling conditions for a range of different users). The mapping should show the network with and without the facility site. This will demonstrate the level of relevant facility coverage around the site and if the loss of a facility in this location would create a deficiency in the network, factoring in any pedestrian barriers and access challenges in the urban context.</p> <ul style="list-style-type: none"> - Applicants wishing to demonstrate that an existing community facility is not needed should consult Newham’s Community Facilities Needs Assessment (2022). Appendix B of the assessment provides a starting point for applicants, to help understand if the proposal falls in an area with an existing need for a community facility. The maps take into account the street network and pedestrian barriers to identify parts of the borough that are further than a 15 minute walk to community facilities. - Applicants wishing to demonstrate that an existing healthcare facility is not needed should show evidence of consulting the relevant health partners in Newham (Barts Health NHS Trust, North East London NHS Foundation Trust, Health and Care Space Newham, HUDU). The strategic delivery of NHS services is jointly formed from NHS organisations working in Newham, and is summarised within the Joint Forward Plan. Please visit the NHS North East London website for the most up to date NHS strategy and plan information. <ul style="list-style-type: none"> · the specific buildings or land being surplus to requirements. · the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. · the development proposal is for an alternative social infrastructure use, the benefits of which clearly outweigh the loss of the former or current use. 			

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		<ul style="list-style-type: none"> · recent and relevant engagement with ward members, the Resident, Engagement and Participation team, community managers and the local community. <p>Evidence that the facility has been actively marketed for social infrastructure use should include:</p> <ul style="list-style-type: none"> · evidence that the site has been offered to the market for an appropriate lease arrangement and at a local market value suitable for the size, type and use, covering the full range of permitted uses; and · robust evidence that the marketing activity was active and continuous for a period of at least 12 months. Such marketing activity should make use of appropriate agencies, publications, websites and should be easily noticeable by the public and other interested parties; and · a record of all expressions of interest received with full reasons given as to why any offer was not accepted. · For community facilities, the sales price/rent should reflect rates generally paid by community groups or voluntary organisations for similar space in the local area and be agreed with Newham Council. · Evidence that consideration has been made to alternative methods of ownership, for example community or voluntary operation. <p>There may be a need for public sector bodies to invest in modern, fit for purpose buildings and/or to reorganise the scale and locations of services to better meet future population needs or to sustain and improve services. Where the loss or reduction is from a recognised public sector body there is no need to undertake a marketing exercise.</p>			

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FMO148		<p>A Social Value and Health Impact Assessment (see Local Plan Policy BFN3) and a service strategy will need to be provided to demonstrate details of rationalisation, including that they have considered the needs of service users as part of any service delivery strategy. A recognised public sector body can include:</p> <ul style="list-style-type: none"> · Hospital trusts and other health organisations. · The emergency services (Metropolitan Police Service, London Fire Brigade, London Ambulance). · Public sector organisations, such as the Council, who maintain a portfolio of community premises. · Higher education institutions. <p>A Social Value Health Impact Assessment is needed to support any application for a loss, reduction, replacement, reconfiguration or relocation of a community facility.</p>	Part 1, p. 159	Policy SI2	In response to Action Points AP53, AP54 and
	SI1.2	<p>Where it can be demonstrated that the loss of a community facility is acceptable, we will seek to see the delivery of development that will support the maximum viable amount of affordable housing. The value uplift from such a decision will allow schemes which see the loss of a community facility to deliver more than the standard 60 per cent affordable housing requirement (see Policy H3). We will not support residential development on the ground floor in Primary Shopping Areas (unless Policy HS2 criteria have been met), in Strategic Industrial Locations or Local Industrial Locations; these locations are protected for main town centre uses (see Policy HS2) and employment (see Policy J1) respectively.</p>			

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>a. the delivery of new or re-provided community facilities on identified site allocations, subject to a needs-based assessment at the time of delivery; and</p> <p>b. the delivery of new or re-provided health facilities on identified site allocations, subject to a needs-based assessment at the time of delivery; and</p> <p>c. the provision of new, expanded and improved community facilities and health facilities, where it is demonstrated that there is unmet demand which will not be met by any planned delivery.</p> <p>c. supporting proposals for new or re-provided facilities where it is demonstrated that:</p> <p>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</p> <p>ii. these needs cannot be adequately met through planned provision on identified site allocations.</p> <p>2. New facilities which are either, 1,000 sqm or greater Gross Internal Area, have a user appeal beyond the local neighbourhood or are anticipated to generate a large number of trips will be supported where:</p> <p>a. there are no unacceptable transport and highway impacts; and</p> <p>b. it can be demonstrated that the scheme has been designed to be neighbourly; and</p> <p>c. the proposed facility is located in a town or local centre; or</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	<p>updating FMO91.</p>

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>d. if the facility is a main town centre use, it can be demonstrated through undertaking:</p> <ul style="list-style-type: none"> i. a sequential test, that there are no suitable town centre or edge-of centre sites available, or expected to be available within a reasonable period; and ii. if the facility is a main town centre use for a cultural use, a sport or recreation use, or a bar or pub above 300 sqm Gross Internal Area it can be demonstrated through undertaking an impact assessment, that there are no significant adverse impacts. <p>3. New facilities which are smaller than 1,000 sqm Gross Internal Area and have a local neighbourhood user appeal can be located outside of town or local centre where:</p> <ul style="list-style-type: none"> a. the facility is easily accessible by walking, cycling and public transport methods for both staff and expected users of the facility; and b. there are no unacceptable transport and highways impacts; and c. it can be demonstrated that the scheme has been designed to be neighbourly; and d. it is located in a: <ul style="list-style-type: none"> i. in a Neighbourhood Parade; or ii. next to a park or school; or iii. in an area of identified community facility deficit; or iv. it can be demonstrated through undertaking a sequential test, that there are no suitable town centre or edge-of-centre sites available, or expected to be available within a reasonable period; and 		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>e. if the facility is a main town centre use for a cultural use, a sport or recreation use, or a bar or pub above 300 sqm Gross Internal Area, it can be demonstrated through undertaking an impact assessment, that there are no significant adverse impacts.</p> <p>4. Speculative social infrastructure development will not be supported.</p> <p>45. Re-provision (including modernisation and/or expansion) of a facility in an existing town or local centre will be supported on the existing site where:</p> <p>a. there are no unacceptable transport and highways impacts; and</p> <p>b. it can be demonstrated that the scheme has been designed to be neighbourly.</p> <p>56. Re-provision (including modernisation and/or expansion) of a facility outside of an existing town or local centre will be supported on the existing site where:</p> <p>a. it can be demonstrated it is of a similar user footfall and catchment to the existing facility; and</p> <p>b. there are no unacceptable transport and highways impacts; and</p> <p>c. it can be demonstrated that the scheme has been designed to be neighbourly; and</p> <p>d. if a main town centre use for a cultural use, a sport or recreation use, or a bar or pub above 300sqm Gross Internal Area, it can be demonstrated through undertaking an impact assessment, that there are no there are no significant adverse impacts.</p> <p>67. Proposals for all new and re-provided (including modernisation and/or expansion) facilities should:</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
	<ul style="list-style-type: none"> a. provide a Social Value-Health Impact Assessment (see Local Plan Policy BFN3); and b. demonstrate that early consultation and co-design has been undertaken with the intended operator and users of the space; and c. make efficient and effective use of land, maximising the opportunities for shared use of facilities; and d. ensure the Gross Internal Area, facilities provided, layout and storage space meets the needs of the existing and/or intended users; and e. be visible and welcoming from the street and be designed to facilitate social interaction; and f. be inclusive and accessible; and g. be designed with flexibility in mind, to allow the building to adapt to different users of the space over time; and h. demonstrate how environmental conditions and air quality have influenced the position of the facility on the site and its design. This is especially important for facilities which are intended for children or other vulnerable users; and i. maximise availability of their provision to the community, including during the evening and at weekends; and j. if it is a large-scale development, and where possible for smaller-scale facilities, provide free, publicly available provision of accessible toilets, baby change, Wi-Fi and drinking water facilities;;and k. demonstrate that the scheme has been designed to be neighbourly. 			

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>					
<p>FMO149</p>	<p>Implementation</p> <table border="1" data-bbox="353 762 1397 1441"> <tr> <td data-bbox="353 762 479 991"> <p>ALL</p> </td> <td data-bbox="479 762 1397 991"> <p>Policy SI2 does not apply to education uses and childcare facilities, these uses are addressed in Policy SI4.</p> <p>New and re-provided culture, sport and recreation facilities should meet the criteria set out in Local Plan Policy SI2.</p> </td> </tr> <tr> <td data-bbox="353 991 479 1441"> <p>SI2.1</p> </td> <td data-bbox="479 991 1397 1441"> <p>The Local Plan neighbourhood policies and relevant site allocations set out where future community facilities are required, reflecting the need to meet a known deficit in provision.</p> <p>A neighbourhood is considered to be in an area experiencing a community facility deficit if it met one of the following criteria in the Community Facilities Needs Assessment (2022):</p> <ul style="list-style-type: none"> Local Plan Neighbourhoods with facilities below the average Newham provision of 10.8 Facilities/Km², Local Plan Neighbourhoods within Community Neighbourhoods with below the borough average provision per 1,000 head of population, </td> </tr> </table>	<p>ALL</p>	<p>Policy SI2 does not apply to education uses and childcare facilities, these uses are addressed in Policy SI4.</p> <p>New and re-provided culture, sport and recreation facilities should meet the criteria set out in Local Plan Policy SI2.</p>	<p>SI2.1</p>	<p>The Local Plan neighbourhood policies and relevant site allocations set out where future community facilities are required, reflecting the need to meet a known deficit in provision.</p> <p>A neighbourhood is considered to be in an area experiencing a community facility deficit if it met one of the following criteria in the Community Facilities Needs Assessment (2022):</p> <ul style="list-style-type: none"> Local Plan Neighbourhoods with facilities below the average Newham provision of 10.8 Facilities/Km², Local Plan Neighbourhoods within Community Neighbourhoods with below the borough average provision per 1,000 head of population, 	<p>Part 1, p. 161</p>	<p>Policy SI2 Implementation text</p>	<p>In response to Action Points AP53, AP54 and updating MO47 and FMO92</p>
<p>ALL</p>	<p>Policy SI2 does not apply to education uses and childcare facilities, these uses are addressed in Policy SI4.</p> <p>New and re-provided culture, sport and recreation facilities should meet the criteria set out in Local Plan Policy SI2.</p>							
<p>SI2.1</p>	<p>The Local Plan neighbourhood policies and relevant site allocations set out where future community facilities are required, reflecting the need to meet a known deficit in provision.</p> <p>A neighbourhood is considered to be in an area experiencing a community facility deficit if it met one of the following criteria in the Community Facilities Needs Assessment (2022):</p> <ul style="list-style-type: none"> Local Plan Neighbourhoods with facilities below the average Newham provision of 10.8 Facilities/Km², Local Plan Neighbourhoods within Community Neighbourhoods with below the borough average provision per 1,000 head of population, 							

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>			<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
		<ul style="list-style-type: none"> Local Plan Neighbourhoods within Community Neighbourhoods with the borough average provision per 1,000 head of population and where high growth is anticipated, Local Plan Neighbourhoods within Community Neighbourhoods with above the borough average provision per 1,000 head of population and where high growth is anticipated. <p>Where the need for a community facility has been identified on a site allocation, applicants should deliver the use in accordance with Policy SI2, unless it can be demonstrated that the needs of the community have already been met. Applicants need to consider what type of facility is needed and when it is required to be operational. Development should consider the need for all types of facility, as set out in the Community Facilities Needs Assessment (2022) evidence base.</p> <p>The Local Plan neighbourhood policies and relevant site allocations set out where future health facilities are required. Applicants are encouraged to consult the relevant health partners in Newham (Barts Health NHS Trust, North East London NHS Foundation Trust, Health and Care Space Newham, HUDU) early in the development process to understand what type of health facility is needed and when it is required to be operational.</p> <p>Applicants should speak with the council early in the application process to understand what evidence is required to support a needs-based assessment for a facility.</p>			

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>			<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
		<p>A needs-based assessment is likely to require evidence of the following:</p> <ul style="list-style-type: none"> • an up to date spatial mapping of the facilities in the borough’s network of well-connected neighbourhoods. This mapping exercise must identify the development site location in the context of all relevant social infrastructure. Each facility location should have its 15 minute walking radius mapped (using isochrones with additional analysis to consider a detailed understanding of the actual walking and wheeling conditions for a range of different users). The mapping should show the network with and without the facility site. This will demonstrate the level of relevant facility coverage around the site and if the loss of a facility in this location would create a deficiency in the network, factoring in any pedestrian barriers and access challenges in the urban context. • applicants for a community facility proposal should consult Newham’s Community Facilities Needs Assessment (2022) to ascertain the current provision of community facilities in the borough and whether or not the site is in an area of deficit. A proposals neighbourhood will depend on the type of service it is offering. Appendix B of the assessment provides a starting point for applicants, to help understand if the proposal falls in an area with an existing need for a community facility. The mapping in the Community Facilities Needs Assessment (2022) takes into account the street network and pedestrian barriers to identify parts of the 			

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		<p>borough that are further than a 15 minute walk to community facilities.</p> <ul style="list-style-type: none"> recent and relevant engagement with ward members, the Resident, Engagement and Participation team, community managers and the local community to understand existing provision and local need for the proposed facility. <p>Where new facilities are proposed outside of planned provision on site allocations, the Council is likely to require evidence of the following:</p> <p>All facilities</p> <ul style="list-style-type: none"> up to date spatial mapping of the facilities in the borough's network of well-connected neighbourhoods, as set out above. recent and relevant engagement with ward members, the Resident, Engagement and Participation team, community managers and the local community to understand existing provision and local need for the proposed facility. <p>Community facilities</p> <ul style="list-style-type: none"> having consulted Newham's Community Facilities Needs Assessment (2022) to ascertain the current provision of community facilities in the borough and whether or not the site is in an area of deficit, as set out above. <p>Health facilities</p>			

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		<ul style="list-style-type: none"> evidence of consulting the relevant health partners in Newham (Barts Health NHS Trust, North East London NHS Foundation Trust, Health and Care Space Newham, HUDU). The strategic delivery of NHS services is jointly formed from NHS organisations working in Newham, and is summarised within the Joint Forward Plan. Please visit the NHS North East London website for the most up to date NHS strategy and plan information. <p>Cultural, sport and recreation facilities</p> <ul style="list-style-type: none"> Please see Policy SI3 part 2. <p>These steps are important because provision of unnecessary space or facilities which do not properly consider the end user(s) can lead to the delivery of unviable or unusable space. It can also mean that opportunities for other development, not least housing, is lost.</p>			
	SI2.2	<p>It is recognised that some facilities naturally serve a catchment outside of a local neighbourhood or indeed the borough boundary. Social infrastructure with wider catchment areas, which can attract higher number of trips, may not be suitable in residential areas due to increased traffic, noise and large numbers of people coming and going. Larger facilities and those attracting users from beyond the local neighbourhood are therefore best located in Newham’s Town or Local Centres.</p>			

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		<p>Larger and more visited facilities should be accessible by a range of sustainable transport modes; as such, they should be directed to transport hubs, major thoroughfares and locations in close proximity to bus stops. It is important that applications for social infrastructure facilities consider how both users and staff will travel to and from them. For the purposes of this policy:</p> <ul style="list-style-type: none"> • a local neighbourhood is defined as a 15 minute walking, wheeling or cycling distance buffer around the site, taking into account the street network and pedestrian barriers. • The definition of a large number of trips will vary depending on the type of facility being considered. When deciding if a scheme will generate a large number of trips we will consider the type and frequency of movement, the pattern throughout the day and over the course of the week. <p>Applicants should provide a Full Travel Plan to allow proper assessment of any transport impacts (see Local Plan Policy T3).</p> <p>Town centres and local centres are defined on Newham’s policies map and are set out in Local Plan Policy HS1.</p> <p>A sequential test, proportional to the size and nature of the facility, must be submitted as part of any application for planning permission for the development of a facility main town centre use (as defined by the NPPF and London Plan (2021) Policy SD7) that is not in a designated town or local centre. Applicants are advised to liaise with the council prior to the</p>			

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		<p>submission of an application to agree a suitable approach in respect of the application submission requirements.</p> <p>In undertaking the sequential test, applicants should clearly set out a series of site search thresholds, including the site size (having regard to the proposal), matters such as accessibility, visibility and location. It is important to set out the geographic area from which the proposal will likely draw its users. It is from this ‘catchment area’ that the search for potential sequential opportunities can be concentrated, focusing on defined centres within that identified catchment.</p> <p>If an edge of centre or out of centre location is proposed, preference should be given to accessible sites that are well connected to a town centre.</p> <p>Only if suitable sites in the town centre, local centre or edge of centre locations are not available (or are not expected to become available within a reasonable period) should out of centre sites be considered.</p> <p>If the applicant or the Council is able to identify an alternative site which is considered to be both available and suitable, and no robust justification can be provided as to why this site could not accommodate the development proposed, it is likely that planning permission for the original scheme will be refused.</p>			

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		<p>Where a main town centre sport or recreation use, or a bar or pub of more than 300sqm GIA is proposed, either through extension or new provision, outside of or on the edge of a defined centre an impact assessment will be required. It is for the applicant to demonstrate compliance with the impact test in support of relevant applications. Failure to undertake an impact test could in itself constitute a reason for refusing permission.</p> <p>An impact assessment should follow the latest government guidance and should be proportionate to the scale and potential impact of the proposal. The purpose of an impact assessment is to consider the impacts of the proposal on town centre vitality and viability and investment (see Local Plan Policies HS1, HS2 and HS3).</p> <p>It is for the applicant to demonstrate that the proposal will not have a significant adverse impact on planned and committed town centre investment, or on the vitality and viability of the defined centres. The assessment should consider all town centres which may be affected, not just those located closest to the application site.</p> <p>Applicants are strongly encouraged to take advantage of the Council’s pre-application advice service to agree the scope of an impact assessment where one is required. Please note that the onus would be on the applicant to provide a framework impact assessment listing the points/information to be covered for comment.</p>			

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		<p>Where the test is passed, the facility use will be secured to ensure that the facility continues to serve a local function and does not lead to unintended character change.</p>			
	SI2.4	<p>Where new community facilities are proposed, the Council's Resident, Engagement and Participation team should be consulted to understand the need for such a space.</p> <p>The applicant should also consult Newham's Community Facilities Needs Assessment (2022) to understand existing provision in the area and engage with the local community.</p> <p>Where new health facilities are proposed, applicants should show evidence of consulting the relevant health partners in Newham (Barts Health NHS Trust, North East London NHS Foundation Trust, Health and Care Space Newham, HUDU). The strategic delivery of NHS services is jointly formed from NHS organisations working in Newham, and is summarised within the Joint Forward Plan. Please visit the NHS North East London website for the most up to date NHS strategy and plan information.</p> <p>Where new sport and recreation facilities are proposed, applicants should show evidence of consulting Newham's Built Leisure Needs Assessment (2025) (2024) to understand existing provision in the area and engage with the local community and Sport England.</p>			

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<p>FMO150</p>		<p>These steps are important because provision of unnecessary space or facilities which do not properly consider the end user(s) can lead to the delivery of unviable or unusable space. It can also mean that opportunities for other development, not least housing, is lost.</p> <p>Policy SI3: Cultural facilities and sport and recreation facilities</p> <p>1. Existing cultural facilities and sport and recreation facilities will be protected and should not be lost to other uses, reconfigured, reduced in size or relocated d unless it can be demonstrated that:</p> <p>a. the criteria in Local Plan Policy SI1 part 1.a and part 1.c; or</p> <p>b. the existing facility and any other social infrastructure use is no longer required, as demonstrated by:</p> <ul style="list-style-type: none"> i. an assessment that the existing use is surplus to current and future needs; and ii. evidence that the facility has been actively marketed for a cultural or sport and recreation use for at least 12 months and it can be clearly shown there is no alternative social infrastructure uses that could take on the space to meet the needs of the local neighbourhood; or iii. the proposal is part of a strategy from a recognised public sector body’s estates programme; and <p>c. the criteria in Local Plan Policy SI1 part 2.e are met.</p>	<p>Part 1, p.168</p>	<p>Policy SI3</p>	<p>In response to Action Points AP52, AP53 and AP54</p>

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<p>FMO151</p>	<p>Implementation</p> <table border="1" data-bbox="353 1289 1547 1468"> <tr> <td data-bbox="353 1289 483 1468">ALL</td> <td data-bbox="483 1289 1547 1468"> <p>For the purpose of this policy cultural facilities are defined as:</p> <p>Theatres* (Sui Generis)</p> <p>Galleries* (F1(b))</p> <p>Museums* F1(c)</p> <p>Live music, comedy and dance venues* Sui Generis</p> </td> </tr> </table>	ALL	<p>For the purpose of this policy cultural facilities are defined as:</p> <p>Theatres* (Sui Generis)</p> <p>Galleries* (F1(b))</p> <p>Museums* F1(c)</p> <p>Live music, comedy and dance venues* Sui Generis</p>	<p>Part 1, p. 169</p>	<p>Policy SI3 Implementation text</p>	<p>In response to Action Points AP52, AP53 and AP54</p>
ALL	<p>For the purpose of this policy cultural facilities are defined as:</p> <p>Theatres* (Sui Generis)</p> <p>Galleries* (F1(b))</p> <p>Museums* F1(c)</p> <p>Live music, comedy and dance venues* Sui Generis</p>					

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strike through.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>For the purpose of this policy sport and recreation facilities are defined as: Sports venues/clubs, indoor sport, recreation and exercise facilities* (E(d) or F2(d))</p> <p>Main town centre uses, as defined by the NPPF and London Plan (2021)</p> <p>In addition to Policy SI3, new and re-provided culture, sport and recreation facilities should meet the criteria set out in:</p> <ul style="list-style-type: none"> • Policy SI1 part 1.a • Policy SI1 part 1.c • Policy SI1 part 2 • Policy SI2 			<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
	<p>SI3.1</p>	<p>Newham will look to protect existing cultural and sport and recreation facilities. Applicants wishing to bring forward a development which will impact an existing cultural facility should first consult Newham’s Community Facilities Needs Assessment (2022), We Are Cultural (2022) and the Built Leisure Needs Assessment (2025) (2024) to understand existing provision in the borough and if the proposal site falls in an area of deficit.</p> <p>The implementation text for Policy SI1.1 provides guidance on demonstrating the loss of a cultural or sport or recreation facility to other uses (including a reconfiguration, reduction in size or relocation). There are a number of additional tools in place to help quantify any demand from future users created by the building of new homes and</p>			

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		<p>population growth for sport and recreation facilities (Built Leisure Needs Assessment (2025) (2024) and Sports Facility Calculator (Sport England).</p> <p>Sport England’s Planning for Sport Guidance (2019), and subsequent updates, provides a useful guide to what understanding the need for sport and recreation facilities.</p> <p>Implementation text for Policy SI1.1 provides guidance on providing a Social- Value- Health Impact Assessment.</p>			
	SI3.2	<p>The Local Plan neighbourhood policies and relevant site allocations set out where future sport and recreation facilities are required, reflecting the need set out in the Built Leisure Needs Assessment (2025) (2024).</p> <p>Where the need for a sort and facility has been identified on a site allocation, applicants should deliver the use in accordance with this policy unless it can be demonstrated that the needs of the community have already been met. Applicants need to consider what type of facility is needed and when it is required to be operational.</p> <p>Applicants should speak with the Local Planning Authority early in the development process to understand what evidence is required to support a needs-based assessment for a facility. An assessment is likely to require evidence of the following:</p> <ul style="list-style-type: none"> • an up to date spatial mapping of the facilities in the borough’s network of well-connected neighbourhoods. This mapping exercise must identify the development site location in the context of of all cultural facility/sport or 			

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>		<p>recreation facility locations (including town centres). Each facility location should have its 15 minute walking radius mapped (using isochrones with additional analysis to consider a detailed understanding of the actual walking and wheeling conditions for a range of different users). The mapping should show the network with and without the facility site. This will demonstrate the level of relevant facility coverage around the site and if the loss of a facility in this location would create a deficiency in the network, factoring in any pedestrian barriers and access challenges in the urban context.</p> <ul style="list-style-type: none"> • Applicants should consult Newham’s Built Leisure Needs Assessment (2025) (2024) to ascertain the current provision of sport and recreation facilities in the borough and whether or not the site is in an area of deficit. A proposals neighbourhood will depend on the type of service it is offering. • recent and relevant engagement with ward members, the Resident, Engagement and Participation team, community managers and the local community to understand existing provision and local need for the proposed facility. <p>Where new facilities are proposed outside of planned provision on site allocations, the Council is likely to require evidence of the following:</p> <p>All facilities</p> <ul style="list-style-type: none"> • up to date spatial mapping of the facilities in the borough’s network of well-connected neighbourhoods, as set out above. • recent and relevant engagement with ward members, the Resident, Engagement and Participation team, community managers and the local 		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>community to understand existing provision and local need for the proposed facility.</p> <p>Sport and recreation facilities</p> <ul style="list-style-type: none"> • Where new sport and recreation facilities are proposed outside of planned provision on site allocations, applicants should show evidence of consulting Newham’s Built Leisure Needs Assessment (2025) to understand existing provision in the area and engage with the local community and Sport England. <p>These steps are important because provision of unnecessary space or facilities which do not properly consider the end user(s) can lead to the delivery of unviable or unusable space. It can also mean that opportunities for other development, not least housing, is lost.</p>				
	SI3.3	<p>Applications for new and re-provided the enhancement of existing cultural and sport and recreation facilities and provision of new facilities will be supported, subject to meeting the criteria of Local Plan Policy SI2.</p> <p>Applicants wishing to bring forward a new or re-provided reconfigure cultural facility should first consult Newham’s Community Facilities Needs Assessment (2022) and Newham’s Culture Strategy, We Are Cultural (2022).</p> <p>Applicants wishing to bring forward a new or re-provided reconfigured sport or recreation facility should first consult the Built Leisure Needs Assessment (2025) (2024) to understand existing provision in the borough.</p>			

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FMO152	<p>3. The timely appropriately timed delivery of new educational facilities to meet changing pupil place needs will be secured through:</p> <ol style="list-style-type: none"> a. aligning delivery with development phasing, to ensure ensuring the education facilities come forward at the point they are needed to meet pupil place demand is delivered in the appropriate phase of development; b. securing the long-term option to deliver an education facility on specified site allocations, through an agreed legal mechanism, to bring forward the facility at the required point in the Plan period; and c. requiring a flexible, future-proofed design so the facility can grow incrementally as pupil numbers increase that enables the layout, structure, servicing and access to 		Part 1, p. 172	Policy SI4, part 3	In response to Action Point AP55

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.																	
	be expanded over time without compromising operational requirements or outdoor space.																			
FMO153	<p>Implementation</p> <table border="1" data-bbox="353 683 1485 1479"> <tr> <td data-bbox="353 683 477 794">ALL</td> <td colspan="3" data-bbox="477 683 1485 794">Education and childcare facilities are required to comply with Local Plan Policy S14 only, and are not subject to Policies S11, S12 or S13.</td> </tr> <tr> <td data-bbox="353 794 477 1479">S14.1</td> <td colspan="3" data-bbox="477 794 1485 1479"> <p>The planned delivery of childcare facilities, primary schools, secondary schools, and Special Education Needs and Disability (SEND) schools on site allocations is based on the findings from the pupil forecast (Places for All, London Borough of Newham (2022), together with the Childcare Sufficiency Assessment (London Borough of Newham (2021). These forecasts identify where childcare facilities, primary schools, secondary schools, and SEND schools are needed based on increased levels of population resulting from residential developments and socio-economic trends.</p> <p>In accordance with the Childcare Act (2006; 2016), all new primary school developments are expected to include childcare facilities, including full-time and part-time spaces. The provision of childcare facilities for ages 0-5 should be demonstrated in the proposed design of the site.</p> <p>The site allocations that address Newham's future need to 2038 are: Table 6: Site allocations that address Newham's future education and childcare needs to 2038</p> <table border="1" data-bbox="488 1406 1473 1479"> <thead> <tr> <th data-bbox="488 1406 770 1479">Site allocation and Neighbourhood</th> <th data-bbox="770 1406 983 1479">Ward</th> <th data-bbox="983 1406 1205 1479">School Place Area</th> <th data-bbox="1205 1406 1473 1479">Education Facility</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> </td> </tr> </table>	ALL	Education and childcare facilities are required to comply with Local Plan Policy S14 only, and are not subject to Policies S11, S12 or S13.			S14.1	<p>The planned delivery of childcare facilities, primary schools, secondary schools, and Special Education Needs and Disability (SEND) schools on site allocations is based on the findings from the pupil forecast (Places for All, London Borough of Newham (2022), together with the Childcare Sufficiency Assessment (London Borough of Newham (2021). These forecasts identify where childcare facilities, primary schools, secondary schools, and SEND schools are needed based on increased levels of population resulting from residential developments and socio-economic trends.</p> <p>In accordance with the Childcare Act (2006; 2016), all new primary school developments are expected to include childcare facilities, including full-time and part-time spaces. The provision of childcare facilities for ages 0-5 should be demonstrated in the proposed design of the site.</p> <p>The site allocations that address Newham's future need to 2038 are: Table 6: Site allocations that address Newham's future education and childcare needs to 2038</p> <table border="1" data-bbox="488 1406 1473 1479"> <thead> <tr> <th data-bbox="488 1406 770 1479">Site allocation and Neighbourhood</th> <th data-bbox="770 1406 983 1479">Ward</th> <th data-bbox="983 1406 1205 1479">School Place Area</th> <th data-bbox="1205 1406 1473 1479">Education Facility</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Site allocation and Neighbourhood	Ward	School Place Area	Education Facility					Part 1, p. 174	Policy S14, implementation text	In response to Action Point AP55
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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strike through . Footnotes and hyperlink changes expressed between [] brackets						Paragraph number, policy reference and part, implementation text reference etc.		
		N1.SA17 Beckton Riverside, N17 Gallions Reach	Beckton	Beckton and Royal Docks	Primary School with early years child care provision				
		N1.SA17 Beckton Riverside, N17 Gallions Reach	Beckton	Beckton and Royal Docks	Secondary School				
		N2.SA1 Silvertown Quays, N2 Royal Victoria	Royal Victoria	Beckton and Royal Docks	Primary School with early years child care provision				
		N2.SA3 Connaught Riverside, N2 Royal Victoria	Royal Victoria	Beckton and Royal Docks	Primary School with early years child care provision				
		N3.SA4 Thameside West, N2 Royal Victoria	Royal Victoria	Beckton and Royal Docks	Primary School with early years child care provision				
		N5.SA2 Custom House Coolfin North, N5 Custom House	Custom House	Canning Town and Custom House	All-through School				
		N8.SA7 Rick Roberts Way, N8 Stratford and Maryland	Stratford	Stratford East Village	SEND School				
		N9.SA1 Plaistow North, N9 West Ham	West Ham	Stratford West Ham	Early years child care provision				
		N10.SA3 Newham Leisure Centre, N10 Plaistow	Plaistow South	Plaistow	Early years child care facility				

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <table border="1" data-bbox="488 547 1473 799"> <tr> <td data-bbox="488 547 770 687"> <p>N11.SA3 Royal N4.SA4 Royal Road, N11 Beckton</p> </td> <td data-bbox="770 547 983 687"> <p>Custom House</p> </td> <td data-bbox="983 547 1205 687"> <p>Canning Town and Custom House</p> </td> <td data-bbox="1205 547 1473 687"> <p>SEND School</p> </td> </tr> <tr> <td data-bbox="488 687 770 799"> <p>N13.SA1 East Ham Western Gateway, N13 East Ham</p> </td> <td data-bbox="770 687 983 799"> <p>East Ham</p> </td> <td data-bbox="983 687 1205 799"> <p>East Ham</p> </td> <td data-bbox="1205 687 1473 799"> <p>Early years child care facility</p> </td> </tr> </table> <p>For expansions of existing education facilities, vertical and horizontal expansions will be considered as long as a high-quality learning environment is maintained, including the protection of outdoor greenspace, playing fields, and play spaces, in accordance with part 5 of the policy, and there is no net loss of childcare facilities to primary and secondary facilities.</p> <p>New education facilities outside of those planned in site allocations will be considered as long as a need for them is demonstrated. Applicants will have to submit evidence of need, including the number of potential pupils and evidence that there are not sufficient education spaces to meet demand. Applicants should engage in early pre-application discussions with the Education Place Planning team.</p> <p>Local Plan Policy J4.2 requires delivery of childcare facilities where there is a need.</p> <p>Contributions may be sought, for school places on residential developments which generate additional demand for school places but where a new school is not being</p>					<p>N11.SA3 Royal N4.SA4 Royal Road, N11 Beckton</p>	<p>Custom House</p>	<p>Canning Town and Custom House</p>	<p>SEND School</p>	<p>N13.SA1 East Ham Western Gateway, N13 East Ham</p>	<p>East Ham</p>	<p>East Ham</p>	<p>Early years child care facility</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
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		<p>delivered. Contributions will be sought in line with Local Plan Policy BFN4 and Places for All (2022).</p>			
	SI4.3	<p>The Newham's Places for All document (London Borough of Newham (2022) and the annual Childcare Sufficiency Assessment (London Borough of Newham) will likely reflect changing levels of demand for early years and school places as they are revised over the Plan period an increase in demand in their future revisions. As such, the delivery of new educational facilities should be flexible in terms of both timescale and design to respond effectively to meet fluctuating pupil place needs.</p> <p>The phasing of education facilities should take place in a timely and coherent manner, delivering the facility at an appropriate phase based on anticipated pupil demand as per the revised pupil forecast. The phasing of education facilities must be timely and coherent, with delivery occurring at the appropriate stage of development in line with anticipated pupil demand. Ensuring that education provision is brought forward at the right time is essential to prevent shortfalls in school places or unnecessary over-provision.</p> <p>Additionally, the delivery of new education facilities on identified site allocations should provide a long-term option, up to 204238, to bring forward the facility, to allow for changes in the pupil place planning profile.</p> <p>Site allocations identified for future education provision must remain available for delivery of new facilities over the Plan period, ensuring that capacity can be brought forward in response to fluctuations in pupil place demand.</p>			

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	<p>SI4.5</p>	<p>Education facilities sites should be directly linked to an active travel network, and should be designed to hold sufficient cycle and scooter parking for all pupils,</p>			

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>as well as appropriate facilities to promote active travel, such as showers, changing rooms, and lockers.</p> <p>Additionally, facilities should reduce exposure to air pollution and improve safety by not being located close to pollution sources, such as beside roads or in areas where vehicles idle. Air quality should be considered at the earliest stages of planning and design, before the position of infrastructure and buildings is decided. A site-specific air quality appraisal should form part of any application that includes an education or childcare facility. Understanding the air quality constraints of a site as early as possible can benefit the design of a development. The GLA guidance, Using Green Infrastructure to Protect People from Air Pollution (2019), provides best practice on how green infrastructure can reduce exposure to air pollution in an urban environment. Consultation with Newham’s Environmental Health Officers is essential.</p> <p>All of the above requirements should shall be demonstrated in the submission of a travel plan. The travel plan should follow the specific guidance for education facilities listed in the Travel Plan Guidance (London (2022)). The travel plan should also It should clearly demonstrate how the proposal will support active travel and mitigate transport impacts, including measures to address potential impacts on road congestion, on surrounding roads – particularly specifically in cases where the site is located within or adjacent to a residential area, will be addressed. See Local Plan Policy T3 for further travel plan guidance.</p> <p>Developments for schools and childcare facilities only need to fulfil the requirements of Local Plan Policy SI4 as opposed to all SI policies.</p>			<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	

Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO18	3.147 However, funeral and burial practices vary widely across different religions and belief systems, with each culture and tradition having its own unique customs and rituals. Newham’s diverse population means that funeral and burial provision within the borough should enable a wide range of practices. Some faiths, including Muslim and Jewish faiths do not allow burials in reused graves. As such we support the provision of additional burial space, in particular to meet the needs of Newham’s communities which cannot be met within the existing provision. As such, in order to better understand this need and consider ways it can be met, we are commissioning a Newham’s Burial Space Study (2024) provides a local understanding of Newham’s burial space needs. This study provides an audit of the borough’s existing burial space provision, and which will be used by other parts of the council and partners to inform future management of the existing cemeteries and to inform planning applications for new cemeteries.	Part 1, p. 179	Justification text	Update to evidence base
FMO19	Developments proposing new burial spaces should demonstrate they are designed to meet the needs of Newham’s communities through suitable design of the plots, landscape and ancillary buildings. This should include demonstrating that the provision will address the findings of the Newham’s Burial Space Study (2024) and any relevant future local and/or regional burial space evidence base.	Part 1, p. 179	SI5.2 Implementation text	Update to evidence base
MO50	The co-design of burial space facilities ensures that local people can meaningfully input into a scheme’s development. Applicants are therefore encouraged to engage early in the development process with ward members, the Council's Resident, Engagement and Participation team, community managers, the local community and intended users of the facility. and opportunities for co-design with relevant communities, undertaken early in the design process	Part 1, p. 197	SI5.2 Implementation text	Clarification

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FMO8	<p>1. Developments will be expected to support diverse, inclusive and green economic growth and contribute to meeting the borough’s office and industrial needs to deliver 10,000 12,800 jobs (4,800 6,400 in the office sector and 5,200 6,400 in industrial/warehousing and logistics sectors); 335,000 418,000 sqm of industrial floorspace and a minimum of 90,000 118,000 sqm of office floorspace over the Plan period to 2038 between 2021 and 2042.</p>	Part 1, p. 182	J1 part 1	To update the targets to reflect the revised Plan timeframe to 2042. This is the proposed modification in response to AP4.																														
FMO103	<p>Table 11: Office Market Balance</p> <table border="1" data-bbox="353 938 1182 1465"> <thead> <tr> <th data-bbox="353 938 510 1201">Dataset</th> <th data-bbox="510 938 636 1201">Demand</th> <th data-bbox="636 938 757 1201"></th> <th data-bbox="757 938 869 1201"></th> <th data-bbox="869 938 1032 1201">Total Pipeline Supply (sqm)</th> <th data-bbox="1032 938 1182 1201">Balance (sqm)</th> </tr> <tr> <td></td> <td data-bbox="510 1070 636 1201">Job change (2021-3842)</td> <td data-bbox="636 1070 757 1201">Net (sqm)</td> <td data-bbox="757 1070 869 1201">Gross (sqm)</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td colspan="3" data-bbox="636 1139 1182 1201">Floorspace</td> <td></td> </tr> </thead> <tbody> <tr> <td data-bbox="353 1201 510 1369">Office (Experian forecast growth, BRES 2020)</td> <td data-bbox="510 1201 636 1369">4,811 6,328</td> <td data-bbox="636 1201 757 1369">70,000 94,348</td> <td data-bbox="757 1201 869 1369">90,000 117,994</td> <td data-bbox="869 1201 1032 1369">LLDC: 153,461 158,358</td> <td data-bbox="1032 1201 1182 1369">Oversupply of +546,270 +520,124</td> </tr> <tr> <td data-bbox="353 1369 510 1465">Office (Greater London)</td> <td data-bbox="510 1369 636 1465">10,144 12,530</td> <td data-bbox="636 1369 757 1465">152,572 188,996</td> <td data-bbox="757 1369 869 1465">172,093 208,517</td> <td data-bbox="869 1369 1032 1465">Docks: 462,809 459,534</td> <td data-bbox="1032 1369 1182 1465">Oversupply of +461,177</td> </tr> </tbody> </table>	Dataset	Demand			Total Pipeline Supply (sqm)	Balance (sqm)		Job change (2021- 3842)	Net (sqm)	Gross (sqm)					Floorspace				Office (Experian forecast growth, BRES 2020)	4,811 6,328	70,000 94,348	90,000 117,994	LLDC: 153,461 158,358	Oversupply of +546,270 +520,124	Office (Greater London)	10,144 12,530	152,572 188,996	172,093 208,517	Docks: 462,809 459,534	Oversupply of +461,177	Part 1, pp. 189-190	Tables 11 & 12 in Policy J1	To update the targets to reflect the revised Plan timeframe to 2042. This is related to FMO8.
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<p>Industrial and Warehousing (10 year past job trend) Experian, based on past job change by land use in</p>	<p>5,150 6,361</p>	<p>308,052 (47ha assuming the London industrial standard 65% plot ratio) 374,659</p>	<p>334,328 (51 ha assuming the London industrial standard 65% plot ratio) 417,584</p>	<p>Permissions: 23,820 36,351</p> <p>Sites with industrial potential in planning: 95,500</p>	<p>Permissions undersupply of -310,508 -381,508</p> <p>Total (permissions, in planning and intensification</p>																

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>							<p>Paragraph number, policy reference and part, implementation text reference etc.</p>		
MO51.1	<p>job delivery (2009-19)</p>				<p>Sites with potential for intensification: 351,945</p>	<p>sites) Oversupply of +136,937 +66,212</p>		Part 1, p. 190	Table 12 (Column: Gross Supply - New footnote for 'Sites with potential for intensification')	Clarifications. This is agreed with the Greater London Authority through the statement of
<p>Industrial and Warehousing (economic forecast) Experian forecast data, BRES 2020, Stantec sector to land use mapping</p>	<p>2,500 3,402</p>	<p>170,321 (26 ha assuming the London industrial standard 65% plot ratio) 221,311</p>	<p>196,597 (30ha assuming the London industrial standard 65% plot ratio) 264,235</p>	<p>Total: 471,265 483,796</p>	<p>Permissions undersupply of -172,277 -227,884</p> <p>Total (permissions, in planning and intensification sites) Oversupply of +274,668 +219,561</p>					

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strike through . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
MO51.2	To meet the industrial demand and enable employment growth, industrial development in both SILs and LILs have to take the form of intensification to deliver further industrial floorspace and not to release land for the delivery of, or co-location with, residential. Where Strategic Industrial Locations and Local Industrial Locations have been identified as sites with potential for intensification in the plan period under Table 4.5 of the Employment Land Review (2022), the Council will work proactively with site owners and industrial occupiers to explore the opportunities for optimisation of industrial capacity at these sites where appropriate. It is also acknowledged that some of these sites are owned by the Council, which provides additional opportunities for proactive planning for industrial intensification to achieve the objective of this policy.	Part 1, p. 191	J1.2 Implementation text, 'Strategic Industrial Locations (SIL) and Local Industrial Locations (LILs)' subsection	Clarifications. This is agreed with the Greater London Authority through the statement of common ground (ED007).
MO52.1	Employment-led development is required to first meet employment needs (including the viable operation of employment uses on the site and where relevant, adjacent sites) in any design, and then other uses such as residential can be fitted around it. Employment-led development can consist of employment only development but must still demonstrate that the employment needs at the site are being met.	Part 1, p. 191	J1.2 Implementation text, 'Local Mixed Use Areas (LMUAs)' subsection	Clarifications.
MO53.1	All future developments incorporating office (E(g)(i)), research and development (E(g)(ii)) and/or light industrial (E(g)(iii)) floorspace within SILs, LILs, and where necessary and justified within site allocations identified for mixed use or employment-led development will be secured through conditions to limit uses consented within Class E, in order to achieve the objective of this policy.	Part 1, p. 192	J1.2 Implementation text	Clarifications. This is agreed with the Greater London

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	<p>Further information on each spatial designation is available in the Employment Land Review (2022) (or subsequent updates) and applicants are expected to discuss their proposals with the council at the earliest opportunity to ensure that they align with the function, character and priority uses of their proposed location.</p>			<p>Authority through the statement of common ground (ED007).</p>
FMO20	<p>Within the employment sites listed in Policy J1 Tables 6-9 and site allocations, cCo-location with residential development is only supported in the specific Local Mixed Use Areas (LMUAs) and Micro Business Opportunity Areas (MBOAs) identified in Tables 8 and 9 in Local Plan Policy J1 and specific site allocations and where:</p> <p>a. the development remains employment-led in LMUAs, MBOAs and site allocations identified for employment-led development; and</p> <p>b. a suitable co-location design can be accommodated which maintains the function and viability of the priority uses on site and the amenity of the residential accommodation; and</p> <p>c. a suitable and robust Relocation Strategy for any existing businesses that cannot be incorporated within the redevelopment is provided in accordance with Local Plan Policies J3.2 ad J3.3.</p>	Part 1, p. 194	J2 part 2	Clarifications.
FMO312	J3: Protecting employment floorspace capacity	Part 1, p.198	Policy J3 title	Clarifications. Related to Action Point 35.

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Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)	New text in bold and removed text in strike through . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO104	2. All developments that result in net loss of employment capacity in terms of floorspace (including yard space) or jobs on Local Mixed Use Areas (LMUAs) will not be supported and should seek to reprovide suitable employment floorspace for any existing businesses on the site . Developments on LMUAs which cannot incorporate employment floorspace to accommodate any existing businesses are required to provide a suitable and robust Relocation Strategy to relocate these existing businesses to suitable alternative employment premises or sites.	Part 1, p. 198	Policy J2 part 1	Clarification. Related to Action Point 35.
FMO105	3. Proposals that result in the net loss of employment capacity in terms of floorspace (including yard space) or jobs on Micro Business Opportunity Areas (MBOAs) will not be supported [...]	Part 1, p. 198	Policy J3 part 3	Clarification. Related to Action Point 35.
FMO106	4. All developments in site allocations designated to deliver employment floorspace should seek to reprovide suitable employment floorspace capacity unless proposal can demonstrate that there is no current or future demand for employment uses for the site through thorough marketing activity for any existing businesses on the site . All developments in site allocations with existing in-use employment floorspace, which cannot incorporate employment floorspace to accommodate these existing businesses, are required to provide a suitable and robust Relocation Strategy to relocate any existing businesses to suitable alternative employment premises or sites.	Part 1, p. 198	Policy J3 part 4	Adding flexibility. Related to Action Point 35.
FMO107	5. Proposals that result in the net loss of office (E(g)(i)), research and development (E(g)(ii)), light industrial (E(g)(iii)), general Industrial (B2), storage or distribution (B8) (including dark kitchen/shop and micro fulfilment) and industrial related sui generis (SG) floorspace capacity outside employment designations and site allocations will only be supported if the following criteria are met: [...]	Part 1, p. 198	Policy J3 part 5	Clarification. Related to Action Point 35.
FMO108	[Additional row for all policies]	Part 1, p. 199	J3 Implementation	Clarification. The first paragraph

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	<p>ALL –</p> <p>In applying the principle for no net loss of employment floorspace capacity, the following definition should be used:</p> <ul style="list-style-type: none"> • On an actively operating employment site, the existing floorspace (including yard space) should inform capacity calculations. • On a vacant employment site, the most recent employment floorspace prior to any demolition, or any recent consent that has secured a minimum amount of employment floorspace at the site, whichever is appropriate, should inform capacity calculations. • On a site with building(s) previously in employment use that have been disused or partially disused, the gross internal area of the existing building(s) should inform capacity calculations. • Meanwhile use is not counted towards employment floorspace capacity. <p>Proposals incorporating the replacement and relocation of floorspace within office (E(g)(i)), research and development (E(g)(ii)) and/or light industrial (E(g)(iii)) will be secured through conditions to limit uses consented within Class E, under the following circumstances:</p> <ul style="list-style-type: none"> • the floorspace to be relocated or replaced is within a SIL or LIL; or • the replacement and relocated floorspace is within a SIL or LIL; or the floorspace to be relocated or replaced is located within a site allocation and the relocation and replacement is considered necessary or justified. 		<p>text, Introduce new row for 'ALL'</p>	<p>related to Action Points 34 and 35. The second paragraph is agreed with the Greater London Authority through the statement of common ground (ED007).</p>

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>										
MO56	<p>The level and nature of the contribution will be determined at the pre-application stage and prior to the determination of the planning application. Proposals that are not proposing to meet the contribution requirement on viability grounds must meet the requirements of Policy BFN4.</p>	Part 1, p. 204	J4.1 Implementation text	Clarifications and consistency with Policy BFN4									
FMO4	<p>[Policy H1] 1. Newham will enable a net increase of between 51,425 and 53,784 45,611 and 53,954 quality residential units between 20237 and 203842. This will be achieved through:</p> <ul style="list-style-type: none"> a. the majority of new residential units being brought forward on site allocations; and b. the optimisation of housing delivery on sites below 0.25 hectares in size; and c. supporting residential developments that come forward on windfall sites (unallocated or undesignated land) unless other policies within the Local Plan direct otherwise. <p>Supply will be measured through a stepped trajectory, based on the minimum housing requirement of 45,611, with a different minimum annual target for every phase of the Plan, as follows:</p> <table border="1" data-bbox="353 1150 1055 1439"> <thead> <tr> <th>Delivery Period</th> <th>Years</th> <th>Minimum Annual Target</th> </tr> </thead> <tbody> <tr> <td>Phase 1a (Short term – 2021 London Plan period)</td> <td>27/28 – 28/29</td> <td>4,760</td> </tr> <tr> <td>Phase 1b (Short term)</td> <td>29/30 – 31/32</td> <td>2,542</td> </tr> </tbody> </table>	Delivery Period	Years	Minimum Annual Target	Phase 1a (Short term – 2021 London Plan period)	27/28 – 28/29	4,760	Phase 1b (Short term)	29/30 – 31/32	2,542	Part 1, p. 207	Policy H1 Part 1	To reflect the Statement of Common Ground with the Greater London Authority and respond to Action points from hearing sessions.
Delivery Period	Years	Minimum Annual Target											
Phase 1a (Short term – 2021 London Plan period)	27/28 – 28/29	4,760											
Phase 1b (Short term)	29/30 – 31/32	2,542											

Reference	Modification proposed			Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed					
<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>				<p>Paragraph number, policy reference and part, implementation text reference etc.</p>						
<p>FMO5 (FMO6 and FMO7 has been superseded).</p>	<table border="1"> <tr> <td data-bbox="353 762 575 826">Phase 2 (Medium term)</td> <td data-bbox="591 762 822 826">32/33 – 36/37</td> <td data-bbox="822 762 1055 826">2,631</td> </tr> <tr> <td data-bbox="353 826 575 911">Phase 3 (Long term)</td> <td data-bbox="591 826 822 911">37/38 – 41/42</td> <td data-bbox="822 826 1055 911">3,062</td> </tr> </table>	Phase 2 (Medium term)	32/33 – 36/37	2,631	Phase 3 (Long term)	37/38 – 41/42	3,062	<p>[Paragraph 3.174] Newham has a significant strategic role to play in delivering new homes to meet both the borough’s and London’s wider need for housing. As part of the London Plan (2021), Newham has been set a strategic housing target of 47,600 homes to deliver between 2019 and 2029. However, in the years preceding the Local Plan housing target, Newham has delivered a shortfall of housing delivery against this target. Between 2019/20 and 2024/25 17,594 units were delivered in the borough, resulting in a shortfall of delivery of 10,966 units against the London Plan target. This has been a result of macro-economic factors such high interest rates and inflation as well as the time it has taken for the industry to adjust to new policy and legislative requirements (for example, around building safety). Projected completion figures for the period 2025/26 to 2026/27 indicate that 3,916 further units will be delivered, meaning a total predicted shortfall of 16,570 homes against the London Plan target between 2019/20 and 2026/27.</p> <p>A detailed review of each site allocation in the Local Plan suggests that delivery over the plan period is unlikely to meet the ambitious target set for the borough by the London Plan (2021) plus the borough’s historic shortfall by 2028/29. Therefore, to respond to these factors the Local Plan seeks to propose a capacity-based target, via a stepped trajectory to reflect realistic delivery expectations. While the Local Plan housing target is proposed to start from financial year 2027/28 (the year following adoption of the plan), for the avoidance of doubt the London Plan target will</p>	<p>Part 1, p. 208</p>	<p>Policy H1 Justification. Paragraph 3.174</p>	<p>To acknowledge the historic shortfall in housing delivery and update the housing target to reflect the Statement of Common Ground with the Greater London Authority, to provide further clarity on the differences between the higher and lower range housing</p>
Phase 2 (Medium term)	32/33 – 36/37	2,631									
Phase 3 (Long term)	37/38 – 41/42	3,062									

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>continue to apply in the period from the adoption of the Plan until 31 March 2029. Over the longer-term Newham will make up our historic shortfall against the London Plan targets.</p> <p>Over the course of our plan period Newham will look to enable the delivery of between 51,425 and 53,784 45,611 and 53,954 additional new homes. This range target is capacity-derived, based on: approved planning permission figures; design-led capacity testing of site allocations; capacity assumptions from the Greater London Authority’s 2017 Strategic Housing Land Availability Assessment; and capacity assumptions from lapsed application sites. Newham has also taken forward the housing capacity assumptions on small sites set out in the London Plan. The higher growth figures are dependent on significant infrastructure projects unlocking development sites and optimised housing delivery on comprehensively masterplanned site allocations. Supply will be measured through a stepped trajectory, based on the lower range housing target of 45,611, with a different target for every five year phase of the Plan., as follows:</p> <p>[Table] Delivery Period Years Annual Delivery Target</p> <p>Short term 2023/24 – 2027/28 2,974</p> <p>Medium term 2028/29 – 2032/33 3,836</p> <p>Long term 2033/34 – 2037/38 3,475</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	<p>requirement and to move the stepped trajectory table to the policy text of H1.</p>
FMO21	<p>[Paragraph 3.175] The stepped trajectory shows a significant amount of Newham’s housing target will be delivered in the medium to long term phase of the plan. This is because a large proportion of housing delivery numbers will be on large, complex site allocations, many of which require</p>	Part 1, p. 208	Policy H1 Justification. Paragraph 3.175	Clarification on the different sources of higher capacity figures and reflecting

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FMO154	<p>associated infrastructure delivery to facilitate high density housing development. A breakdown of expected delivery from different sources over the course of the plan period is provided below:</p> <ul style="list-style-type: none"> • Allocations: 42,136 • Small sites: 5,700 • Windfalls: 3,328 • Permissions and resolutions to grant on sites not allocated in the Plan: 2,790 • Total: 53,954 <p>We have assumed a relatively conservative delivery timescale for these developments, as set out in further detail in the 'Site allocation and housing trajectory methodology note' that supports the plan. However, it is acknowledged that many of these sites may be delivered more quickly than the housing trajectory projects this delivery rate suggests.</p>	Part 1, p.208	H1.1 Implementation text. New paragraph inserted at the end of the current text	amendments to the housing trajectory.
MO54.4	<p>b. a house in multiple occupation for the sole use by Newham's Temporary Accommodation service Council for people who are owed a homelessness duty or single homeless people; and</p>	Part 1, p. 210	H2 part 4b	Consistency with any updates to ratios through review of the London Plan
				Clarification of relevant Council department(s)

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MO58	<p>For the purposes of part H2.1.c, developments that propose the loss of family-sized housing (or an existing unit readily capable of being used as family-sized dwelling by meeting the minimum internal space standard for a three bed, four person unit, in the London Plan 2021) will be refused unless meeting one of the exceptions set out in parts 3 – 5 of the policy. These exceptions acknowledge that in some circumstances, subdivision or conversion of family housing can have multiple benefits or more desirable outcomes.</p>	Part 1, p. 212	H2.1 Implementation text	Clarification to avoid circumvention of policy requirements.
MO59.1	<p>Care leavers accommodation provided through this exception should be for up to six sharers. Accommodation for single homeless people in Newham or people owed a homelessness duty by Newham Council can either be designed as a house in multiple occupation (up to six sharers) or as a large house in multiple occupation (between seven and ten sharers). Conversions under this part are expected to meet the requirements of Policy H6 and Policy H9, including requirements for residential management plans and agreed-capped rent levels. Proposals should also meet the relevant housing quality requirements of Policy H11 (see Table 13).</p>	Part 1, p. 212	H2.4 Implementation text	Clarification of policy application to meet the requirements of relevant Council commissioning teams.
MO54.5	<p>To meet the requirements of this policy, the use of the housing specifically for Newham Care Leavers or, homeless single people in Newham or people owed a homelessness duty by the London Borough of Newham should be included in the description for the planning permission, alongside the temporary period the planning permission is sought for. Applicants, as part of their planning submission, should provide evidence of discussions with Newham’s Temporary Accommodation relevant commissioning service(s), and the Council's Children's commissioners where relevant which show the length of time the accommodation will be required for. This will inform the length of time the temporary consent is granted for. Temporary periods for the use should be five years or fewer, and should have regard to the policy provisions for meanwhile uses set out in policy BFN1.8.</p>	Part 1, p. 213	H2.4 Implementation text	<p>Clarification of relevant Council department(s).</p> <p>Clarification for consistency with Policy H6.</p>

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MO61.1	<p>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:</p> <ul style="list-style-type: none"> a. affordable housing in accordance with the London Plan; and b. an affordable housing tenure mix of 65 per cent social rent housing and 35 per cent intermediate homes. <p>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 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 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 6050 per cent strategic target sought by part 1 above; and</p>	Part 1, p. 214	Policy H3 Part 1 and Part 2.b	Amendments to Affordable Housing target in response to Action Point AP2 and AP75.
FMO120	Newham’s strategic target seeks to deliver 65 50 per cent of all new homes delivered across the plan period as affordable housing.	Part 1, p. 215	H3 Justification text, paragraph 3.181	Alignment with revised affordable housing target

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<p>FMO121</p>	<p>Developments are expected to provide affordable housing in accordance with the requirements of part 1 of the policy.</p> <p>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).</p> <p>Affordable housing targets are measured using the gross number of new units within a development. 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 employment floorspace or social infrastructure is deemed acceptable as per London Plan (2021) Policy E7, Local Plan Policy J3 and/or Policy SI2.</p> <p>While the borough’s affordable housing targets seek to deliver 650 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 650 per cent affordable housing should still seek to meet the tenure mix requirements of part 1 of the policy as a minimum (5065% of the total affordable units being social rent). Affordable homes delivered above the requirements of part 1 may be delivered as intermediate homes.</p> <p>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</p>			

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FMO122	<p>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.</p> <p>Local Plan:</p> <ul style="list-style-type: none"> • BFN4: Developer contributions • SI2: New and re-provided community facilities and health facilities • J3: Protecting employment floorspace <p>[...]</p> <p>London Plan 2021:</p> <ul style="list-style-type: none"> • H4 Delivering affordable housing • H5 Threshold approach to applications • H6 Affordable housing tenure <p>[...]</p> <ul style="list-style-type: none"> • H16 Large-Scale purpose-built shared living • E7 Industrial intensification, co-location and substitution 	Part 1, p. 217	H3, Policy Links	Alignment with revised affordable housing target
MO63	<ol style="list-style-type: none"> 1. All new residential developments should deliver a mix and balance of residential types and sizes. The appropriate mix of residential sizes, types and tenures will be determined through: <ol style="list-style-type: none"> a. the need to secure mixed and inclusive communities; and b. evidence of housing need as set out in Newham’s latest Strategic Housing Market Assessment and in the Gypsy and Traveller Accommodation Assessment; and c. development viability; and d. the existing and pipeline mix of residential units in the area; and 	Part 1, p. 218	Policy H4	Amendments to Housing mix targets in response to Action Point AP2.

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>e. the individual circumstances of the site in terms of site conditions, local context and site features, particularly on sites delivering below ten dwellinghouses (C3).</p> <p>2. New residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should deliver 40 per cent of the number of new residential social rent units homes as family dwellinghouses (C3) with three or more bedrooms. Developments that do not meet these requirements on site and the delivery of the required level of affordable housing under Local Plan Policy H3.1 will not be supported unless accompanied by a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered.</p> <p>3. New residential developments on site allocations should provide a minimum of five 15 per cent of the proposed residential social rent homes units as four or more bed affordable family dwellinghouses (C3).</p> <p>4. New residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should deliver no more than 15 per cent of the number of new residential units as one bedroom, two person dwellinghouses (C3).</p> <p>[Associated numbering updates required]</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	<p>Clarification to include reference to needs of the borough's Gypsy and Traveller community.</p>
FMO123	<p>Accordingly, the policy sets minimum targets for the provision of both social rent family-sized homes within major development proposals and affordable four-bedroom homes on site allocations. The lower minimum percentage requirements are reflective of Newham's latest viability</p>	Part 1, p. 218	H4 Justification text, paragraph 3.182	Aligning with updates to the

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FMO124	<p>evidence. Setting a minimum target for social rent three bed or larger homes will help address the acute need for the provision of family homes within Newham, while a minimum four-bedroom target for social rent homes on site allocations will help to encourage multigenerational living, re-provide larger family homes through regeneration projects and help address the needs of overcrowded families living in temporary accommodation.</p> <p>Part 1 of the policy sets out the criteria that a development’s housing mix will be assessed against. All developments with the capacity to deliver ten dwellinghouses or more will be expected to meet the criteria of parts 2 and 4 and 5 of the policy (and part 3 for developments on site allocations), but the policy does allow some flexibility to consider various factors that may influence a development’s housing mix.</p> <p>[...]</p> <p>Although sites delivering below ten dwellings are not required to meet the requirements of parts 2 and 4 and 5 of the policy, developments for sites of this scale are expected to provide a mix of housing that includes family-sized housing, recognising this is one of Newham’s most pressing housing needs.</p>	Part 1, p. 219	H4.1 Implementation text	policy requirements.
FMO125	<p>Part 2 of the policy sets out expectations for the delivery of three or more bedroom social rent 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. For Build to rent homes this requirement will also apply to the affordable homes rented at equivalent rents to Social Rent.</p> <p>[...]</p>	Part 1, p. 219	H4.2 Implementation text	Aligning with updates to the policy requirements in policies H4 and H5.

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FMO126	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 total proposed homes new social rent homes 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.	Part 1, p. 219	H4.3 Implementation text	Aligning with updates to the policy requirements.
FMO127	Delete H4.4 Implementation text in full	Part 1, p. 220	H4.4 Implementation text	Aligning with updates to the policy requirements.
MO65.1	3. 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. 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. These affordable homes will be secured as affordable housing in perpetuity irrespective of the covenant period secured through H5.1.c.	Part 1, p. 221	Policy H5 part 3	Reflects the update to the affordable housing target in response to AP2 and AP76. Clarification and update of the rent level

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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>In these instances, affordable At the time of the Local Plan’s adoption, the relevant London Plan affordable housing requirement requires Build to Rent housing should 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.</p> <p>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.be provided as affordable rented housing, with 50 per cent of the total units as Affordable Rented Homes at equivalent rents to London</p>	Part 1, p. 222	H5.3 Implementation text	<p>requirement from London Affordable Rent to Social Rent, noting that London Affordable Rent levels are no longer published and readily available on the GLA website.</p> <p>Aligning with updates to the policy requirements.</p>

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FMO128	<p>The financial viability assessment should robustly demonstrate that policy compliance is not viable but that the scheme is providing the maximum viable mix of genuinely affordable homes. This viability assessment should use a Benchmark Land Value that uses an Existing Use Value plus premium approach. Theis viability assessment will be independently assessed. These developments will also be subject to review mechanisms as set out in Local Plan Policy BFN4.</p>	Part 1, p. 229	H7.1 Implementation text	Consistency with other affordable housing requirement implementation text
MO66.1	<p>1. New purpose-built student accommodation in Stratford and Maryland neighbourhood will only be supported where:</p> <ul style="list-style-type: none"> a. it is located within or adjacent to an existing or approved campus development in the neighbourhood; or b. it is solely providing a replacement facility with no net increase in bed spaces. <p>2. New purpose-built student accommodation in all other neighbourhoods outside Stratford and Maryland will only be supported where:</p> <ul style="list-style-type: none"> a. it is located within or adjacent to an existing or approved campus development in the borough; or 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); and it will not create an over-concentration saturation 	Part 1, p. 231	Policy H8 Parts 1-5	<p>Clarification of intended policy application regarding approved campuses</p> <p>To remove restriction on providing additional</p>

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<p>FMO51</p>	<p>communal space for study and sporting facilities exercise that meet the needs of the student population within a development unless the accommodation is located within 1,200 metres of existing or approved student campus-based facilities for studying and/or sport and recreation exercise that have sufficient capacity to meet any increased need.</p> <p>[Paragraph 3.188] As of January 2024, around 33 per cent of approvals in the Stratford and Maryland neighbourhood were for student bed spaces.²⁸</p> <p>...</p> <p>[Footnote 28] Percentage calculated using total number of student bed spaces approved, divided by the total student bed spaces plus total general needs dwellinghouses approved in the neighbourhood.</p> <p>...</p> <p>[Paragraph 3.189] Newham’s latest evidence of housing needs suggests that Newham campuses account for a small proportion (around six per cent) of students enrolled in higher education providers in London as of 2020/21. Accordingly, the policy seeks to regulate levels of student housing delivery and manage potential over-saturation concentration, to better reflect Newham’s higher education economy. This approach seeks to secure associated local jobs and economic benefits that student accommodation accompanied by campus expansion can provide without</p>	<p>Part 1, p. 232</p>	<p>Policy H8 Justification text paragraphs, 3.188, 3.189 & 3.190</p>	<p>clause numbering resulting from modifications</p> <p>To clarify policy expectations on providing space for exercise.</p> <p>Consistency of measurement in modification MO66.2</p> <p>Clarification of terminology to align with Student Housing London Plan Guidance.</p> <p>To clarify policy expectations on</p>

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<p>MO66.2</p>	<p>undermining the delivery of general needs housing. Outside of Stratford and Maryland and areas of over-saturationconcentration, student housing delivery will also be supported in town and local centres with good public transport connectivity, recognising in particular the public transport links offered by the Hammersmith and City, District and Elizabeth Line stations in the borough to London’s large higher education facilities.</p> <p>...</p> <p>[Paragraph 3.190] Alongside delivering appropriately located accommodation, the policy also requires the delivery of affordable student bed spaces and looks to ensure that social infrastructure, namely libraries and sportexercise facilities, in proximity of new student accommodation do not face undue pressures as a result of new student populations who require space to study and exercise.</p> <p>This policy will seek to monitor over-saturationconcentration of student bed spaces in each neighbourhood. For the purposes of this policy, over-saturationconcentration of purpose built student accommodation in a neighbourhood or resulting from a development is considered to be:</p> <ul style="list-style-type: none"> • over 25 per cent of net residential approvals and completions over the plan period being delivered as purpose built student accommodation in a neighbourhood; and/or • a proposal would lead to over 800 beds of student housing, including existing or approved purpose built student accommodation sites, being located within a radius of 300 metres from the proposal site-an existing purpose built student accommodation site or approved development. <p>In assessing overconcentration, student accommodation will be measured using a ratio of the average number of students living in student only accommodation, using the published census</p>	<p>Part 1, p. 233</p>	<p>H8 Implementation text - ALL section</p>	<p>providing space for exercise.</p> <p>Clarification of intended policy application</p> <p>Clarification of terminology to align with Student Housing London Plan Guidance.</p>

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FMO53	<p>data (based on the 2021 Census, 2.4 bedrooms would be counted as a single home). General needs housing will be measured on a unit basis.</p> <p>For the purposes of this policy only, adjacent to is defined as ‘being within 300 metres of’.</p> <p>For the purposes of this policy, ‘campus’ is defined as ‘a cluster of teaching and student facility buildings and purpose built student accommodation that serve a single college or university’.</p>	Part 1, p. 233	H8.1 Implementation text	Modifications to reflect MO66.1
MO67.4	<p>Where a new development would lead to an over-saturation concentration of student accommodation in a neighbourhood (see definition of over-saturation concentration in the ‘ALL’ implementation text for Policy H8 above), accommodation should either:</p> <ul style="list-style-type: none"> • only re-provide the same number of bedrooms as the existing development and should not result in a net increase of student bed spaces solely provide a replacement facility; or • deliver a campus-based expansion linked to an existing higher education campus in the 	Part 1, p. 233	H8.2 Implementation text	Clarification of terminology to align with Student Housing London Plan Guidance.

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	neighbourhood. These developments should be located within or adjacent to an existing campus development in the borough.			Modifications to reflect MO66.1
MO67.5	<p>Areas of over-saturation concentration will be assessed in accordance with the definition of over-saturation concentration in the 'ALL' implementation text for Policy H8 above.</p> <p>In areas that don't experience over-saturation concentration of purpose-built student accommodation, the majority of purpose-built student rooms are required to be secured through a nominations agreement as part of a development's legal agreement. This agreement should ensure that reasonable endeavours are used to secure the majority of the bedrooms in the development, including all of the affordable student accommodation bedrooms, for occupation by students of one or more higher education providers by the point of first occupation.</p> <p>At pre-application stage, a letter of comfort should also be provided by the interested Higher Education Provider(s), showing the provider's intent to continue discussions with the developer and indicate their likelihood to enter into contractual obligations with the developer in relation to the proposals. The letter of comfort should also outline the provider's present and future accommodation needs, and how the design of the development meets these needs.</p> <p>If a nominations agreement cannot be secured by the point of first occupation, the local planning authority should be notified to show that all reasonable endeavours have been taken. In the interim, a cascade mechanism of direct lets should be secured. The following hierarchy will be applied:</p> <ul style="list-style-type: none"> • full-time higher-education students at local Higher Education Providers (within Newham's 	Part 1, p. 234	H8.4 Implementation text	<p>Clarification of terminology to align with Student Housing London Plan Guidance.</p> <p>To reflect changes to policy clause numbering resulting from modification FMO49</p>

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FMO129	<p>a development has taken into consideration the needs of the Higher Education provider whose students the development will be accommodating.</p> <p>[Implementation text H8.5] Developments for purpose-built student accommodation should provide ancillary communal space for study and sporting facilities exercise to meet the needs of their student population proportionate to the scale of the development.</p> <p>There is an exception to this requirement where existing campus-based student study and/or sports and recreation exercise spaces are within 1,200m of the development (a 15 minute walk, to support the delivery of a network of well-connected neighbourhoods) and have the capacity to meet the increased need from the new development, which would need to be evidenced as part of a submission.</p> <p>Regarding the provision of sporting exercise facilities, consideration should be given to how affordable the facilities are for students to access, recognising this provision should be meeting the needs of students living in the new accommodation.</p>	Part 1, p. 235	Policy H8 Implementation text H8.5	To clarify policy expectations on providing space for exercise.
MO54.6	<p>2. Houses in multiple occupation secured under the requirements of Local Plan Policy H2.4 should be secured as long-term additions to the supply of low-cost residential, by ensuring that rents are capped at the relevant Local Housing Allowance Shared Accommodation Rate for the area a rate agreed with Newham Council.</p>	Part 1, p. 236	H9 part 2	Clarification of policy application to meet the requirements of relevant Council commissioning teams.

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FMO144	b. a payment in lieu contribution towards general needs affordable housing. The payment in lieu contribution should secure a higher level of affordable housing provision than the 650 per cent target sought by Local Plan Policy H3.1	Part 1, p. 236	H9 part 3b	Alignment with amends to strategic housing target.
MO54.7	For houses in multiple occupation secured under Policy H2.4 as housing for Newham Care Leavers or homeless single people or people owed a homelessness duty by Newham Council, adherence with this policy should be demonstrated via rents being agreed with Newham's Temporary Accommodation relevant commissioning service, evidence of which should be submitted alongside a planning application. Local Housing Allowance Rates for an area can be found on the GOV.UK website: Search for Local Housing Allowance rates by postcode or local authority : DirectGov – LHA Rates (voa.gov.uk)	Part 1, p. 238	H9.2 Implementation text	Clarification of policy application to meet the requirements of relevant Council commissioning teams.
FMO130	If large-scale purpose-built shared living is being delivered as the sole tenure on site, then developments are expected to deliver a payment in lieu contribution towards general needs affordable housing provision, at a higher level of affordable housing to Newham's overall 5060 per cent affordable housing target.	Part 1, p. 238	H9.3 Implementation text	Aligning with update to the policy requirement.
MO68	Part 6 of the policy does not apply to ancillary facilities such as gyms or shared workspaces provided specifically for residents of the accommodation. Suitable locations are those which are defined as acceptable for Main Town Centre uses under Local Plan Policy HS1, Policy HS3 and Policy J1 and social infrastructure under Policy SI2.	Part 1, p. 238	H9.6 Implementation text	Clarification of intended policy application.

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FMO22	<p>1. The Council will seek to meet the housing needs of Gypsy and Traveller communities over the plan period. This includes setting a ten-year target to deliver 39 pitches.</p> <p>12. The designated Gypsy and Traveller site is safeguarded as a site for Gypsy and Traveller Accommodation. The enhancement and where feasible intensification and/or expansion of the site will be supported to contribute to meeting the ten-year pitch target.</p> <p>2.3. Developments that propose accommodation for Gypsies, Travellers and Travelling Showpeople, including those for new sites and pitches and transit sites and sites for negotiated stopping, will be supported where they meet identified need.</p> <p>3. 4. Developments that propose accommodation to meet these needs of Gypsies, Travellers and Travelling Showpeople should be located:</p> <ul style="list-style-type: none"> a. outside of the Green Belt or Metropolitan Open Land, unless there are very special circumstances; and b. in flood zone 1 or exceptionally in flood zone 2, subject to meeting the requirements of Local Plan Policy CE7; and c. on sites that can provide the associated necessary (primarily physical) infrastructure requirements to service the needs of a development or wider site; and 	Part 1, p. 240	Policy H10, parts 1, 2 & 3	<p>To include a 10-year target for pitch delivery within the policy.</p> <p>To align with need identified in the London Gypsy and Traveller Accommodation Needs Assessment.</p> <p>To confirm support for the expansion of the existing designated Gypsy and</p>

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<p>FMO23</p>	<p>d. on land that provides safe access to the highway and should not result in any unacceptable impact on the capacity and environment of the highway network; and</p> <p>e. the site is in a sustainable location, appropriate for residential development and in reasonable proximity to relevant services and facilities, including transport, education, healthcare and other relevant social infrastructure provision.</p> <p>[Associated numbering updates]</p> <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. Newham London's latest evidence of Gypsy and Traveller accommodation needs found indicates a need for 2339 2037 (including backlog need from 2022), which breaks down as follows:-</p> <table border="1" data-bbox="353 1155 1070 1417"> <thead> <tr> <th></th> <th>Phase 1 (Short term) 27/28 - 31/32</th> <th>Phase 2 (Medium term) 32/33 - 36/37</th> </tr> </thead> <tbody> <tr> <td>Total need for each phase</td> <td>34 pitches</td> <td>5 pitches</td> </tr> </tbody> </table>		Phase 1 (Short term) 27/28 - 31/32	Phase 2 (Medium term) 32/33 - 36/37	Total need for each phase	34 pitches	5 pitches	<p>Part 1, p. 240</p>	<p>Policy H10 Justification text paragraph 3.195</p>	<p>Traveller site to meet need.</p> <p>Inclusion of policy considerations for transit pitch provision and negotiated stopping.</p> <p>To reflect the Statement of Common Ground with the Greater London Authority and include in the justification text how the target relates to identified need.</p>
	Phase 1 (Short term) 27/28 - 31/32	Phase 2 (Medium term) 32/33 - 36/37								
Total need for each phase	34 pitches	5 pitches								

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<p>FMO131</p>	<p>H10.1</p>	<p>This target will be monitored in accordance with the plan’s monitoring framework.</p>	<p>Part 1, p. 241</p>	<p>H10, Implementation text</p>	<p>To include implementation text for proposed new policy clause.</p> <p>To reflect the recent publication of the London Gypsy and Traveller Accommodation Needs Assessment.</p>
<p>H10.32</p>	<p>Developments proposing accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople should demonstrate need for the accommodation being proposed. In most instances, evidence should refer to the findings of Newham’s Gypsy and Traveller Accommodation Assessment or London Gypsy and Traveller Accommodation Needs Assessment, but additional details can be submitted alongside the application as necessary.</p>	<p>[Associated policy numbering updates required throughout the policy]</p>			

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MO70	<p>e. provide an adequate boundary treatment to ground floor street-facing amenity space and locate any ground floor private amenity spaces away from roads that are a source of significant noise, air quality or visual impacts. street-facing facades.</p>	Part 1, p. 242	H11 part 2e	Clarification to improve flexibility of policy application while mitigating potential amenity impacts.
MO71	<p>3. New developments of specialist and supported housing or residential other than general needs housing should have evidenced regard to the following applicable quality design standards:</p> <p>e. Purpose-built student accommodation should provide accessible student accommodation having regard to London Plan Guidance: Purpose-built Student Accommodation and local evidence of need. either:</p> <p>i. ten per cent of new bedrooms to be wheelchair-accessible in accordance with Figure 52 incorporating either Figure 30 or 33 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings – Code of practice; or</p> <p>ii. 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings – Code of practice.</p> <p>...</p>	Part 1, pp. 242-248	<p>Policy H11 Policy Part 3e Implementation text H11.3</p>	Updated to reflect Student Housing London Plan Guidance.

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<p>MO72</p>	<p>[H11.3 Implementation text] Requirements for the delivery of accessible purpose-built student accommodation (BS 8300-2:2018) is available on the bsi.knowledge website: BS 8300-2:2018 31 Jan 2018 BSI Knowledge (bsigroup.com).</p> <p>iv. provide internal communal space arranged so as to provide sufficient and convenient access for all residents. Internal communal space should meet or exceed the following standards:</p> <table border="1" data-bbox="353 794 1077 1050"> <tr> <td>Up to 100 residents</td> <td>4m² per resident</td> </tr> <tr> <td>Between 101 and 400 residents</td> <td>3m² per additional resident above 100 residents</td> </tr> <tr> <td>401 residents and above</td> <td>2m² per additional resident above 400 residents</td> </tr> </table> <p>g. In addition, large-scale purpose-built shared living should provide:</p> <p>Up to 100 residents: 4m² per resident Between 101 and 400 residents: 3m² per additional resident above 100 residents Additional residents above 400 residents: 2m² per additional resident above 400 residents</p> <p>i. communal kitchens on every floor, with any alternate arrangements required to demonstrate convenient access for residents; and</p> <p>ii. ten per cent of private rooms as wheelchair adapted rooms in line with best practice guidance;</p>	Up to 100 residents	4m² per resident	Between 101 and 400 residents	3m² per additional resident above 100 residents	401 residents and above	2m² per additional resident above 400 residents	<p>Part 1, p. 243</p>	<p>H11 parts 3f and 3g</p>	<p>Correction of intended application of standard, reflecting recommendation in the Large-scale purpose-built shared living London Plan Guidance.</p>
Up to 100 residents	4m² per resident									
Between 101 and 400 residents	3m² per additional resident above 100 residents									
401 residents and above	2m² per additional resident above 400 residents									

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	<p>and</p> <p>iii. private rooms of between 18-27m² and wheelchair adapted rooms between 28m²-37m².</p>			
MO73	<p>e. where the development is likely to be used by children and young people, provide onsite play provision in accordance with both the requirements of London Plan 2021 Policy S4 and Local Plan Policies GWS5 and, where relevant, D2. Off-site play space will only be supported in exceptional circumstances where it can be demonstrated that it would lead to the provision of facilities, accessible to the development site, which are of greater quality and quantity than can be provided onsite.</p>	Part 1, p. 243	Policy H11 part 5e	Clarification to align with the London Plan
FMO54	<p>7. All new residential developments should:</p> <p>[...]</p> <p>c. where they are delivering affordable social rented wheelchair user accessible dwellings (Part M4[3](2)(b)), be designed to provide:</p> <ul style="list-style-type: none"> i. affordable wheelchair user dwellings (Part M4[3]) that are a mix of dwelling sizes and all such dwellings contain only double and not single bedrooms; and ii. where feasible, two lifts, where such dwellings are provided on upper floors; and iii. a layout that allows sufficient room for turning circles within the dwellings and in communal areas when furniture layouts are taken into consideration; and iv. a layout that avoids long corridors with unpowered heavy communal doors; and 	Part 1, p. 244	Policy H11 Policy part 7.c	Clarification requirements apply only to homes allocated by the Council.

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	<p>v. a layout that avoids long travelling distances from dwellings to blue badge parking bays.</p>			
<p>FMO55</p>	<p>[New paragraph inserted at the start of the policy implementation text for H11.7]</p> <p>The requirements of Part 7.a are subject to taking account of site-specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings. In exceptional circumstance, and where robust justification is provided, developments may warrant flexibility in the application of the accessible housing standards M4(2) and M4(3). For example, lifts may not be achievable on constrained sites with blocks of four storeys or less, and affected dwellings above ground floor may be required to satisfy the mandatory building regulations requirements of M4(1) via the Building Control process.</p>	<p>Part 1, p. 250</p>	<p>Implementation text H11.7</p>	<p>To align with PPG guidance.</p>
<p>FMO93</p>	<p>a. Protecting all existing green space to ensure there is no net loss, except where it meets the criteria set out in Part 3 below; and...</p>	<p>Part 1, p. 253</p>	<p>GWS1.1</p>	<p>Clarification, to align with implementation text and policy intent</p>
<p>FMO94</p>	<p>3. Developments on resulting in the loss or reduction of existing green space (excluding Metropolitan Open Land and Green Belt) will only be supported in exceptional circumstances where:</p> <p>a. it will not create or increase publicly accessible green space deficiency (at any scale); and</p>	<p>Part 1, p. 253</p>	<p>GWS1 part 3</p>	<p>Clarification to improve flexibility of policy application while also mitigating</p>

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FMO24	<p>b. replacement green space is provided in Newham on-site or, where this is demonstrated to be unfeasible, in the existing well-connected neighbourhood or in an area of identified publicly accessible green space deficit, which and;</p> <p>i. provides equivalent or better functionality and quality; and</p> <p>ii. retains the maximum feasible quantity of green space to ensure no reduction in the overall usability, accessibility, recreational or ecological function of the space in the existing well-connected neighbourhood or in an area of identified publicly accessible green space deficit; or</p> <p>c. it is communal amenity land on existing housing estates, where it can be demonstrated that the reconfiguration of the site would deliver both improved biodiversity and functional open space value for the residents; or</p> <p>d. the development will deliver local scale facilities which improve the usability and enjoyment of a green space or will provide new or enhanced outdoor recreational facilities, enabling alteration or replacement of existing buildings which are for green space dependant uses; and</p> <p>i. delivers a high standard of design which complements the character and appearance of the green space; and</p> <p>ii. improves the function of the green space while not having a negative impact on wildlife and biodiversity; and</p> <p>iii. is designed for people of all ages and physical abilities</p>			<p>the loss of green space.</p>
FMO24	<p>[...] The Plan's neighbourhood policies and site allocations give further detail of identify where new publicly accessible green space, community growing space and playing pitches should be delivered.</p>	Part 1, p. 257	Implementation text	<i>Consistency and clarity</i>

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<p>FMO95</p>	<p>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.</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 0.0.049 hectares per 1,000 residents of allotment and community garden space. [...]</p> <p>For applications on, or impacting Metropolitan Open Land (MOL) or Green Belt please refer to GWS1.1.</p> <p>For applications on, or impacting playing pitches please refer to GWS1.2. It is important that everyone living in Newham has the opportunity to access green space within walking distance from their home. This is a key part of delivering a network of well-connected neighbourhoods.</p> <p>For the purpose of this Local Plan, the scale of a publicly accessible green space follows the hierarchy set out in Table 8.1 of the London Plan (2021) and includes:</p> <ul style="list-style-type: none"> • Regional Park (400 hectares) • Metropolitan Park (60 hectares) • District Park (20 hectares) 	<p>Part 1, p. 260</p>	<p>Implementation text, GWS1.3</p>	<p>Clarification to improve flexibility of policy application while also mitigating the loss of green space.</p>

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<p>FMO155</p>	<p>Policy GWS2: Water spaces</p> <p>2. Development affecting and/or adjacent to water space should improve the existing water space network, including navigation, biodiversity (including undeveloped areas of riparian buffer zone, riparian trees and wet woodland), water quality, visual amenity, character, and heritage value. This will be achieved through:</p> <ul style="list-style-type: none"> a. requiring major development adjacent to, and all development affecting water space, to demonstrate an integrated approach to water infrastructure in a Design and Access Statement; and b. maximising opportunities for improving the functionality, connectivity, quality, and accessibility of existing water space, with a particular focus on the locations set out in the Green and Water Infrastructure Strategy (2025) (2024); including the requirements in the neighbourhood policies and site allocations; and c. maximising opportunities for water space restoration, including opportunities to open culverts, naturalise river channels, protect and improve the foreshore, floodplain, riparian 	<p>Part 1, p.264</p>	<p>Policy GWS2</p>	<p>In response to Action Point AP57 and updating MO75.1, MO75.2 and MO75.3</p> <p>Clarification agreed as part of Statement of Common Ground with the Environment Agency.</p>

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<p>FMO156</p>	<p>Implementation</p> <table border="1" data-bbox="353 1209 1391 1460"> <tr> <td data-bbox="353 1209 488 1460">GWS2.1</td> <td data-bbox="488 1209 1391 1460">Development should be compliant with the Water Framework Directive and should seek to enhance the river or estuary habitat and hydromorphology, delivering Water Framework Directive actions and Thames River Basin Management Plan objectives. It is important to note that all in land waterbodies are protected under the Water Framework Directive not just main rivers.</td> </tr> </table>	GWS2.1	Development should be compliant with the Water Framework Directive and should seek to enhance the river or estuary habitat and hydromorphology, delivering Water Framework Directive actions and Thames River Basin Management Plan objectives. It is important to note that all in land waterbodies are protected under the Water Framework Directive not just main rivers.	<p>Part 1, p.265</p>	<p>Policy GWS2 implementation text</p>	<p>In response to Action Point AP57 and updating MO75.4, MO77 and FMO25</p>
GWS2.1	Development should be compliant with the Water Framework Directive and should seek to enhance the river or estuary habitat and hydromorphology, delivering Water Framework Directive actions and Thames River Basin Management Plan objectives. It is important to note that all in land waterbodies are protected under the Water Framework Directive not just main rivers.					

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		<p>Early engagement, with appropriate key stakeholders is encouraged. Timely engagement is important, it helps to ensure proposed developments align with wider priorities and these strategies. Development proposals in proximity to water space should incorporate work with the Council and our partners (including the Port of London Authority, the Canal and River Trust, Royal Docks Management Authority (RoDMA), the London Lea Catchment Partnership, Beam and Ingrebourne Catchment Partnership, the GLA and the Environment Agency), landowners and the community.</p>			<p>Clarification agreed as part of Statement of Common Ground with the Environment Agency.</p>
	GWS2.2	<p>All development affecting water space should set out the components of good design within a Design and Access Statement. For major development, this is also required for proposals adjacent to water.</p> <p>The Green and Water Strategy (2025) (2024) sets out identifies opportunities to improve enhance Newham’s water space. The Plan’s neighbourhood policies and site allocations give further details of where and how water space and access to it can be enhanced. The delivery of these sites will be shaped through co-designed masterplanning in accordance with Policy BFN2 which may demonstrate that an alternative approaches to improving the functionality, connectivity, quality, and accessibility of existing water spaces could deliver outcomes consistent with the allocation policy and other policies in the Plan.</p> <p>Development must consider the following, to ensure high-quality water spaces are delivered:</p>			<p>Consistency and clarity [Modification to clarify the relationship between the part 1 policies and site allocation policies]</p>

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		<p>Functionality</p> <ul style="list-style-type: none"> • Development adjacent to water space should recognise and conserve its importance as a valuable social, environmental, and economic resource. Where heritage assets are present, design should pay special regard to their setting. <p>Connectivity</p> <ul style="list-style-type: none"> • Development should contribute to a cohesive approach to movement (especially for pedestrians and cyclists) • The proposal should integrate positively with wider connections and minimise or reduce barriers to movement • River re-naturalisation will be encouraged (see Local Plan Policy CE7), wherever feasible, design measures can include, but are not limited to: <ul style="list-style-type: none"> • replacing hard engineering alongside and within river channels with soft engineering options where feasible • reconnecting rivers with their floodplains for flood risk reduction and resilience against climate change as well as habitat enhancement. • de-culverting river channels, unless it can be demonstrated it is not possible. Mitigation will be sought for any hard engineering solutions applied to any river channels to compensate for any loss of habitat (including buffer zones) 			

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		<ul style="list-style-type: none"> including flood tolerant trees, bushes/shrubs and other plants. These should be trees and plants capable of lessening the impact of surface flood water, ideally with deep roots (dependant on the proximity to buildings) <p>Quality To ensure high quality design, development proposals should:</p> <ul style="list-style-type: none"> maintain or enhance the quality of water space on or adjacent to the site, for example through plant species in the water or by ensuring that no waste or pollution enters it. <p>Accessibility To improve physical access development should:</p> <ul style="list-style-type: none"> Maximise opportunities to improve public access to and along the borough's water spaces, particularly where access is currently restricted. This will be sought around the three docks (Royal Albert, Royal Victoria, and King George V), the River Lea, the River Roding, and the River Thames (e.g., the Thames Path and Capital Ring). See Local Plan neighbourhood proposals and site allocations for further details of area specific improvements. Provide a clear strategy for pedestrian movement within the proposal to give easy access to the water and associated amenities. This should include for children, older people and those with reduced mobility, e.g. seating, cycle storage, refuse bins, access steps and ramps. 			

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		<p>Loss Encroachment and covering</p> <ul style="list-style-type: none"> Overshadowing reduces the recreational and biodiversity value of water space. Development in proximity to water space should not result in the encroachment loss or covering of water space unless for a water-related or water-dependent uses. <p>Water-dependent uses are activities that must be located on the water to function, drawing directly on the unique qualities of Newham’s rivers and docks enabling people to experience, enjoy and engage with the water. These activities may take place on land immediately adjoining the water or on permanently moored vessels where their operation relies on a water-based setting. Water space should not be used as an extension of developable land in Newham, nor should parts be a continuous line of moored craft.</p> <p>Ancillary water-related or water-dependant uses, are activities that enhance water-dependent uses or help people access, appreciate and celebrate Newham’s water spaces. These may include cultural, sport, leisure or recreation facilities that support the enhancement of water space and public realm. The siting of such facilities needs careful consideration so that navigation, hydrology, biodiversity and the character, access to, and use of waterways is not compromised.</p> <p>There should be no loss of water space through culverting or encroachment. Opportunities to de-culvert should be explored and</p>			

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	GWS2.3	<p>Water spaces provide significant habitats for wildlife, as well as a unique visual amenity which gives many parts of Newham a specific identity. There are also opportunities for leisure use and recreation activities both on and around the water. The balance of these uses will be managed by directing an appropriate intensity and type of activation to the right water space locations.</p> <p>Development proposal should respond to a clearly identified local need, make a positive contribution to the water body and respond positively to adjacent land uses.</p> <p>When assessing planning applications, consideration will be given to the water coverage and human experience of the openness of water space in</p>			

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in strike through.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p> <p>terms of its visibility and visual connections across the water from the surrounding public realm.</p> <p>The Built Leisure Needs Assessment (2025) (2024) provides an understanding of water-related leisure activities in Newham and the need for these uses over the Local Plan period. Water related or water-dependent uses could include low lying floating structures that allow people to have closer access to and enjoyment of the water space. Water related or water-dependent facilities could also include suitably located ancillary and enabling structures such as showers or changing facilities.</p>				
	GWS2.4	<p>We will work in partnership with the Port of London Authority and the Canal and River Trust, RoDMA, the Environment Agency, the GLA and other appropriate authorities and stakeholders, to determine the suitability of residential and visitor moorings. In coming to a decision, we will with consider:</p> <ul style="list-style-type: none"> • Navigation, • Water quality, • Biodiversity, • Openness and character of the water space and surrounding area, • Surrounding residential amenity, • The adequate provision of supporting uses and facilities, including: 			

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<p>Modifications referenced for consistency e.g. MO1.1 (or new further modification e.g. FMO1)</p>	<p>New text in bold and removed text in striketrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>			<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
MO78.1		<ul style="list-style-type: none"> ○ Waste management (for example rubbish and sewage disposal) ○ Supply of adequate electricity including for heating (see Local Plan Policy CE6) ○ Supply of fresh water ○ Provide access which meets the needs of all, with consideration given to children, older people and those with reduced mobility. 	Part 1, p. 270	GWS3 part 7b	Updated evidence base, as agreed through the statement of common ground with Natural England.

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FMO26	<p>Delivery of new and improved play space Areas experiencing play space deficiency are set out in the Green and Water Infrastructure Strategy (20254).</p> <p>The Plan’s site allocations give further detail of where new plays space should be delivered to meet local deficiencies. Site allocations should meet the requirement for the quantity and type of play space identified. 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.</p> <p>Local Plan Policy H11 requires play space for residential development to be delivered in accordance with the London Plan 2021. Where a site allocation is required to deliver publicly accessible play space, this should be in addition to the requirement in Local Plan Policy H11 to deliver external communal play space. Local Plan Policy D2 sets out the public realm requirements for development. [...]</p>	Part 1, p. 280	GWS5.1 Implementation text	Consistency and clarity <i>[Modification to clarify the relationship between the part 1 policies and site allocation policies]</i>
FMO157	<p>New development should be designed and constructed to be Net Zero Carbon in operation, using as little energy as possible over a year and should meet the following standards:</p>	Part 1, p. 289	CE2.3	Update following Action Point 45

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<p>FMO158</p>	<p>New development should generate renewable energy on site, to a level equivalent to, or in excess of, the predicted annual energy demand of the building, in accordance with the following requirements:</p> <p>a. As a minimum, the amount of energy generated in a year must be:</p> <ul style="list-style-type: none"> i. at least 80 kWh/m2 per building footprint per annum for all building types except industrial buildings; and ii. at least 120 kWh/m2 per building footprint per annum for industrial buildings i. at least 120 kWh/m2 per building footprint per annum for industrial buildings; and ii. at least 80 kWh/m2 per building footprint per annum for all building types except industrial buildings that are under 21 metres in height; and 	<p>Part 1, p. 289</p>	<p>CE2.4</p>	<p>Update following Action Point 46</p>

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MO80.1	<p>iii. at least 50 kWh/m2 per building footprint per annum for all building types except industrial buildings that are over 21 metres in height</p> <p>CE2.6 Development of sites occupied by existing energy intensive industries subject to the UK Emissions Trading scheme will not be subject to the other policy requirements of Policy CE2 provided that: - New development results in an substantially lower carbon intensity per m2 GIA/yr over the site; and - At the point of application, a long term decarbonisation strategy, which the Council considers to be suitably ambitious, is in place for the site; and - The proposed development demonstrates consistency with the agreed decarbonisation strategy.</p>	Part 1, p. 289	CE2 part 6 (new part)	Clarification of intended approach, to align with national UK Emissions Trading scheme
FMO159	Decarbonisation of existing fossil fuel powered heat networks is strongly encouraged. A development may connect to a heat network powered by gas only where an effective decarbonisation strategy has been agreed with the Council. where there is a fully funded decarbonisation plan that will be implemented within the lifetime of the plan. The Council will not support development that will use fossil fuels in a heat network beyond the lifetime of the Plan, nor will the Council support the installation of new fossil fuel powered heat networks	Part 1, p. 292	CE2.2 implementation text	Clarification following Action Point 47

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FMO160	On-site renewable energy generation (e.g. through PVs) has been maximised and achieves at least 80 kWh/m² building footprint for all building types (and 120 kWh/m² building footprint for industrial buildings) levels set in the Local Plan in CE2.4	Part 1, p. 293	CE2.4 implementation text	Clarification following Action Point 46
MO80.2	Given our climate emergency commitments, the Council wishes to incentivise industries to use less fossil fuels, improve local air quality and reduce greenhouse gas emissions, as part of meeting the targets set. However, it is recognised that existing energy intensive industries subject to the UK Emissions Trading scheme will take time to decarbonise. In the interim, the Council does not wish to prevent development that will substantially reduce carbon emissions and improve air quality. This policy therefore encourages steps to substantially reduce the carbon intensity of energy intensive industries, while also ensuring that a decarbonisation strategy will be delivered over the long term.	Part 1, p. 294	CE2 Implementation text (new section - CE2.6)	Clarification of intended approach, to align with national UK Emissions Trading scheme
FMO161	Major developments are expected to meet embodied carbon limits of less than 500kg CO₂/m² . 700kg CO₂/m² .	Part 1, p. 295	CE3.6	Update following Action Point 48
MO75.6	1. All new development must avoid placing people or essential infrastructure at increased risk of flooding for the lifetime of the development , through considering flood risk at the earliest design stage and, where required, by liaising with the Environment Agency, infrastructure providers and the Council (including the Lead Local Flood Authority) to deliver climate resilient development. To meet this requirement, all new development must:	Part 1, p. 311	CE7.1	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.

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MO75.7	2. Developments within Flood Zones 2 (medium probability of flooding) and 3 (high probability), or within the tidal breach flood extent or where detailed more up to date modelling shows it will be at increased risk of flooding due to the impacts of the climate emergency, should:	Part 1, p. 311	CE7.2	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO75.8	b. be designed and constructed to be flood resistant and resilient	Part 1, p. 311	CE7.2b	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO75.9	e. ensure all 'less vulnerable' , 'more vulnerable', 'highly vulnerable' and 'essential infrastructure' uses have finished floor levels no less than 300 millimetres above the one per cent annual probability flood level and an allowance for the impact of the climate emergency; and	Part 1, p. 311	CE7.2	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO75.10	3. Developments (including redevelopment of existing buildings and sites) must be set back a minimum of 16 metres from the landward side of tidal flood defences and 8 metres from the landward side of fluvial river defences to future proof against increased risks of fluvial flooding., taking into Developers would need to take into account the requirements set out in the Thames Estuary 2100 Plan when	Part 1, p. 311	CE7.3	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.

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	proposing development within 16 metres of the landward side of tidal flood defence. Where no formal defences are present, development must be set back eight metres from the top of the river bank.			
MO75.12 MO75.13	Change to Part 4, Implementation text for CE7.3 and CE7.4 If any improvements are required, these should be completed prior to development made at the earliest possible stage .	Part 1, p. 311, p. 313	CE7.4, and Implementation text for CE7.3 and CE7.4	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO75.11	<ul style="list-style-type: none"> • ‘Water Compatible’ –including flood control infrastructure, docks, marinas and wharves, navigation facilities, ship building, amenity open space, outdoor sports and recreation. <p>In addition to the above vulnerability considerations, sleeping accommodation will not be permitted below the tidal breach flood level, in line with national planning policy. This is not limited to basements, and can apply to ground and higher floors, where sleeping accommodation is proposed below the breach flood level.</p>	Part 1, p. 313	CE7.2 Implementation text	Clarification agreed as part of Statement of Common Ground with the Environment Agency, and in alignment with national guidance.
MO81.1	<ul style="list-style-type: none"> i. Radar stations and sightline ii. Rail (including National Rail, Elizabeth line, Tube, DLR) lines, stations and depots iii. Buses – priority measures, stands (including drivers’ facilities), stations and depots/garages 	Part 1, p. 321	T1.1	Clarification agreed as part of Statement of Common Ground with Transport for London

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<p>MO81.2</p>	<ul style="list-style-type: none"> iv. Protected mooring points, public river access points and piers v. Bridges and tunnels vi. Safeguarded wharves and their access requirements vii. Rail heads and their access requirements viii. London City Airport (including the Public Safety Zone and Aerodrome Safeguarding requirements) ix. London Cable Car <ul style="list-style-type: none"> • Radar stations and sightline – Port of London Authority and London City Airport • Rail (National Rail and High Speed 1) lines, stations and depots – Network Rail and High Speed 1 • Rail (Elizabeth line, Tube and DLR) lines, stations and depots – Transport for London • Buses – priority measures, stands (including drivers’ facilities), stations and depots/garages – London Borough of Newham Highways and Transport for London • Protected mooring points, public river access points and piers – Port of London Authority and Royal Docks Management Authority (RoDMA) • Bridges and tunnels – relevant landowners and Port of London Authority • Safeguarded wharves and their access requirements – Port of London Authority • Rail heads and their access requirements – Network Rail • London City Airport (including the Public Safety Zone and 	<p>Part 1, p. 322</p>	<p>T1.1 Implementation text</p>	<p>Clarification agreed as part of Statement of Common Ground with Transport for London</p>

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MO84	Aerodrome Safeguarding requirements), as well as height limitations – London City Airport • London Cable Car – Transport for London			
MO85	3. Development that facilitates the development or use of zero carbon technologies at the airport will be supported	Part 1, p. 338	T5.3	Clarification
FMO162	6. Development in proximity to the airport has the potential to impact on airport safeguarding. Applicants that propose developments in proximity to the airport should discuss the potential implications of the development with London City Airport and the Council’s planning team as early as possible.	Part 1, p. 338	T5.6	Clarification
FMO162	It is considered that the following changes in the use and function of the airport would result in un-mitigatable and unacceptable impacts to existing local residents and to development proposals for new homes: 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: • Development proposals that reduce the extant respite period or introduce additional night flights.	Part 1, p. 340	T5.2 implementation text	AP61

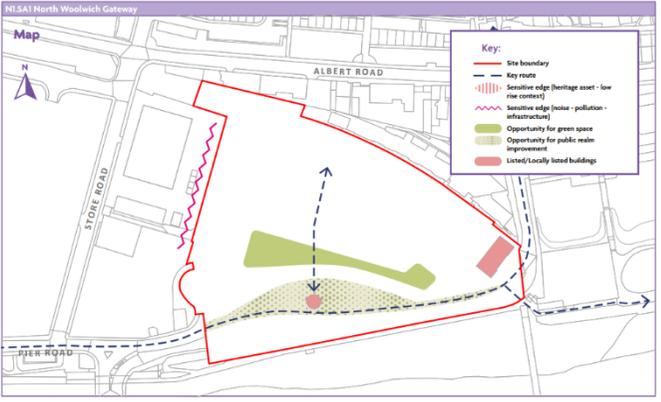
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MO22.9	<ul style="list-style-type: none"> • Development that would enable the use of the airport site for helicopters or drones. • Development that would encourage greater use of the airport by freight planes and increases the number of goods vehicle trips. 			
FMO132	<p>Development in proximity to the airport needs to consider a range of factors, including the Agent of Change principle, noise and height limitations. Neighbourhoods subject to airport height constraints are the following: N1 North Woolwich, N2 Royal Victoria, N3 Royal Albert North, N4 Canning Town, N5 Custom House and N17 Gallions Reach. This could include noise, air quality, safety, bird risk, wider Agent of Change principles, and height limitations (including construction cranes).</p> <p>Working in tandem with the Joint Waste Plan update, the policies safeguard existing waste sites and encourage the delivery and improvement of waste site operations.</p> <p>[...]</p> <p>This section contains the following policies:</p> <ul style="list-style-type: none"> • W1: Waste management capacity • W12: New or improved waste sites • W23: Waste management in developments 	Part 1, p. 341	T5.6 Implementation text	Consistency in clarification of airport height constraints across relevant sections of the Plan.
		Part 1, p. 342	Waste and Utilities Introductory text	Reflecting deletion of Policy W1

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	W34: Utilities and digital connectivity infrastructure			
FMO133	Delete Policy W1 in full Delete references to Policy W1 throughout the plan Update other policy numbering as follows throughout the plan as follows: <ul style="list-style-type: none"> • W12: New or improved waste sites • W23: Waste management in developments W34: Utilities and digital connectivity infrastructure	Part 1, pp. 343-346	W1: Waste Management Capacity	Reducing overlap with emerging East London Joint Waste Plan.
FMO134	Delete parts 1 and 2 of Policy W2 Update policy part numbering throughout the policy.	Part 1, p. 346	W2: New or improved waste sites	Reducing overlap with emerging East London Joint Waste Plan.
FMO135	3.355 Policy W2 seeks to ensure that new, replacement or intensified waste sites support the circular economy and reduce environmental and amenity impacts associated with their use. The policy seeks to incorporate flexibility into the assessment of new waste management uses, recognising the evolving nature of both waste management practices and national and regional policies that may result in a need for retrofit or the delivery of new waste sites in the borough. The criteria outlined within the policy will help to ensure that waste sites are located in sustainable locations, both in terms of amenity impacts and proximity to the sources of waste. Similarly, the policy seeks to	Part 1, p. 347	W2 Justification text 3.355-3.356	Reducing overlap with emerging East London Joint Waste Plan.

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FMO136	<p>reduce heavy goods vehicle movements where sites have the capability to support rail and water transport of waste, recognising that much of the borough's industrial land is located next to the River Thames, the River Lea and the River Roding.</p> <p>3.356 The policy also sets out requirements for waste sites to provide waste operator management plans, to avoid amenity impacts associated with waste uses.</p>	Part 1, pp. 347-348	Implementation text W2.1 and W2.2	Reducing overlap with emerging East London Joint Waste Plan.
FMO137	<p>Local Plan:</p> <ul style="list-style-type: none"> • D6: Neighbourliness • W1: Waste management capacity • J2: New employment floorspace <p>London Plan 2021 Policies:</p> <ul style="list-style-type: none"> • SI7: Reducing waste and supporting the circular economy • SI8: Waste capacity and net waste self-sufficiency • SI9: Safeguarded waste sites 	Part 1, p. 348	Policy W2 Policy links section	Reflecting deletion of Policy W1 and reducing overlap with emerging East London Joint Waste Plan.

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MO88	Only one type of refuse vehicle should be needed to service a site. For example, if a development proposes an underground storage of waste, this should be the only waste management solution across a development to allow for efficient servicing by a suitable collection vehicle. If a development site is unable to deliver a single waste management solution on site, the Council’s waste and recycling team should be contacted as early as possible to discuss whether they agree with this assessment and the most suitable alternative waste solution for the site.	Part 1, p. 351	W3.4 Implementation text	Clarification to reflect intended flexible application of policy
FMO138	Local Plan: • W1: Waste management capacity	Part 1, p. 352	Policy W3 Policy links section	Reflecting deletion of Policy W1
MO89	c. Demonstrate that the spatial, visual, amenity, environmental and transport impacts of existing or permitted utilities infrastructure on the proposed development will be minimised in accordance with the agent of change principle and where feasible reduced, particularly where existing facilities are being expanded or reconfigured.	Part 1, p.353	W4 part 1c	Clarification and consistency with Local Plan Policy D6.
MO90.1	2. Projects set out in the Infrastructure Delivery Plan (IDP) will be supported in principle. All u Utilities infrastructure proposals (including upgrades and expansion will need to meet all requirements below: a. A align with growth requirements and support the creation of new neighbourhoods and economic opportunities. b. Utilities proposals must s Support the requirements set out in the Spatial Strategy and Neighbourhoods Policies in the Local Plan.	Part 1, p. 353	W4 part 2	Clarification and consistency with Local Plan Policy D6.

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FMO27	<p>c. Demonstrate that the spatial, visual, amenity, environmental and transport impacts of proposed utilities infrastructure on neighbouring developments will be minimised in accordance with the agent of change principle.</p> <p>Projects set out in the Infrastructure Delivery Plan (IDP) will be supported in principle.</p> <p>6. Major development proposals (including those within employment areas) must should improve digital connectivity by:</p> <ul style="list-style-type: none"> a. providing sufficient ducting space for full fibre connectivity for end users; and b. promoting digital inclusivity by addressing gaps in digital connectivity and reducing barriers to digital access including affordability; and c. supporting digital connectivity infrastructure projects. Undertaking effective engagement with Counter Terrorism Security Advisors at the preapplication stage to ensure security is appropriately considered. 	Part 1, p. 353	W4 part 6	Consistency of wording to align with the London Plan
MO91	Mitigation which resolves potential conflicts may be necessary for development to proceed. Any necessary mitigation should be completed ahead of the occupation of developments in the vicinity.	Part 1, p. 355	W4.4 Implementation text	Clarification

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<p>FMO1</p>	 <p>Indicative Diagram</p>			

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<p>FMO2</p>	<p>Policy BFN1: Spatial strategy</p> <p>1. Development will be directed to all of Newham's 17 neighbourhoods to distribute the benefits of growth, achieve Community Wealth Building outcomes and create a network of successful and well-connected neighbourhoods. This will be achieved through:</p> <p>a. directing significant levels of growth to:</p> <ol style="list-style-type: none"> the six neighbourhoods in the Royal Docks and Beckton Riverside Opportunity Area, which have the potential to deliver 36,000 new homes and 55,000 new jobs up to 2041, unlocked by an extension to the DLR and the delivery of two new DLR stations; and the N6 Manor Road and N7 Three Mills neighbourhoods alongside the River Lea, which form part of the cross-boundary Poplar Riverside Opportunity Area, which has a potential to deliver 9,000 new homes and 3,000 new jobs by 2042, supported and connected by a series of new bridges; and the N8 Stratford and Maryland neighbourhood, supported by a redesigned Stratford Station. <p>b. supporting incremental change in the N9 West Ham, N10 Plaistow, N11 Beckton, N12 East Ham South, N13 East Ham, N14 Green Street, N15 Forest Gate and N16 Manor Park</p> <p>and Little Ilford neighbourhoods through the enhancement of each neighbourhood's character and the delivery of site allocations.</p> <p>2. Development will make the best use of land, optimise sites and deliver sustainable development by:</p> <ol style="list-style-type: none"> applying a design-led approach which responds to the site's surrounding character and context; and supporting tall buildings in the borough's Tall Building Zones; and conserving and enhancing the borough's heritage assets and settings; and delivering zero carbon, climate resilient and nature-friendly developments. <p>3. Development will create new jobs and deliver a modern, greener and inclusive economy by:</p> <ol style="list-style-type: none"> protecting and intensifying the borough's Strategic Industrial Locations and Local Industrial Locations for a diverse range of industrial and storage, logistics and distribution and related uses; and directing employment-led development to the borough's Local Mixed-Use Areas to deliver light industrial, small-scale office and workspace; and protecting and supporting low-cost workspace in the borough's Micro Business Opportunity Areas; and <p>d. directing major office floorspace to Stratford Metropolitan Centre and smaller-scale offices to the Major and District Centres; and</p> <p>e. requiring new employment floorspace on identified site allocations; and</p> <p>f. supporting the location of industrial uses on out-of-centre retail and leisure parks; and</p> <p>g. supporting new workspaces in locations which complete a gap in the network of well-connected employment uses.</p> <p>4. Development will meet the retail and leisure needs of residents, workers and visitors by</p> <ol style="list-style-type: none"> Directing main town centre uses to the borough's network of Metropolitan, Major, District and Local Centres and supporting their diversification and in some cases expansion; and creating a new District Centre on N17.SA1 Beckton Riverside site allocation; and creating new Local Centres on N2.SA3 Connaught Riverside, N2.SA4 Thameside West, N7.SA2 Twelvetees Park and Former Bromley By Bow Gasworks, N7.SA3 Sugar House Island and N8.SA9 Pudding Mill; and creating expanded Local Centres on N1.SA2 Rymill Street, N2.SA1 Silvertown Quays and N9.SA1 Plaistow North; and e. protecting and expanding the borough's network of Neighbourhood Parades to ensure the delivery of a network of well-connected neighbourhoods. <p>Policy N1: North Woolwich</p> <p>The vision for North Woolwich will be achieved by:</p> <ol style="list-style-type: none"> supporting development in 'enhance' areas that enhances the character and legibility of the neighbourhood and provides a moderate uplift in density through a range of typologies appropriate to the site's context; supporting development that conserves the character of the Barge House Road/Woolwich Manor Way Areas of Townscape Value and the neighbourhood's heritage assets, including the locally listed former police station and the Royal Standard pub, through sympathetic form, materials, detail, landscaping and public realm enhancements; supporting the transformation of N1.SA1 North Woolwich Gateway, while remaining in keeping with the site's context, including heritage assets, and N1.SA2 Rymill Street, in accordance with the Store Road/Pier Road and King George V/Pier Parade Tall Building Zones and Local Plan Policy D4; improving public realm, increasing urban greening and reducing the dominance of road infrastructure on Pier Road and at the ferry terminal; requiring development to respond to and complement the materials and detailing of the neighbourhood, for example considering the appropriate use of red, buff and glazed brick and pre-cast detailing; appropriate mitigation and buffering between residential and industrial uses; requiring developments in the Royal Docks Enterprise Zone that deliver new employment floor space to support the London Living Wage designation; intensifying the neighbourhood's industrial land, particularly for small and medium enterprises, green and low carbon industries and low-cost industrial space; supporting the refurbishment of the former Tate Institute to provide a community facility and/ or affordable workspace for small and medium enterprises and cultural and creative industries; protecting the existing and potential capacity and operability of Thames Refinery Wharf; enhancing the role of the North Woolwich Local Centre to positively contribute in serving the local catchment needs for retail, leisure, services and community uses by: <ol style="list-style-type: none"> supporting an improved retail and leisure offer within its primary shopping area, including a new small to medium food store and a parade of small commercial units on Rymill Street as part of N1.SA2 Rymill Street; improving the local centre's public realm to create a high-quality, accessible legible and animated public realm with a greener Pier Parade square and quality walking and cycling links to the DLR stations and the wider neighbourhood; supporting temporary or pop-up uses such as street markets in Pier Parade square; supporting new community facilities when in conformity with Local Plan Policy S12; 	<p>All relevant</p>	<p>Across all relevant sections of Part 1 and 2 of the Plan</p>	<p>Consistency with section 17 of the 2004 Act.</p> <p><i>[Modification to ensure all policies are presented within a policy box, labelled with a Policy reference, and numbered consistently throughout the relevant sections of the Plan. Examples of how the Strategic, Neighbourhood and Site Allocation policies will be displayed in the plan to avoid ambiguity for the purposes of section 17 of the 2004 Act.]</i></p>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO10</p>	<p><i>Neighbourhoods diagram will be amended to show the ‘conserve’, ‘enhance’ and ‘transform’ character area.</i></p>	<p>Part 2, p. 359</p>	<p>Section 4: Neighbourhoods</p>	<p>Clarification</p>
<p>FMO11</p>	<p>The policies in this chapter set out how each neighbourhood will change up to 204238. The policies provide the vision, design and development principles for each neighbourhood, which will inform and guide development in each neighbourhood. The Newham Characterisation Study (2024) undertook an analysis of the borough and identified areas with a character suitable to transform, enhance or conserve. These are referenced in the neighbourhood policies where appropriate, and each character area should be developed following a design-led approach in accordance with policy D3.</p>	<p>Part 2, p. 359</p>	<p>Section 4: Neighbourhood, Implementation text 4.3</p>	<p>Consistency and clarity</p> <p><i>[Modification to ensure neighbourhood diagram show the ‘conserve’, ‘enhance’ and ‘transform’ character area. are proposed consistently]</i></p>

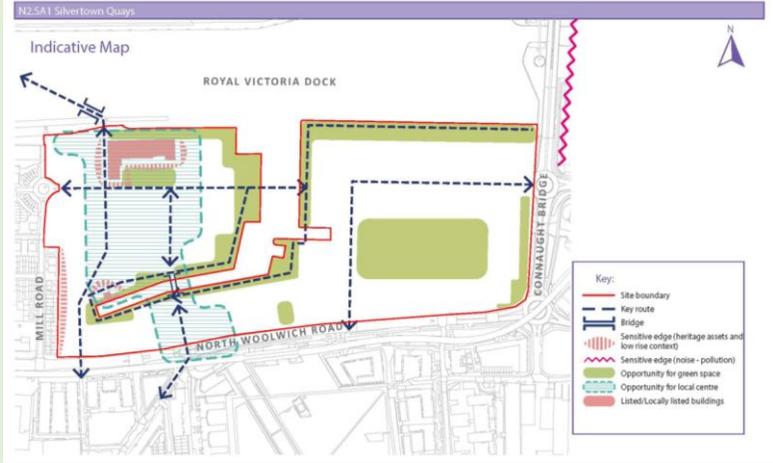
Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	[...]			<i>throughout the relevant sections of the Plan]</i>
FMO28	<p>[...]</p> <p>All applications will be assessed against the relevant neighbourhood policy and, where applicable, the site allocation requirements. Site allocation policies will inform and guide development on specific sites. The neighbourhood policies and site allocations are to be read alongside the other policies in the Local Plan which set out the standards and requirements for different uses and factors such as design and transport.</p> <p>Within these neighbourhoods, site allocations have been identified to deliver new homes and jobs alongside necessary infrastructure, such as green space, transport connections and social infrastructure (including community, health, education, sport and informal recreation facilities).</p> <p>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.</p>	Part 2, p. 359	Section 4: Neighbourhood, Implementation text 4.3	Consistency and clarity. In response to Action Point 41. <i>[Modification to clarify the relationship between the part 1 policies and site allocation policies]</i>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO163</p>	<p>[...]</p> <p>15. maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Docks, King George V Dock and Royal Albert Dock, by protecting and enhancing these water spaces and access to them. Development should celebrate the unique character of the docks, and enhance the environmental quality of the waterscape. Suitably located and scaled waterfront amenities, including moored vessels, that are water-dependent, water-related and that facilitate or enhance water-dependent or water-related uses, will be supported.</p> <p>[...]</p> <p>21. requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</p> <p>[...]</p>	<p>Part 2 p. 363</p>	<p>Policy N1: North Woolwich Part 15 & 21</p>	<p>Clarification and consistency with Local Plan Policies GWS2 (in response to Action Point 58) and T5.</p>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO164	<p>[...] Sensitive edge (heritage asset low rise context)</p> <p>Sensitive edge (noise - pollution infrastructure) [...]</p>	Part 2, p. 365	N1.SA1, Indicative diagram key	Key clarification in response to AP22
FMO165	<p>[...]</p> <p>The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace for light industrial to complement the adjacent Strategic Industrial Location to the west of the site.</p> <p>Development on the site should follow Local Plan Policy J3.</p> <p>[...]</p>	Part 2, p. 366	<p>Policy N1.SA1 North Woolwich Gateway</p> <p>Development Principles</p>	Clarification and consistency with Local Plan Policy J3.
FMO166	<p>[...]</p> <p>Building heights should generally range between 21-32m (ca. 7-10 storeys) with a taller building of approximately up to 50m (ca. 16 storeys) on the west side of the site. Massing should step down near the former North Woolwich Station, to sensitively integrate with the prevailing height of the local context. Buildings should be set back from water spaces to avoid or minimise overshadowing impact.</p> <p>[...]</p>	Part 2, p. 366	<p>Policy N1.SA1 North Woolwich Gateway</p> <p>Design principles</p>	Clarification and consistency with Local Plan Policy D4.
FMO167	<p>Development should address open green space deficiencies by providing a pPocket pPark. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. In addition to the open green space provision, development</p>	Part 2, p. 367	Policy N1.SA1 North Woolwich Gateway	Consistency with Local Plan Policies GWS1, GWS2 and GWS3 and update asks in light of TfL Statement of Common ground.

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO168	<p>should provide publicly accessible play space in form of a Local Equipped Area for Play and Local Area for Play. These should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.</p> <p>Provision of bus stops and bus stands (including drivers' facilities) on Pier Road must be maintained.</p>		<p>Infrastructure requirements</p>	
FMO169	<p>[...] Sensitive edge (heritage asset – low rise context) [...]</p>	<p>Part 2, p. 369</p>	<p>N1.SA2, Indicative diagram key</p>	<p>Key clarification in response to AP22</p>
FMO170	<p>[...]</p> <p>Development should address open green space deficiencies by providing a linear pPocket pPark. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space in form of a Locally Equipped Area for Play. Play space should meet the requirements of Local Plan Policy GWS5.</p>	<p>Part 2, p. 371</p>	<p>Policy N1.SA2 Rymill Street</p> <p>Infrastructure requirements</p>	<p>Consistency with Local Plan Policies GWS1 and GWS3.</p>
FMO170	<p>[...]</p> <p>4. appropriate mitigation and buffering between residential and industrial uses.</p> <p>[...]</p>	<p>Part 2, p. 374</p>	<p>Policy N2 Royal Victoria</p> <p>Part 4, 15 & 20.</p>	<p>Clarification and consistency with Local Plan Policies D6, GWS2 (in response to Action Point 58) and T5.</p>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
	<p>15. maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Victoria Dock by protecting and enhancing these water spaces and access to them. Development should celebrate the unique character of the docks, and enhance the environmental quality of the waterscape. Suitably located and scaled waterfront amenities, including moored vessels, that are water-dependent, water-related and that facilitate or enhance water-dependent or water-related uses, will be supported.</p> <p>[...]</p> <p>20. requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</p>			

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FMO318	 <p>The image is an 'Indicative Map' for 'N2-SA1 Silvertown Quays'. It shows a site boundary in red, key routes in blue, and various sensitive edges and opportunities. The map includes labels for 'ROYAL VICTORIA DOCK', 'MILL ROAD', 'NORTH WOOLWICH ROAD', and 'CONNAUGHT BRIDGE'. A key in the bottom right corner defines the symbols used on the map.</p>	Part 2, p.377	N2.SA1 Indicative diagram	Updated the Indicative Map to reflect the findings of the Town Centre Network Review Methodology update (in response to Action Point 68)
FMO171	<p>[...] Sensitive edge (heritage asset – and low rise context)</p> <p>Sensitive edge (noise - pollution – infrastructure) [...]</p>	Part 2, p. 377	N2.SA1, Indicative diagram key	Key clarification in response to AP22
FMO172	<p>[...]</p> <p>Residential, employment uses, main town centre uses and social infrastructure, including community facilities, sports and recreation facilities, education, and open green space.</p> <p>The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace in the form of workspace for cultural and creative production maker space and warehousing and</p>	Part 2, p. 378	<p>N2.SA1 Silvertown Quays</p> <p>Development Principles</p>	Consistency with Local Plan Policy J3

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FMO173	distribution uses. Development on the site should follow Local Plan Policy J3. [...] [...] Building heights should generally range between 21 – 32m (ca. 7-10 storeys) with taller buildings of approximately up to 50m (ca. 16 storeys). Massing should step down towards the south west of the site to sensitively integrate with the low rise context on Mill Road. Buildings should be set back from water spaces to avoid or minimise overshadowing impact. [...]	Part 2, p. 378	N2.SA1 Silvertown Quays Design principles	Consistency with local Plan Policy D4
FMO174	Development should address open green space deficiency by providing a consolidated Local Park / Open Space with a minimum area of 2 hectares to service nearby residential neighbourhoods. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. [...] Development should deliver an automated vacuum waste collection system to service all Local Authority Collected Waste generated by the	Part 2, p. 379	N2.SA1 Silvertown Quays Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3. To ensure flexibility in accordance with Local Plan Policy WS3.8.

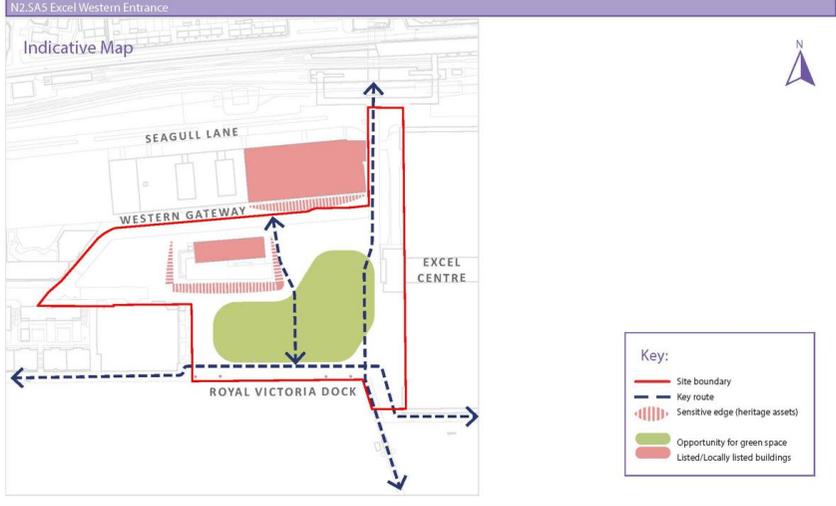
Reference	Modification proposed	Local Plan Part and Page number (SD002)	Part of the Plan	Reason for modification being proposed
Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO175	development where viable , in accordance with the requirements of Local Plan Policy W3.8. [...] [...] Sensitive edge (noise - pollution -infrastructure) [...]	Part 2, p. 381	N2.SA2, Indicative diagram key	Key clarification in response to AP22
FMO176	[...] The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace suitable for modern warehousing and light industry. Development on the site should follow Local Plan Policy J3. [...]	Part 2, p. 382	N2.SA2 Lyle Park West Development principles	Clarification and consistency with Local Plan Policy J3
FMO177	[...] Building heights should generally range between 21 – 32m (ca. 7 – 10 storeys) with taller buildings of approximately up to 40m (ca. 13 storeys) 60m (ca. 20 storeys) towards the south of the site fronting the river and around the station as part of the Lyle Park Neighbourhood Parade. Massing should step down towards the west of the site in proximity to the Strategic Industrial Location and adjacent to the extension of Lyle Park. Buildings should be set back from the watercourse water spaces to avoid or minimise overshadowing impact.	Part 2, p. 382	N2.SA2 Lyle Park West Design principles	Clarification and consistency with Local Plan Policy D4

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	[...]			
FMO178	<p>Development should address open green space deficiencies and improve the quality and functionality of Lyle Park by providing an extension to the northern section Lyle Park. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3.</p> <p>[...]</p>	Part 2, p. 383	<p>N2.SA2 Lyle Park West</p> <p>Infrastructure requirements</p>	Clarification and consistency with Local Plan Policy GWS1, GWS2 and GWS3.
FMO179	<p>[...] Sensitive edge (heritage asset low rise context)</p> <p>Sensitive edge (noise - pollution infrastructure) [...]</p>	Part 2, p. 385	N2.SA3, Indicative diagram key	Key clarification in response to AP22
FMO180	<p>[...]</p> <p>The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace. Employment uses should be concentrated within the northern Local Industrial Location (LIL). The employment floorspace should prioritise light industrial and warehousing focusing on creative and cultural production uses, manufacturing and production, low carbon and green industries. Development on the site should follow Local Plan Policy J3.</p> <p>[...]</p>	Part 2, p. 386	<p>N2.SA3 Connaught Riverside</p> <p>Development principles</p>	Clarification and consistency with Local Plan Policy GWS3.

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<p>FMO181</p>	<p>[...]</p> <p>Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 50m (ca. 16 storeys) to the western part of the site and along the River Thames edge. Buildings should set back from the watercourse water spaces to avoid or minimise overshadowing impact.</p> <p>[...]</p>	<p>Part 2, p. 387</p>	<p>N2.SA3 Connaught Riverside</p> <p>Design principles</p>	<p>Clarification and consistency with Local Plan Policy D4</p>
<p>FMO182</p>	<p>Development should address open green green space deficiencies by providing a sSmall eOpen sSpace. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. In addition to the open green green space provision, development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in the form of a Local Area for Play, which should be playable public realm, and a Neighbourhood Equipped Area of Play.</p> <p>Development should deliver an automated vacuum waste collection system to service all Local Authority Collected Waste generated by the development where viable, in accordance with the requirements of Local Plan Policy W3.8.</p> <p>[...]</p>	<p>Part 2, p. 387</p>	<p>N2.SA3 Connaught Riverside</p> <p>Infrastructure requirements</p>	<p>Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3.</p> <p>To ensure flexibility in accordance with Local Plan Policy WS3.8.</p>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO183	<p>[...]</p> <p>The employment uses should be consistent with Local Plan Policy J1, and within the Strategic Industrial Location should prioritise industrial large scale industrial and small scale light industrial, suitable for clean, green and low carbon industries, cultural and creative production / manufacturing and digital and high technology industries.</p> <p>Development within the Local Mixed Use Area designation should be consistent with the requirements of Local Plan Policy J1. Development on the site should maintain no net loss or deliver a net gain of industrial floorspace capacity as well as protecting the function and integrity of SIL where possible following Local Plan Policy J3. deliver the same quantity of industrial floorspace as the permitted scheme.</p> <p>[...]</p>	Part 2, p. 391	<p>N2.SA4 Thameside West</p> <p>Development principles</p>	<p>Consistency and clarification with Local Plan Policy J3. Related to Action Points 34 and 35.</p>
FMO184	<p>[...]</p> <p>Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 50m (ca. 16 storeys), 60m (ca. 20 storeys) and 100m (ca. 30 storeys) to aid wayfinding. along the River Thames edge and adjacent open spaces.</p> <p>Buildings should set back from the watercourse water spaces to avoid or minimise overshadowing impact.</p> <p>[...]</p>	Part 2, p. 391	<p>N2.SA4 Thameside West</p> <p>Design Principles</p>	<p>Consistency and clarification with Local Plan Policy D4</p>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO185	<p>The development should provide a consolidated Local Park / Open Space of a minimum of 2 hectares to service nearby residential neighbourhoods. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in the form of a Locally Equipped Area for Play, a Neighbourhood Equipped Area of Play and a Local Area for Play, which should be playable public realm.</p> <p>Development should provide a new DLR station.</p> <p>Development should deliver an automated vacuum waste collection system to service all Local Authority Collected Waste generated by the development where viable, in accordance with the requirements of Local Plan Policy W3.8.</p> <p>[...]</p>	Part 2, p. 392	<p>N2.SA4 Thameside West</p> <p>Infrastructure requirements</p>	<p>Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3.</p> <p>To ensure flexibility in accordance with Local Plan Policy WS3.8.</p>
FMO186	<p>[...] Sensitive edge (heritage assets low rise context) [...]</p>	Part 2, p. 395	N2.SA5, Indicative diagram key	Key clarification in response to AP22

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO319</p>		<p>Part 2, p.395</p>	<p>N2.SA5 Indicative Map</p>	<p>Updated the Indicative Map to reflect the amended 'Opportunity for green space' (in response to Action Point 11)</p>
<p>FMO187</p>	<p>[...]</p> <p>Development should retain the quantity and enhance the functionality of existing open space, including Royal Victoria Square to create along the waterfront edge. Royal Victoria Square to be reconfigured at the east of the site creating an inviting entrance to the Excel conference centre site, in accordance with Local Plan GWS1.</p> <p>[...]</p>	<p>Part 2, p. 395</p>	<p>N2.SA5 Excel Western Entrance</p> <p>Development principles</p>	<p>Clarification and consistency with Local Plan Policy GWS1.</p>
<p>FMO188</p>	<p>[...]</p> <p>Building heights should generally range between 21-32m (ca. 7-10 storeys) with a taller building of approximately up to 40m (ca. 13</p>	<p>Part 2, p. 395</p>	<p>N2.SA5 Excel Western Entrance</p>	<p>Clarification and consistency with Local Plan Policy D4.</p>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO189	<p>storeys) to the west to add wayfinding and to mark the gateway to the site. Massing should step down towards the east of the site to sensitively integrate with the prevailing height of the context and with the heritage assets. Buildings should be set back from water spaces to avoid or minimise overshadowing impact.</p> <p>[...]</p> <p>Development should protect existing open space and address open green space deficiency by reproviding and enhancing existing green space, including the Royal Victoria Square, Civic Space as a consolidated and flexible small open green space. The consolidated green space should retain the existing quantity of green space, while enhancing its functionality and exploring the opportunity for retaining original design features of heritage value. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3.</p> <p>[...]</p>	Part 2, p. 395	N2.SA5 Excel Western Entrance Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3.
FMO190	<p>[...]</p> <p>14. maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Docks, King George V Dock and Royal Albert Dock, by protecting and enhancing these water spaces and access to them. Development should celebrate the unique character of</p>	Part 2, p. 399	N3 Royal Albert North Part 14 & 19	Clarification and consistency with Local Plan Policies GWS2 and T5.

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<p>FMO191</p>	<p>the docks, and enhance the environmental quality of the waterscape. Suitably located and scaled waterfront amenities, including moored vessels, that are water-dependent, water-related and that facilitate or enhance water-dependent or water-related uses, will be supported.</p> <p>[...]</p> <p>19. requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</p>	<p>Part 2, p. 401</p>	<p>N3.SA1, Indicative diagram key</p>	<p>Key clarification in response to AP22</p>
<p>FMO192</p>	<p>[...]</p> <p>The employment uses should be consistent with Local Plan Policy J1 and prioritise light industrial uses, flexible office / workspaces uses suitable for small and medium-sized businesses and services, creative and cultural production industries and high technology. Development on the site should follow Local Plan Policy J3.</p> <p>[...]</p>	<p>Part 2, p. 402</p>	<p>N3.SA1 Royal Albert North</p> <p>Development principles</p>	<p>Clarification and consistency with Local Plan Policy J3.</p>
<p>FMO193</p>	<p>[...]</p> <p>Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 32m (ca. 10</p>	<p>Part 2, p. 402</p>	<p>N3.SA1 Royal Albert North</p> <p>Design principles</p>	<p>Clarification and consistency with Local Plan policy D4.</p>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO194</p>	<p>[...]</p> <p>Development should address open green space deficiencies by providing a sequence of Ppocket Pparks with a combined area of 2 hectares. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in the form of a Locally Equipped Area for Play, a Neighbourhood Equipped Area of Play and a Local Area for Play, which should be playable public realm.</p> <p>[...]</p>	<p>Part 2, p. 402</p>	<p>N3.SA1 Royal Albert North Infrastructure requirements</p>	<p>Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3.</p>
<p>FMO195</p>	<p>[...]</p> <p>3. appropriate mitigation and buffering between residential and industrial uses.</p> <p>[...]</p>	<p>Part 2, p. 406</p>	<p>N4 Canning Town Part 3 & 14</p>	<p>Clarification and consistency with Local Plan Policy D6 and T5.</p>

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO196	<p>14. requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</p> <p>[...] Sensitive edge (heritage assets – and low rise context)</p> <p>Sensitive edge (noise - pollution – infrastructure) [...]</p>	Part 2, p. 408	N4.SA1, Indicative diagram key	Key clarification in response to AP22
FMO197	<p>[...]</p> <p>Building heights should generally range between 9-21m (ca 3-7 storeys) in the eastern part of the site and between 21-32m (ca. 7-10 storeys) in the western part of the site, with opportunities for taller buildings of approximately up to 40m (ca. 13 storeys) to mark the east entrance to the site and of approximately up to 50m (ca. 16 storeys) in the proximity of the A13, to the western entrance to the site and to mark open spaces. Massing should step down to sensitively integrate with the low rise context to the east.</p> <p>[...]</p>	Part 2, p. 410	N4.SA1 Canning Town East Design principles	Clarification and consistency with Local Plan Policy D4
FMO198	Development should address open green space deficiencies by providing pPocket pParks. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space, in accordance with Local Plan	Part 2, p. 411	N4.SA1 Canning Town East Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO199	Policy GWS5, in the form of a Neighbourhood Equipped Area of Play and Local Area for Play, which should be playable public realm.			
FMO200	[...] Sensitive edge (heritage assets – low rise context) The employment uses should be consistent with Local Plan Policy J1 and prioritise light industrial floorspace and provide small-scale industrial workspaces for light industry, including creative and cultural production. Development on the site should follow Local Plan Policy J3. [...]	Part 2, p. 412	N4.SA2, Indicative diagram key Development principles	Key clarification in response to AP22 Clarification and consistency with Local Plan Policy J3
FMO201	[...] Building heights should generally range between 21-32m (ca. 7-10 storeys) with a taller building of approximately up to 50m (ca. 16 storeys) towards the northern edge of the site along Caxton Street. Massing should step down towards the southern and eastern part of the site to sensitively integrate with the low rise context. [...]	Part 2, p. 414	N4.SA2 Silvertown Way East Design principles	Clarification and consistency with Local Plan Policy D4.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO202	Development should address open green space deficiencies by providing a p Pocket p Parks. Community growing opportunities should be provided as part of the site's communal amenity space. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. Development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in the form of a Local Area for Play, which should be playable public realm, and a Locally Equipped Area for Play, which could be provided as part of the pocket park. [...]	Part 2, p. 414	N4.SA2 Silvertown Way East Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3.
FMO203	[...] Sensitive edge (heritage assets – low rise context) Sensitive edge (noise - pollution – infrastructure) [...]	Part 2, p. 417	N4.SA3, Indicative diagram key	Key clarification in response to AP22
FMO204	[...] The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace and provide a range of employment spaces to support the growth of new economic sectors, within E(g) and B use classes. Development on the site should follow Local Plan Policy J3. [...]	Part 2, p. 418	N4.SA3 Canning Town Holiday Inn Development principles	Clarification and consistency with Local Plan Policy J3.
FMO205	[...]	Part 2, p. 418	N4.SA3 Canning Town Holiday Inn	Clarification and consistency with Local Plan Policy D4

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO206</p>	<p>[...]</p> <p>Development should address open green space deficiencies by providing a pPocket pParks. Community growing opportunities should be provided as part of the site's communal amenity space. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in the form of a Local Area for Play, which should be playable public realm or provided as part of the pocket park.</p> <p>[...]</p>	<p>Part 2, p. 419</p>	<p>N4.SA3 Canning Town Holiday Inn</p> <p>Infrastructure requirements</p>	<p>Classification and consistency with Local Plan Policies GWS1 and GWS3.</p>
<p>FMO207</p>	<p>[...]</p> <p>Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 60m (ca. 20 storeys) 100m (ca. 30 storeys) adjacent to the railway line and open space and of approximately 40m (ca. 13 storeys). Above the bus station., development should generally range between 19-42m (ca. 6-</p>	<p>Part 2, p. 422</p>	<p>N4.SA4 Limmo</p> <p>Design principles</p>	<p>Clarification and consistency with Local Plan Policy D4</p>

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO208</p>	<p>13 storeys). Buildings should be set back from water spaces to avoid or minimise overshadowing impact.</p> <p>[...]</p> <p>Development should address open green space deficiencies by providing a local park. The development should provide a Local Park / Open Space of a minimum of 2 hectares of consolidated space to service nearby residential neighbourhoods. Some additional open green space should also be provided to the north of the site, on land to the west of Canning Town Rail Station. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in the form of a Locally Equipped Area for Play, a Neighbourhood Equipped Area of Play and a Local Area for Play, which should be playable public realm.</p> <p>[...]</p>	<p>Part 2, p. 423</p>	<p>N4.SA4 Limmo Infrastructure requirements</p>	<p>Clarification and consistency with Local Plan Polices GWS1, GWS2 and GWS3.</p>
<p>FMO209</p>	<p>[...]</p> <p>The employment uses should be consistent with Local Plan Policy J1 and prioritise light industrial floorspace. The employment floorspace should provide light industrial workspace, as well as workspace for creative and cultural production and digital and technology industries. Development on the site should follow Local Plan Policy J3.</p>	<p>Part 2, p. 426</p>	<p>N4.SA5 Canning Town Riverside Development principles</p>	<p>Clarification and consistency with Local Plan Policy J3.</p>

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	[...]			
FMO210	[...] Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 50m (ca. 16 storeys) in the northern part of the site and of approximately up to 60m (ca. 20 storeys) and 100m (ca. 30 storeys) in the southern part of the site. Buildings should be set back from water spaces to avoid or minimise overshadowing impact. [...]	Part 2, p. 426	N4.SA5 Canning Town Riverside Design principles	Clarification and consistency with Local Plan Policy D4
FMO211	Development should address open green space deficiencies by providing a p Pocket p ark. This pocket park and wider green infrastructure provision should contribute to creating a southern extension to the publicly accessible Leaway Walk. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in the form of a Locally Equipped Area for Play, a Neighbourhood Equipped Area of Play and a Local Area for Play, which should be playable public realm. Development should safeguard land for a new bridge connection from the Mayer Parry site to Leven Road. The site requires an upgrade to the new -river wall.	Part 2, p. 427	N4.SA5 Canning Town Riverside Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3.

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FMO212	[...] 15. requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.	Part 2, p. 431	N5 Custom House Part 15	Clarification and consistency with local Plan Policy T5.
FMO213	[...] Sensitive edge (heritage assets – low rise context) [...]	Part 2, p. 433	N5.SA1, Indicative diagram key	Key clarification in response to AP22
FMO214	[...] Building heights should generally range between 9-21m (ca. 3-7 storeys) with taller buildings of approximately up to 50m (ca. 16 storeys) in the proximity of Custom House Station. Massing should step down to sensitively integrate with the scale and massing of the existing urban fabric. [...]	Part 2, p. 434	N5.SA1 Custom House – Land surrounding Freemasons Road Design principles	Clarification and consistency with Local Plan Policy D4.
FMO215	Development should address open green space deficiencies by providing a p Pocket p ark, enhancing the connection between amenity greenspace and Cundy Park to the south. The multiple functions of William Patton Gardens, including the associated growing space should be re-provided as part of new open green space on the site. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. [...]	Part 2, p. 435	N5.SA1 Custom House – Land surrounding Freemasons Road Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3.

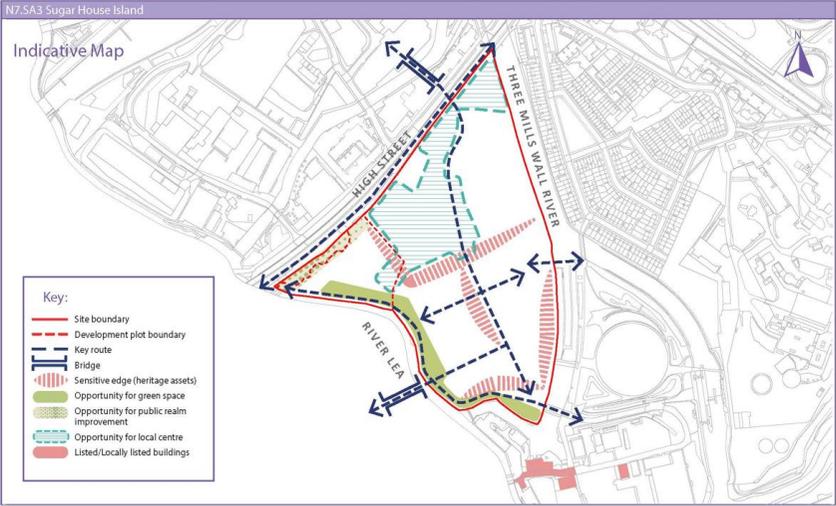
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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO216	[...] Sensitive edge (heritage assets – low rise context) [...]	Part 2, p. 437	N5.SA2, Indicative diagram key	Key clarification in response to AP22
FMO217	<p>[...]</p> <p>Building heights should generally range between 9-21m (ca. 3-7 storeys) with taller buildings of approximately up to 32m (ca. 10 storeys) to add wayfinding. Massing should step down to sensitively integrate with the scale and massing of the existing urban fabric.</p>	Part 2, p. 438	<p>N5.SA2 Custom House – Coolfin north</p> <p>Design principles</p>	Clarification and consistency with Local Plan Policy D4.
FMO218	<p>Development should address open green space deficiencies by providing a pPocket pPark. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open space provision, development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in the form of a Local Area for Play, which should be playable public realm.</p>	Part 2, p. 438	<p>N5.SA2 Custom House – Coolfin north</p> <p>Infrastructure requirements</p>	Clarification and consistency with Local Plan Policies GWS1 and GWS3.
FMO219	[...] Sensitive edge (heritage assets – low rise context) [...]	Part 2, p. 440	N5.SA3, Indicative diagram key	Key clarification in response to AP22
FMO220	<p>Development should address open green space deficiencies by providing a pPocket pPark. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space, in accordance with Local Plan Policy GWS5, in</p>	Part 2, p. 441	<p>N5.SA3 Custom House Land between Russell Road and Maplin Road</p>	Clarification and consistency with Local Plan Policies GWS1 and GWS3.

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FMO221	the form of a Local Area for Play, which should be playable public realm. Development should address open green space deficiencies by providing a p Pocket p P ark . Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3 In addition to the open green space provision, development should provide publicly accessible play space in the form of a Local Area of Play. Play space should meet the requirements of Local Plan Policy GWS5. [...]	Part 2, p. 444	Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3.
FMO222	[...] Development should replace the existing temporary mosque community use with the equivalent amount of community floorspace, meeting the requirements of Local Plan Policy S11. Development should address the need for community facilities in the area by delivering new community facilities in Twelvetreelocal Centre, unless it can be demonstrated that the needs of the community have already been met. In addition to the mosque, D development 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 S12 and S13.	Part 2, p. 455	N7.SA1 Abbey Mills Development principles	Clarification and consistency with Local Plan Policies S12 and S13. <i>To address Action Point 62.</i>

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FMO223	[...] Sensitive edge (noise - pollution -infrastructure) Sensitive edge (heritage assets -low rise context) [...]	Part 2, p. 454	N7.SA1, Indicative diagram key	Key clarification in response to AP22
FMO224	<p>The site should be designed and developed comprehensively in accordance with Local Plan Policy BFN2.</p> <p>The community facilities should be located to the south east of the site in proximity to West Ham Station and as part of Twelvetrees Local Centre.</p> <p>Building heights should generally be range between 9–21 21-32m (ca. 3-7 7-10 storeys) with taller buildings of approximately up to 40m (ca. 13 storeys) and 100m (ca. 30 storeys) towards the station to aid wayfinding. Massing should step down towards the west of the site to sensitively integrate with the heritage assets. Buildings should be set back from the watercourse water spaces to avoid or minimise overshadowing impacts.</p> <p>[...]</p> <p>The design and layout of the site should establish a connected network of streets that connects to the wider street network and should create a street hierarchy. Routes through and to and from the site should improve access and connectivity to the Greenway, West Ham Station, N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks and the Twelvetrees Local Centre. Routes to and from the site should improve access and connectivity to West Ham Station.</p>	Part 2, p. 455	N7.SA1 Abbey Mills Design principles	Clarification and consistency with Local Plan Policies SI2, SI3 and D4.

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	[...]			
FMO225	<p>Development should address open green space deficiency by enhancing existing trees as a buffer to rail infrastructure and providing a consolidated Local Park / Open Space with a minimum area of 2 hectares to service nearby residential neighbourhoods. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3.</p> <p>In addition to the open green space, development should provide publicly accessible play space in the form of a Local Equipped Area for Play as well as a Local Area for Play, which should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.</p> <p>Development should provide an improved bridge connection to West Ham Station.</p> <p>Development should contribute to active and public transport upgrades, including access to and capacity at West Ham and/or Abbey Road Stations. The applicant should engage with TfL at the point of application to see if land is required to enable station upgrades at West Ham station.</p>	Part 2, p.456	N7.SA1 Abbey Mills Infrastructure requirements	Clarification and consistency with Local Plan policies GWS1, GWS2 and GWS3. Clarification agreed as part of Statement of Common Ground with Transport for London.
FMO226	<p>[...] Sensitive edge (heritage assets low rise context)</p> <p>Sensitive edge (noise - pollution infrastructure) [...]</p>	Part 2, p. 459	N7.SA2, Indicative diagram key	Key clarification in response to AP22

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO227	<p>[...]</p> <p>Development on the remainder of the site should follow Local Plan Policy J3 deliver the same quantity of employment floorspace as the permitted scheme.</p> <p>[...]</p>	Part 2, p. 460	<p>N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks</p> <p>Development principles</p>	Clarification and consistency with Local Plan Policy J3.
FMO228	<p>[...]</p> <p>Building heights should generally range between 9 – 21m (ca. 3 – 7 storeys) around the Gasholders and between 21 – 32m (ca. 7 – 10 storeys) in the rest of the site, with taller buildings of approximately up to 32m (ca. 10 storeys), 50m (ca. 16 storeys) and 100m (ca. 33 storeys) in defined locations to add wayfinding and with consideration given to marking the local centre. Massing should step down towards the Gasholders to sensitively integrate with the heritage assets. Buildings should set back from the watercourse water spaces to avoid or minimise overshadowing.</p> <p>[...]</p>	Part 2, p. 460	<p>N7.SA2 Twelvetrees Park and Former Bromley By Bow Gasworks</p> <p>Design principles</p>	Clarification and consistency with Local Plan Policy D4.
	<p>Development should address open green space deficiency by providing a consolidated Local Park / Open Space with a minimum area of 2 hectares to service nearby residential neighbourhoods. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3.</p>	Part 2, p. 461	<p>N7.SA2 Twelvetrees Park and Former Bromley</p> <p>Infrastructure requirements</p>	Clarification and consistency with Local Plan Policy GWS1, GWS2 and GWS3.

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FMO229	[...] Development should deliver an automated vacuum waste collection system to service all Local Authority Collected Waste generated by the development, where viable , in accordance with the requirements of Local Plan Policy W3.8.	Part 2, p. 463	N7.SA3, Indicative diagram key	Key clarification in response to AP22
	 <p>The image is an 'Indicative Map' for 'N7.SA3 Sugar House Island'. It shows a site boundary (red dashed line) and a development plot boundary (red solid line). Key routes are shown as blue dashed lines with arrows. A bridge is indicated by a blue double-headed arrow. Sensitive edges (heritage assets) are shown as red hatched areas. Opportunities for green space are shown as green hatched areas, opportunities for public realm improvement as yellow hatched areas, and opportunities for local centres as blue hatched areas. Listed or locally listed buildings are shown as red solid shapes. The map also shows the River Lea, Three Mills Wall River, and High Street.</p>	Part 2, p.463	N7.SA3 Indicative diagram	Updated the Indicative Map to reflect the findings of the Town Centre Network Review Methodology update (in response to Action Point 68)
FMO230	[...] Plot MU3 should be employment-led development with residential. The employment uses should be consistent with Local Plan Policy J1	Part 2, p. 464	N7.SA3 Sugar House Island	Clarification and consistency with Local Plan Policy J3.

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<p>FMO231</p>	<p>and prioritise industrial floorspace suitable for modern light industrial uses, including for creative industries, and business and flexible workspace. Development on the site The other development plots should follow Local Plan Policy J3 deliver the same quantity of employment uses as the permitted scheme.</p> <p>[...]</p> <p>[...]</p> <p>Building heights on plot MU3 should range between 9 – 21m (ca. 3-7 storeys) with a taller building up to 32m (ca. 10 storeys). Building heights across the rest of the site should generally range between 21 – 32m (ca. 7 – 10 storeys) with taller buildings of approximately up to 50m (ca. 16 storeys). Buildings should be set back from the watercourse water spaces to avoid or minimise overshadowing.</p> <p>[...]</p>	<p>Part 2, p. 464</p>	<p>N7.SA3 Sugar House Island</p> <p>Design principles</p>	<p>Clarification and consistency with Local Plan Policy D4.</p>
<p>FMO232</p>	<p>Development should address existing open green space deficiencies by providing a pPocket pPocket pPark along the River Lea to address flood risk, considering a terraced river edge. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. In addition to the open green space, development should provide publicly accessible play space in the form of a Locally Equipped Area for Play as well as a Local Area for Play, which should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.</p>	<p>Part 2, p. 463</p>	<p>N7.SA3 Sugar House Island</p> <p>Infrastructure requirements</p>	<p>Clarification and consistency with Local Plan Policy GWS1, GWS2 and GWS3.</p>

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	[...]			
FMO233	Stratford and Maryland is the north west of the borough and is an important economic centre for East London. The neighbourhood is bounded by the A12 to the north, the River Lea to the west and the Stratford High Street and Greenway to the south. The planning powers for part of the neighbourhood currently fall under the London Legacy Development Corporation and p Part of the neighbourhood incorporates substantial areas of the Lee Valley Regional Park including the Lee Valley VeloPark and northern Olympic Parklands. Many railway tracks, the River Lea, the A112 and the Stratford High Street cut across the neighbourhood.	Part 2, p. 466	N8 Stratford and Maryland: Neighbourhood profile	Clarification point
FMO234	[...] 10. optimising and intensifying the Strategic Industrial Location and Local Industrial Locations for employment functions, particularly those servicing the CAZ and intensifying and delivering a cluster of light industrial uses with residential co-location as part of a mix of uses at Canning Road West Local Mixed Use Area; [...] 16. requiring new health care facilities at N8.SA3 Greater Carpenters District , N8.SA9 Pudding Mill Lane and N8.SA1 Stratford Central and supporting the expansion of facilities at the Sir Ludwig Guttman health and wellbeing centre.	Part 2, p. 469	Policy N8: Stratford and Maryland Point 10 & 16	Clarification point

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FMO235	[...] Sensitive edge (heritage assets low rise context) [...]	Part 2, p. 472	N8.SA1, Indicative diagram key	Key clarification in response to AP22
FMO236	[...] Employment uses should be consistent with Local Plan Policy J1 and prioritise office and light industrial spaces suitable for small and medium enterprises, creative and cultural industries and digital and technology sectors. The re-use of Morgan House for workspace should be explored and the refurbishment of Alice Billings House for workspace will be supported. Development on the site should follow Local Plan Policy J3. [...]	Part 2, p. 473	N8.SA1 Stratford Central: Development principles	Clarification and consistency with Local Plan Policy J3
FMO237	[...] Within the Tall Building Zone, building heights should generally range between 9 – 21m (ca. 3-7 storeys) in proximity to the St John’s Conservation Area and between 21 – 32m (ca. 7 – 10 storeys) in the rest of the site, with taller buildings of approximately up to 32m (ca. 10 storeys), 60m (ca. 20 storeys) and 100m (ca. 30 storeys) in defined locations. Massing should step down towards the conservation area to sensitively integrate with the heritage assets. [...]	Part 2, p. 473	N8.SA1 Stratford Central: Design principles	Clarification and consistency with Policy D4

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO238</p>	<p>[...]</p> <p>Development should address existing open green space deficiency by providing a pPocket pPark that could be provided at roof level if publicly accessible and improved public realm across the site, particularly around Morgan House and in the Cultural Quarter. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3.</p> <p>[...]</p>	<p>Part 2, p.474</p>	<p>N8.SA1 Stratford Central: Infrastructure requirements</p>	<p>Clarification and consistency with Local Plan Policies GWS1 and GWS3.</p>
<p>FMO239</p>	<p>[...] Sensitive edge (noise - pollution –infrastructure)</p> <p>Sensitive edge (heritage assets –low rise context) [...]</p>	<p>Part 2, p. 476</p>	<p>N8.SA2, Indicative diagram key</p>	<p>Key clarification in response to AP22</p>
<p>FMO240</p>	<p>Increased capacity at Stratford Station to be provided through the redevelopment of the ticket hall and new and improved station entrances from Montfichet Road and the Carpenters estate. along with The development of site allocation will provide residential, employment uses, main town centre uses and social infrastructure including, community facilities and education facilities, and open green space.</p> <p>Any redevelopment of Stratford bus station should retain the function of a consolidated bus station and meet TfL’s future requirements.</p> <p>Employment uses should be consistent with Local Plan Policy J1 and any provision of office floorspace and main town centre uses should</p>	<p>Part 2, p. 477</p>	<p>N8.SA2 Stratford Station: Development principles</p>	<p>Clarification of the development principle and consistency with Local Plan Policy J3.</p>

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	be located within Stratford Town Centre. Development on the site should follow Local Plan Policy J3. [...]			
FMO241	[...] Building heights should generally range between 9 – 21m (ca. 3- 7 storeys in proximity to the St John’s Conservation Area and between 21 – 32m (ca. 7 – 10 storeys) in the rest of the site, with taller buildings of approximately up to 40m (ca. 13 storeys), 60m (ca. 20 storeys) and 100m (ca. 33 storeys) in defined locations, with consideration given to marking Stratford Station. [...] The design and layout of the site should establish a connected network of streets and spaces that connects to the wider street network and should create a street hierarchy. The design and layout of the site should create new and improved public realm and walking and cycling routes, including new public spaces and open green spaces created through a new station square to the south of the ticket hall, a new decked street south of the station towards the Stratford High Street and a new bridge from the station square to Montfichet Road and a new or improved Jupp Road Bridge for walking and cycling. [...]	Part 2, p.477	N8.SA2 Stratford Station: Design principles	Clarification of design principle and consistency with Local Plan D6.

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO242	<p>Active frontages should front the station square, and the decked street south of the station as well as on the Stratford High Street and Great Eastern Road.</p> <p>[...]</p> <p>[...]</p> <p>Development should address open green space deficiencies by providing a pocket park or a series of pPocket pParks as part of the new public spaces. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3.</p> <p>[...]</p>	Part 2, p. 478	N8.SA2 Stratford Station: Infrastructure requirements	Clarification and consistency with Local Plan Polices GWS1 and GWS3.
FMO243	<p>[...] Sensitive edge (heritage assets low rise context)</p> <p>Sensitive edge (noise - pollution infrastructure) [...]</p>	Part 2, p. 481	N8.SA3, Indicative diagram key	Key clarification in response to AP22
FMO244	<p>[...]</p> <p>The employment uses should be consistent with Local Plan Policy J1 and should prioritise the re-provision of existing employment uses. Development on the site should follow Local Plan Policy J3.</p> <p>[...]</p>	Part 2, p. 482	N8.SA3 Great Carpenters District: Development principles	Clarification and consistency with Local Plan Policy J3.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO245	[...] Building heights should generally range between 9 – 21m (ca. 3 – 7 storeys) and between 21 – 32m (ca. 7 – 10 storeys) along the edges of the site, with taller buildings of approximately up to 50m (ca. 16 storeys), 60m (ca. 20 storeys) and 100m (ca.33 storeys) in defined locations, with consideration given to marking the neighbourhood parade in proximity to Stratford Station. [...]	Part 2, p. 482	N8.SA3 Great Carpenters District: Design principles	Clarification and consistency with Local Plan Policy D4.
FMO246	[...] Development should address open green space deficiencies by re-providing and enhancing existing open space and play provision to function as a p Pocket p Park. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. [...]	Part 2, p. 483	N8.SA3 Great Carpenters District: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3.
FMO247	[...] Sensitive edge (heritage assets – and low rise context) [...]	Part 2, p. 485	N8.SA4, Indicative diagram key	Key clarification in response to AP22
FMO248	Residential development with employment floorspace. The employment floorspace should be consistent with Local Plan Policy J1 and should provide space for light industrial uses and business workspaces and complement the offer at Stratford Workshops on	Part 2, p. 486	N8.SA4 Stratford High Street Bingo	Clarification and consistency with Local Plan Policy J3

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	Burford Road. Development on the site should follow Local Plan Policy J3. [...]		Hall: Development principles	
FMO249	[...] Building heights should generally range between 9-21m (ca. 3-7 storeys) with taller buildings of approximately up to 40m (ca. 13 storeys) 50m (ca. 16 storeys) in the north of the site and 32m (ca. 10 storeys) in the rest of the site. Massing should step down towards the southern part of the site to sensitively integrate with the prevailing height of the site's context. [...]	Part 2, p. 486	N8.SA4 Stratford High Street Bingo Hall: Design principles	Clarification and consistency with local Plan Policy D4.
FMO319	Development should provide publicly accessible play space in the form of a Local Area for Play which should be playable public realm and community growing opportunities should be provided as part of the site's communal amenity space . Play space should meet the requirements of Local Plan Policy GWS5.	Part 2, p.486	N8.SA4 Stratford High Street Bingo Hall: Infrastructure requirements	Consistency with site allocation policies
FMO250	[...] Sensitive edge (noise - pollution -infrastructure) [...]	Part 2, p. 488	N8.SA5, Indicative diagram key	Key clarification in response to AP22
FMO251	[...] The employment uses should be consistent with Local Plan Policy J1 and prioritise office floorspace which can include major office use,	Part 2, p. 489	N8.SA5 Stratford Town Centre West:	Clarification and consistency with Local Plan Policy J3.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	office-related research and development and workspaces. Development on the site should follow Local Plan Policy J3. [...]		Development principles	
FMO252	[...] Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 60m (ca. 20 storeys) and 100m (ca. 33 storeys) to mark Stratford International and Westfield Avenue. Buildings should be set back from water spaces to avoid or minimise overshadowing impact. [...]	Part 2, p. 489	N8.SA5 Stratford Town Centre West: Design principles	Clarification and consistency with Local Plan Policy D4.
FMO253	Development should address existing open green green space deficiency by providing new open green green space by providing a series of pPocket P ockets and a community garden at International Quarter North as part of the an extension to Mirabelle Gardens. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. [...]	Part 2, p. 490	N8.SA5 Stratford Town Centre West: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3.
FMO254	[...] Sensitive edge (noise - pollution –infrastructure) [...]	Part 2, p. 492	N8.SA6, Indicative diagram key	Key clarification in response to AP22

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO255	<p>Higher education campus development for UCL East comprising academic floorspace, employment uses, small-scale retail and residential. The employment uses should be consistent with Local Plan Policy J1 and prioritise office and commercial research space associated with the higher academic campus. Development on the site should follow Local Plan Policy J3.</p> <p>[...]</p>	Part 2, p. 493	N8.SA6 Stratford Waterfront South: Development principles	Clarification and consistency with Local Plan Policy J3.
FMO256	<p>[...]</p> <p>Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 60m (ca. 20 storeys). Buildings should be set back from water spaces to avoid or minimise overshadowing impact.</p> <p>[...]</p>	Part 2, p. 493	N8.SA6 Stratford Waterfront South: Design principles	Clarification and consistency with Local Plan Policy D4
FMO320	<p>Development should also provide publicly accessible play space in the form of a Local Area for Play which should be playable public realm and community growing opportunities should be provided as part of the site's communal amenity space or within the Metropolitan Open Land. Play space should meet the requirements of Local Plan Policy GWS5.</p> <p>[...]</p>	Part 2, p.493	N8.SA6 Stratford Waterfront South: Infrastructure requirements	Consistency with site allocation policies

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO257	[...] Sensitive edge (heritage assets –low rise context)	Part 2, p. 495	N8.SA7, Indicative diagram key	Key clarification in response to AP22
FMO258	Residential, employment uses, sports and recreation uses, education and open green green space. The employment use should be consistent with Local Plan Policy J1 and should prioritise light industrial floorspace. Development on the site should follow Local Plan Policy J3. Development should protect and enhance existing sports and recreation uses in accordance with Local Plan Policies SI1 and SI3. The 1.2 hectares of open space should be provided on the publicly owned land. Development proposals should ensure that flood risk is minimised, mitigated and informed by a site-specific Flood Risk Assessment as per Local Plan policy CE7 and informed by the Strategic Flood Risk Assessment Level 2 Site Assessment (2023) (2025) .	Part 2, p. 496	N8.SA7 Rick Roberts Way: Development principles	Clarification and consistency with Local Plan Policy J3. To address Action Point 16.
FMO259	[...] Building heights should generally range between 21 – 32m (ca. 7-10 storeys) with taller buildings of approximately up to 60m (ca. 20 storeys) in the north of the site and 50m (ca. 16 storeys) in the rest of the site. Massing should step down towards the east to sensitively	Part 2, p. 496	N8.SA7 Rick Roberts Way: Design principles	Clarification and consistency with Local Plan Policy D4.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	integrate with the low rise context of the listed cottages on Abbey Lane. [...]			
FMO260	Development should address existing open green space deficiencies by providing a sSmall Open sSpace with a minimum of 1.2 hectares and provide a sports-lit Multi-Use Games Area (unless this is delivered at N8.SA5 Stratford Town Centre West) on the publicly owned land. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space, development should provide publicly accessible play space in the form of a Locally Equipped Area for Play and a Local Area for Play, which should be playable public realm. Development should provide a sports-lit Multi-Use Games Area unless delivered at N8.SA5 Stratford Town Centre West. Play space should meet the requirements of Local Plan Policy GWS5. [...]	Part 2, p. 497	N8.SA7 Rick Roberts Way: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3. To address Action Point 63.
FMO261	[...] Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 50m (ca. 16 storeys) in the east and south east of the site and 60m (ca. 20 storeys) to aid wayfinding. Massing should step down towards be sensitively designed to prevent overshadowing the allotments in the north of the site to sensitively integrate with the low rise context and prevent	Part 2, p. 500	N8.SA8 Bridgewater Road: Design principles	Clarification and consistency with Local Plan Policy D4.

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO262	<p>overshadowing. to protect their functionality. Buildings should be set back from water spaces to avoid or minimise overshadowing impact.</p> <p>[...]</p> <p>Development should address existing open green space deficiency by providing new open green space in the form of a pPocket pPark. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3. Development should also provide publicly accessible play space in the form of a Local Area for Play which should be playable public realm and a Local Equipment Area for Play. Play space should meet the requirements of Local Plan Policy GWS5.</p> <p>[...]</p>	Part 2, p. 500	N8.SA8 Bridgewater Road: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3.
FMO263	<p>[...]</p> <p>The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace, including co-location with residential as part of the development around the Pudding Mill DLR Station and at Legacy Wharf. Development to the west of Cooks Road should be consistent with the Local Mixed Use Area designation. Development on the site should follow Local Plan Policy J3 provide the same quantity of business and industrial floorspace as the permitted schemes.</p> <p>[...]</p>	Part 2, p. 503	N8.SA9 Pudding Mill: Development principles	Clarification and consistency with Local Plan Policy J3.

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO264	<p>[...]</p> <p>Building heights should generally range between 21-32m (ca. 7-10 storeys) with taller buildings of approximately up to 50m (ca. 16 storeys), 60m (ca. 20 storeys) and 100m (ca. 30 storeys) to add wayfinding, with consideration given to marking the Pudding Mill Local Centre. Buildings should be set back from water spaces to avoid or minimise overshadowing impact.</p> <p>[...]</p>	Part 2, p. 503	N8.SA9 Pudding Mill: Design principles	Clarification and consistency with Local Plan Policy D4.
FMO265	<p>Development should address existing open green space deficiency by providing a pPocket pPark. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1, GWS2 and GWS3.</p> <p>[...]</p>	Part 2, p. 504	N8.SA9 Pudding Mill: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1, GWS2 and GWS3.
FMO266	<p>[...] Sensitive edge (heritage assets low rise context)</p> <p>Sensitive edge (noise - pollution infrastructure) [...]</p>	Part 2, p. 506	N8.SA10, Indicative diagram key	Key clarification in response to AP22
FMO267	<p>[...]</p> <p>The employment uses should be consistent with Local Plan Policy J1 and should prioritise industrial floorspace. Development on the site should follow Local Plan Policy J3.</p>	Part 2, p. 507	N8.SA10 Chobham Farm North: Development principles	Clarification and consistency with Local Plan Policy J3.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO268	<p>[...]</p> <p>Building height should generally range between 9-21m (ca. 3-7 storeys) with taller buildings of approximately up to 40m (ca. 13 storeys) to the north of the site and a taller building of approximately up to 50m (ca. 16 storeys) provided to the south of the site. Massing should step down towards Leyton Road to sensitively integrate with the low rise context.</p> <p>The design and layout of the site should establish a connected network of streets and spaces that knits to the existing street network and should create a street hierarchy. Development should provide a route through the site to the Chobham Farm open Queen Elizabeth Olympic Park green space and appropriate access to the employment uses. Development should provide a safe pedestrian crossing route over Liberty Bridge Road and improve connectivity to the wider Stratford and Maryland neighbourhood.</p> <p>[...]</p>	Part 2, p. 507	N8.SA10 Chobham Farm North: Design principles	Clarification of design principle and consistency with Policy D6.
FMO328	In addition to the green infrastructure improvements, development should provide publicly accessible play space in the form of a Local Area for Play. This should be playable public realm. Community growing opportunities should be provided as part of the site's	Part 2, p.507	N8.SA10 Chobham Farm North: Infrastructure requirements	Consistency with the site allocations

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO269	<p>communal amenity space. Play space should meet the requirements of Local Plan Policy GWS5.</p> <p>[...] Sensitive edge (heritage assets – low rise context)</p> <p>Sensitive edge (noise - pollution - infrastructure) [...]</p>	Part 2, p. 512	N9.SA1, Indicative diagram key	Key clarification in response to AP22
FMO270	<p>[...]</p> <p>Building heights should generally range between 9 – 21 m (ca. 3-7 storeys) on the north western part of the site, 21-32 m (ca. 7-10 storeys) with taller buildings of approximately up to 60m (ca. 20 storeys) in proximity to Plaistow Station. Massing should step down towards Corporation Street to the north-west of the site to sensitively integrate with the low rise context.</p> <p>[...]</p>	Part 2, p. 513	N9.SA1 Plaistow North: Design principles	Clarification and consistency with Local Plan Policy D6.
FMO271	<p>[...]</p> <p>Development should address open green space deficiencies by providing a pPocket pPark. Community growing opportunities should be provided as part of the site's communal amenity space. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space in the form of a Local Area for Play. This should be playable public realm.</p>	Part 2, p. 514	N9.SA1 Plaistow North: Infrastructure requirements	Clarification and consistency with Local Plan Policies GW1 and GWS3.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
	[...]			
FMO272	[...] Sensitive edge (heritage assets – and low rise context)	Part 2, p. 520	N10.SA1, Indicative diagram key	Key clarification in response to AP22
FMO321	Development should provide accessible play space in the form of a Local Area for Play. This should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.	Part 2, p.521	N10.SA1 Balaam Leisure Centre: Infrastructure requirements	Clarification and consistency with Local Plan Policy GWS5
FMO273	[...] Sensitive edge (heritage assets – low rise context) [...]	Part 2, p. 523	N10.SA2, Indicative diagram key	Key clarification in response to AP22
FMO274	Development should address open green space deficiencies by enhancing the quality and accessibility of the existing open space on site and make it publicly accessible, or if not possible, for public use outside of school operating hours. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. Development should provide publicly accessible play space in the form of a Neighbourhood Equipped Area for Play.	Part 2, p. 524	N10.SA2 Newham Sixth Form College: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3
FMO275	[...] Sensitive edge (heritage assets – low rise context) [...]	Part 2, p. 526	N10.SA3, Indicative diagram key	Key clarification in response to AP22

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO276	<p>Development should address open green space deficiencies by reproviding the existing sports pitches alongside enhanced open green space to provide a Local Park / Open Space with minimum size of 5 hectares to service nearby residential neighbourhoods. The open space provision should prioritise community growing opportunities. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space in the form of a Local Area for Play. This should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.</p>	Part 2, p. 528	N10.SA3 Newham Leisure Centre: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3
FMO277	[...] Sensitive edge (heritage assets — low rise context) [...]	Part 2, p. 530	N10.SA4, Indicative diagram key	Key clarification in response to AP22
FMO322	<p>[...]</p> <p>Development should provide publicly accessible play space in the form of a Local Area for Play. This should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.</p>	Part 2, p.531	N10.SA4 Balaam Street Health Complex: Infrastructure requirements	Clarification and consistency with Local Plan Policy GWS5
FMO278	<p>[...]</p> <p>4. appropriate mitigation and buffering between residential and industrial uses;</p> <p>[...]</p>	Part 2, p. 534	Policy N11: Beckton Part 4 & 13	Clarification and consistency with Policy D6.

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FMO279	<p>13. 12. mitigating the odour impacts of the sewage treatment works ahead of the occupation of developments in the vicinity through appropriate buffering and other design solutions;</p> <p>[...]</p> <p>[...] Sensitive edge (heritage assets – low rise context) [...]</p>	Part 2, p. 537	N11.SA1, Indicative diagram key	Key clarification in response to AP22
FMO280	<p>The site should be designed and developed comprehensively in accordance with Local Plan Policy BFN2.</p> <p>Building heights should generally range between 9-21m (ca. 3-7 storeys) in the northern part of the site with taller buildings of approximately up to 32m (ca. 10 storeys) and 40m (ca. 13 storeys) to add wayfinding and to mark the town centre. Massing should step down towards the south of the site to sensitively integrate with the prevailing height of the context.</p> <p>[...]</p> <p>The design and layout of the site should take account of the existing overhead transmission line route and risk of flooding from all sources and meet the requirements of Local Plan Policy CE7. Sustainable drainage should be considered from the outset and meet the requirements of Local Plan Policy CE8.</p>	Part 2, p. 538	N11.SA1 East Ham Beckton Town Centre: Design principles	Clarification of design principle and consistency with Local Plan Policy D4.

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO281	[...] Development should address open green space deficiency by providing p Pocket p Parks and a central public square. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space in the form of a Local Area for Play. Play space should meet the requirements of Local Plan Policy GWS5. [...]	Part 2, p. 539	N11.SA1 East Beckton Town Centre: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3.
FMO282	[...] The potential impact of the existing overhead transmission line route on design and layout should be taken into account at the pre-application stage through early engagement with National Grid.	Part 2, p. 539	N11.SA1 East Beckton Town centre: Phasing and implementation	Clarification of engagement with National Grid.
FMO283	Development should address open green space deficiencies by providing a p Pocket p Park . Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3. In addition to the open green space provision, development should provide publicly accessible play space in the form of a Local Area for Play. Play space should meet the requirements of Local Plan Policy GWS5. [...]	Part 2, p. 542	N11.SA2 Cyprus: Infrastructure requirements	Clarification and consistency with Local Plan Policies GWS1 and GWS3.

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FMO284	[...] Sensitive edge (noise - pollution ~infrastructure) Sensitive edge (heritage assets – and low rise context) [...]	Part 2, p. 544	N11.SA3, Indicative diagram key	Key clarification in response to AP22
FMO285	[...] The employment uses should be in consistent with Policy J1 and prioritise light industrial uses, warehouses and storage. Development on the site should follow Local Plan Policy J3. [...]	Part 2, p. 545	N11.SA3 Alpine Way: Development principles	Clarification and consistency with Local Plan Policy J3.
FMO286	Building heights should generally range between 9-21m (ca. 3-7 storeys) with taller buildings of approximately up to 32m (ca. 10 storeys) and 40m (ca. 13 storeys) to the west to add wayfinding and to mark the gateway to the site. Massing should step down towards the east-south of the site to sensitively integrate with the heritage assets. [...] Design measures should minimise exposure to odour from Beckton Sewage Treatment Works , ensure an air quality neutral approach and minimise exposure to poor air quality as per Local Plan Policy CE6, particularly on Woolwich Manor Way. [...]	Part 2, p. 545	N11.SA3 Alpine Way: Design principles	Clarification and consistency with Local Plan Policies D4 and D6.

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
<p>FMO287</p>	<p>Development should address open green space deficiency by delivering a pPocket pPark / sSmall Open sSpace. Green space provision should meet the requirements of Local Plan Policies GWS1 and GWS3.</p> <p>In addition to the open green space provision, development should provide publicly accessible play space in the form of a Locally Equipped Area for Play as well as play space in the form of a Local Area for Play, which should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.</p>	<p>Part 2, p. 546</p>	<p>N11.SA3 Alpine Way: Infrastructure requirements</p>	<p>Clarification and consistency with Local Plan Policies GWS1.</p>
<p>FMO288</p>	<p>[...]</p> <p>Phasing of the site should take account of the likely requirement for water supply infrastructure upgrades, through early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.</p> <p>Any necessary mitigation to address odour impact from existing odorous uses in the vicinity, including the Beckton Sewage Treatment Works, should be completed ahead of the occupation of development.</p>	<p>Part 2, p. 546</p>	<p>N11.SA3 Alpine Way: Phasing and implementation</p>	<p>Clarification and consistency</p>
<p>FMO289</p>	<p>[...] Sensitive edge (heritage assets - low rise context)</p> <p>Sensitive edge (noise - pollution - infrastructure) [...]</p>	<p>Part 2, p. 555</p>	<p>N13.SA1, Indicative diagram key</p>	<p>Key clarification in response to AP22</p>

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Consistency references expressed as e.g. 1.1	New text in bold and removed text in strikethrough . Footnotes and hyperlink changes expressed between [] brackets		Paragraph number, policy reference and part, implementation text reference etc.	
FMO290	In addition to the green infrastructure improvements, development should provide publicly accessible play space in the form of a Local Area for Play. This should be playable public realm. Community growing opportunities should be provided as part of the site's communal amenity space. Play space should meet the requirements of Local Plan Policy GWS5.	Part 2, p. 556	N13.SA1 East Ham Western Gateway Infrastructure requirements	
FMO291	[...] Sensitive edge (heritage assets — low rise context)	Part 2, p. 558	N13.SA2, Indicative diagram key	Key clarification in response to AP22
FMO292	In addition to the green infrastructure improvements, development should provide publicly accessible play space in the form of a Local Area for Play. This should be playable public realm. Community growing opportunities should be provided as part of the site's communal amenity space. Play space should meet the requirements of Local Plan Policy GWS5.	Part 2, p. 560	N13.SA2 East Ham Primark Infrastructure requirements	
FMO293	[...] Sensitive edge (heritage assets — low rise context)	Part 2, p. 562	N13.SA3, Indicative diagram key	Key clarification in response to AP22

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<p>Consistency references expressed as e.g. 1.1</p>	<p>New text in bold and removed text in strikethrough.</p> <p>Footnotes and hyperlink changes expressed between [] brackets</p>		<p>Paragraph number, policy reference and part, implementation text reference etc.</p>	
FMO323		Part 2, p.562	N13.SA3 Indicative diagram	Updated the Indicative Map to reflect the potential modification to policy N13.SA3 and the proposed change to the Metropolitan Open Land boundary (in response to Action Point 74).
FMO294	<p>The site is shown to be at significant risk of flooding in Flood Zone 3 and Flood Zone 2, as well as being at pluvial flood risk in the 1% and 0.1% AEP events and also being at risk if the Thames were to breach its bank and defences were to fail.</p> <p>Following publication of the Strategic Flood Risk Assessment (SFRA), the Environment Agency has undertaken further flood risk modelling of the River Roding. This updated modelling must be used to inform any site-specific Flood Risk Assessment for the site.</p>	Part 2, p. 561	N13.SA3 Former East Ham Gasworks: Flood Risk	Clarification and consistency with the SFRA.
FMO295	Residential, open green space and community facility.	Part 2, p. 563	N13.SA3 Former East Ham Gasworks:	In relation to Action Point 64.

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	<p>Part of this site lies within designated Metropolitan Open Land (MOL). Newham’s MOL Review (2026) demonstrated exceptional circumstances to release a limited area of MOL at this location.</p> <p>Development should must be limited to the minimum necessary to remediate the site and take place on the part of the site outside of the retained Metropolitan Open Land and maintain the site’s role in providing a continuous chain of open space along Newham’s eastern boundary. Development should explore the restoration of the Back River. Development of this site is contingent on delivering measurable improvements to the quality, accessibility and ecological value of the retained MOL (6.7ha).</p> <p>Development should protect, enhance and bring back into public use the disused sports pitches in the Metropolitan Open Land in accordance with Local Plan Policy GWS1.</p> <p>Development must protect the openness of the retained Metropolitan Open Land (MOL), enhance the site’s role in providing a continuous chain of green space along Newham’s eastern boundary and explore the restoration of the Back River (in accordance with Local Plan Policy GWS2).</p> <p>Development must enhance green space with a strong emphasis on:</p> <ul style="list-style-type: none"> improving public access across the retained Metropolitan Open Land (MOL) 		<p>Development principles</p>	

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	<ul style="list-style-type: none"> • 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. <p>Development should address the need for community facilities by delivering a new community facility with a local neighbourhood appeal (smaller than 1,000 sqm Gross Internal Area), unless it can be demonstrated that the needs of the community have already been met. Development 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.</p> <p>Development proposals should ensure that flood risk is minimised, mitigated and informed by a site-specific Flood Risk Assessment, as per Local Plan policy CE7 and informed by the Strategic Flood Risk Assessment Level 2 Site Assessment (2023) (2025).</p>			

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FMO296	<p>[...]</p> <p>The design and layout of the site should take into consideration the electricity pylons on the eastern boundary of the site and the existing overhead transmission line route, and minimise the impact of noise from any required Pressure Reduction System on residential amenity.</p> <p>[...]</p>	Part 2, p. 563	N13.SA3 Former East Ham Gasworks: Design principles	To clarify design principle.
FMO297	<p>Development should must address existing open green space deficiency by maximising public access to the retained 6.7ha of Metropolitan Open Land. retaining the Metropolitan Open Land and make it publicly accessible.</p> <p>The site is in an area of:</p> <ul style="list-style-type: none"> • deficiency of access to all types of parks, except the southern half of the site which is within the catchment for Barking Road Recreation Ground (Local Park) • under provision to publicly accessible open green space by head of population • under provision to NEAP, LEAP and LAP play facilities • under provision of allotments <p>The open space provision should prioritise community growing opportunities To address the exceptional circumstances required for the release of Metropolitan Open Land (MOL) at this site, and to remedy the open space deficiencies identified above, development must deliver green space provision that includes a consolidated</p>	Part 2, p. 564	N13.SA3 Former East Ham Gasworks: Infrastructure requirements	To address Action Point 64.

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<p>FMO298</p>	<p>[...]</p> <p>Green Street District Centre is at the heart of the neighbourhood. The district centre provides a specialised, local local South-Asian clothing and jewellery retail offer with a regional draw. Within this, and Queen's Market is a successful historic market which provides a distinctive and cultural mix of affordable foods, textiles, clothing and other products and services catering to the needs of the local community as well as those who travel to visit the market, driving footfall and spend in the wider Green Street town centre. The neighbourhood has been associated with the textile retail and jewellery industry since the 1980s and the corner of Green Street and Plashet Grove is home to a cluster of specialist jewellery makers and traders. However, public</p>	<p>Part 2, p. 565</p>	<p>N14 Green Street: Neighbourhood profile</p>	<p>Clarification of role of Queens Market</p>

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<p>FMO299</p>	<p>realm in the district centre, particularly at Queen’s Market, Upton Park Station and St Stephen’s parade needs to be improved, with some projects already underway. The neighbourhood has above the Newham average number of community facilities per km², with its 37 communitycommunity facilities offering including a number of community centres, the library and places of worship.</p> <p>[...]</p>	<p>Part 2, p. 567</p>	<p>N14 Green Street: Vision</p>	<p>Clarification of role of Queens Market</p>
<p>FMO300</p>	<p><u>Policy N14: Green Street</u></p> <p>[...]</p> <p>4. protecting and enhancing the role of Queen’s Market as an affordable, culturally significant, diverse, covered market with adjoining small shops by:</p>	<p>Part 2, p. 567</p>	<p>Policy N14 Green Street</p> <p>Part 4</p>	<p>Clarification of role of Queens Market</p>

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FMO301	<p>a. requiring development impacting the market to demonstrate how it protects and contributes to the social and economic value of the market, in accordance with Policies BFN3 and HS4;</p> <p>b. requiring improvements to the public realm, toilets and market facilities;</p> <p>c. supporting the provision of improved public spaces to support cultural and pop-up activities during the day and into the evening and night-time;</p> <p>d. supporting a range of uses including retail, employment uses, community facilities and a childcare facility;</p> <p>e. exploring opportunities for delivering additional housing in line with Policy HS2.5, accordance with the Green Street Tall Building Zone and Local Plan policy D4, whilst safeguarding the visibility and character of the market managing the transition to the surrounding low rise context; and</p> <p>f. supporting the conversion of 412 – 416 and 420 Green Street to provide a cultural and wellbeing community space;</p> <p>[...]</p> <p>[...] Sensitive edge (heritage assets – and low rise context)</p>	Part 2, p. 570	N14.SA1, Indicative diagram key	Key clarification in response to AP22

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FMO325	[...] Development should provide publicly accessible play space in the form of a Local Area of Play. This should be playable public realm. Community growing opportunities should be provided as part of the site's communal amenity space. Play space should meet the requirements of Local Plan Policy GWS5.	Part 2, p.571	N14.SA1 Shrewsbury Road Health Complex: Infrastructure requirements	Clarification and consistency with Local Plan Policy GWS5
FMO302	[...] Sensitive edge (heritage assets low rise context) [...]	Part 2, p. 577	N15.SA1, Indicative diagram key	Key clarification in response to AP22
FMO326	[...] Development should address open green green space deficiencies by providing publicly accessible play space in the form of a Locally Equipped Area for Play on the small pocket park and Local Area for Play which should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.	Part 2, p.578	N15.SA1 Lord Listed Health Centre: Infrastructure requirements	Clarification and consistency with Local Plan Policy GWS5
FMO303	[...] Sensitive edge (heritage assets and low rise context) Sensitive edge (noise - pollution infrastructure) [...]	Part 2, p. 580	N15.SA2, Indicative diagram key	Key clarification in response to AP22
FMO304	[...]	Part 2, p. 581	N15.SA2 Woodgrange Road West: Development principles	Clarification and consistency with Local Plan Policy J3

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FMO305	<p>The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace for light industrial uses.</p> <p>Development on the site should follow Local Plan Policy J3.</p> <p>[...]</p>			
FMO305	<p>[...]</p> <p>Building heights should generally range between 9-21m (ca. 3-7 storeys) with a taller building of approximately up to 32m (ca. 10 storeys). Massing should step down towards the railway tracks and the rear of the site on Earlam Grove to sensitively integrate with the low rise context.</p> <p>[...]</p>	Part 2, p. 581	N15.SA2 Woodgrange Road West: Design principles	Clarification and consistency with Local Plan Polices D4
FMO327	<p>Development should provide publicly accessible play space in the form of a Local Area for Play. This should be playable public realm. Play space should meet the requirements of Local Plan Policy GWS5.</p>	Part 2, p.582	N15.SA2 Woodgrange Road West: Infrastructure requirements	Clarification and consistency with Local Plan Policy GWS5
FMO306	<p>Short to long term</p> <p>Phasing of the site should take account of the likely requirement for wastewater infrastructure upgrade, through early engagement with Thames Water in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development.</p>	Part 2, p. 582	N15.SA2 Woodgrange Road West: Phasing and implementation	Clarification of wastewater infrastructure upgrade

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<p>FMO307</p>	<p>Gallions Reach will be transformed into a new neighbourhood through phased development supported by the delivery of an extended DLR line and new DLR station or a similarly transformative (as confirmed by Transport for London) public transport intervention and complementary transport measures at N17.SA1 Beckton Riverside. The new neighbourhood will include a large number of homes, new and intensified employment uses and the creation of a new town centre and a new neighbourhood parade. The neighbourhood's riverside location will be optimised, through improved access and landscaping along both the River Thames and the River Roding. The neighbourhood will benefit from new green spaces and improved access to existing green spaces and nature. New development will benefit from new and improved public transport connections and a network of safe, green and accessible walking and cycling routes leading to destinations across the neighbourhood and to the wider network of neighbourhoods.</p> <p>To align with the delivery of a new DLR station and complementary transport measures or a similarly transformative (as confirmed by Transport for London) public transport intervention, a new town centre will be created. This will consolidate and diversify the existing retail offer alongside the creation of a local scale evening and night time economy. The neighbourhood will be supported by new community facilities and schools.</p> <p>[...]</p>	<p>Part 2, p. 589</p>	<p>Policy N17 Gallions Reach: Vision</p>	<p>Clarification of the vision for Gallions Reach</p>

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FMO308	<p>The vision for Gallions Reach will be achieved through the extension of the DLR and the creation of a new DLR station at Beckton Riverside and complementary transport infrastructure or a similarly transformative (as confirmed by Transport for London) public transport intervention, along with improved capacity at Gallions Reach station, to enable an uplift in housing density and the creation of a new town centre and by:</p> <ol style="list-style-type: none"> 1. supporting the creation of a new neighbourhood character through the phased transformation of N17.SA1 Beckton Riverside, in accordance with the Gallions Reach Tall Building Zone and Local Plan Policy D4; 2. encouraging development to integrate and reflect the historic uses of the site such as the former gasholders and Victorian river piers, as features of the neighbourhood’s character; 3. reducing any physical, townscape, landscape and perceived barriers to enable seamless integration between sites; 4. appropriate mitigation and buffering between residential and industrial uses; 5. reconfiguring the phased reconfiguration of the existing out-of-centre retail Gallions Reach Shopping Park offer to create a new town centre in line with Policies HS1 and HS2 by: <ol style="list-style-type: none"> a. requiring significantly reduced car parking, a high-quality and animated public realm, town square, and quality walking and cycling links to public transport and the wider neighbourhood; 	Part 2, p. 589	Policy N17: Gallions Reach	Wording drafted in relation to AP10.

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	<p>b. supporting a diverse mix of main town centre uses, including offices, as well as temporary and pop-up uses such as markets, by retaining the overall quantity of comparison retail floorspace and creating and expanded offer of convenience and retail services floorspace, to meet local catchment needs and demonstrated market demand for retail, leisure, services, workspace and community uses, as well as temporary and pop-up uses such as markets;</p> <p>6. requiring a new neighbourhood parade and supporting the role of the Albert Basin Local Centre to meet local catchment needs for retail, leisure, services and community uses;</p> <p>7. optimising and intensifying the Strategic Industrial Location and supporting demand for warehousing and distribution, utilities and transport needs;</p> <p>8. requiring developments in the Royal Docks Enterprise Zone that deliver new employment floor space to support the London Living Wage designation;</p> <p>9. supporting the extension of the DLR depot;</p> <p>10. supporting the removal of the Thames Gateway Bridge Safeguarding (by the Secretary of State, following recommendation by Transport for London and the Mayor of London);</p> <p>11. improving conditions for walking, cycling and public transport by:</p> <p>a. radically reducing existing car parking capacity and the dominance of road infrastructure across the neighbourhood;</p>			

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	<ul style="list-style-type: none"> b. mitigating any severance caused by new train tracks, including through the provision of new bridges for walking and cycling; c. supporting the provision of a Thames Clipper Pier; d. improving Armada Way, Gallions Road and Atlantis Avenue to enhance conditions for walking, cycling and public transport and to improve links to Gallions Reach station; e. providing new crossings at Royal Docks Road, Gallions Reach Roundabout, Alfred’s Way and across the River Roding (including the Lower Roding Crossing) to reduce severance and to improve connectivity to Beckton and the wider network of neighbourhoods and to neighbouring boroughs; f. extending the Greenway to provide improved walking and cycling links through the neighbourhood and across to Beckton and extending the Thames Path through the neighbourhood along both the River Thames and the River Roding to provide connectivity at Barking Creek; g. supporting the provision of the Royal Docks Road (A406 to Gallions Reach) and River Roding Strategic Cycling Corridors; h. requiring and supporting new or improved walking and cycling routes to maximise physical and visual access to the water; i. supporting the implementation of Low Traffic Neighbourhoods and new and improved modal filters; <p>12. securing public access to green and water spaces and nature that are currently inaccessible to the public, including opportunities for water-related and water-dependent activities;</p>			

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	<p>13. retaining existing mature trees and maximising the provision of new open green space, green infrastructure and green links, including through new parks and an active, landscaped edge along the water at N17.SA1 Beckton Riverside and the use of street trees on Alfred’s Way and opportunities to increase biodiversity and improve existing Sites of Importance for Nature Conservation, particularly along Royal Docks Road and the River Roding in partnership with London Boroughs of Redbridge and Barking and Dagenham;</p> <p>14. mitigating the odour impacts of the sewage treatment works ahead of the occupation of developments in the vicinity through appropriate buffering and other design solutions;</p> <p>15. mitigating the noise impacts of the DLR depot through appropriate buffering and other design solutions and mitigating the noise impacts of the airport through appropriate design solutions, including considering the location of uses;</p> <p>16. improving air quality and reducing exposure to poor air quality, particularly along Alfred’s Way and Royal Docks Road;</p> <p>17. providing a new electricity substation;</p> <p>18. supporting new community facilities when in conformity with Local Plan Policy S12, including a leisure centre and faith facilities;</p> <p>19. protecting and supporting enhancements to playing pitches at Powerleague and requiring an urban sport offer and sports-lit multi-use games area at N17.SA1 Beckton Riverside;</p>			

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<p>FMO309</p>	<p>In an area of deficiency of access to all parks.</p> <p>Site contains the Thames Gateway Bridge Safeguarded Land and Beckton Riverside two Sites of Importance for Nature Conservation (SINCs) and is adjacent to the River Thames and tidal tributaries SINC.</p> <p>Air Quality Management Area</p>	<p>Part 2, p. 591</p>	<p>N17.SA1 Beckton Riverside: Natural environment Designations</p>	<p>Clarification of the removal of the safeguarded land.</p>

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<p>MO4.4(a)</p>	<p>Residential development, employment uses, open green space, main town centre uses and social infrastructure, including community facilities, education uses, sports and recreation facilities and a health centre.</p> <p>The scale and nature of development on this site is contingent on the proposed changes to transport infrastructure on this site, including a new DLR station and track crossing the river in accordance with Local Plan Policy T1.1(c).:-</p> <ul style="list-style-type: none"> — a new DLR station and track; and/or — delivery of a river crossing; or 	<p>Part 2, p. 593</p>	<p>N17.SA1 Beckton Riverside: Development principles</p>	<p>Wording drafted in relation to AP10.</p>

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	<p>— release of the land safeguarded for a river crossing crossing (by the Secretary of State, following recommendation by Transport for London and the Mayor of London).</p> <p>Applications for the development of this site, and their phasing, should consider and relate to the range of potential transport infrastructure changes on this site, in line with the principles outlined below.</p> <p>Development should be phased to maximise transport connectivity and capacity Until the DLR construction contract is let or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding:</p> <ul style="list-style-type: none"> - Transformative development activity should only occur in the southern section of the site within easy walking distance of Gallions Reach DLR station, which can be reached via a pleasant and safe route. - In line with Policy HS1, significant development of main town centre uses at and redesign of Gallions Reach Retail Shopping Park should help deliver significant phased reduction in car parking and support complementary transport measures ahead of the DLR station completion. not occur and applications on that part of the site will be assessed in accordance with Local Plan Policy HS1. - Where proposals do not contribute to the sustainable modal shift of the site, these will be assessed as asset management applications in accordance with Local Plan Policy HS3. 			

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	<ul style="list-style-type: none"> - The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace, in particular transport and utilities infrastructure and large scale industrial uses with a focus on logistics and warehousing and clean, green and low carbon industries. Employment uses outside of the Strategic Industrial Locations should be for light industrial uses. - A neighbourhood parade should be provided at a point between the location of the proposed new district centre and Albert Basin Local Centre, in line with the requirements in Local Plan Policy HS1.1. - Development should address the need for community facilities in the area by delivering community facilities in the new neighbourhood parade, unless it can be demonstrated that the needs of the community have already been met. Development should consider 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. - The health centre should be located in the neighbourhood parade and The primary school and associated early years' provision should be located in the southern part of the site, in close proximity to the new developments to the south of site. - Development should deliver the Local Park, the continuation of the Thames Path through the site, an enhanced route to 			

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	<p>Gallions Reach DLR station and the extension of the Greenway into the site at the earliest opportunity.</p> <p>Following funding commitment¹ to the DLR extension, in line with the wider masterplan and delivery of transport, development should deliver: Once the DLR construction contract is let or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding:</p> <ul style="list-style-type: none"> - Transformative activity of the remainder of the site in line with transport delivery Transformative development activity on the remainder of the site can commence, of a scale which reflects the improved transport access. - A new town centre should be delivered, starting from the indicative boundary mapped on the policies map, consistent with a district centre designation. There is an opportunity to provide the quantity and scale of uses consistent with a major centre, if supported by the findings of an up-to-date and robust Marketing Strategy and Impact Assessment, in line with the requirements in Local Plan Policy Policies HS1 and HS2. 			

¹ Government confirmed funding to the scheme through the Autumn Budget in 2025; TfL with partners are working towards the Transport Works Act Order to enable the delivery of the DLR by early 2030s.

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	<ul style="list-style-type: none"> — The new town centre must be located in close proximity to the DLR station and be delivered in line with the requirements in HS1.2. - The phased development of the new town centre shall be supported by information of how early phases of the town centre will be sited and managed alongside the existing Shopping Park and the delivery of the new DLR station and track. - The employment uses should be consistent with Local Plan Policy J1 and prioritise industrial floorspace in the Strategic Industrial Locations, in particular transport and utilities infrastructure and large scale industrial uses with a focus on logistics and warehousing and clean, green and low carbon industries. Smaller-scale office uses should be prioritised in the new district centre. - Development should address the need for community facilities in the area by delivering new community uses in the new town centre, unless it can be demonstrated that the needs of the community have already been met. Development should consider 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. - Any expanded health hub or The health centre and sports and recreation uses should be located in the most accessible part of the site, within the town centre. The secondary school 			

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<p>MO40.4(b)</p>	<p>[...]</p> <p>In the southern part of the site, building heights should generally range between 21-32m (ca.7-10 storeys) with taller elements of approximately up to 40m (ca. 13 storeys) in limited locations in the areas closest to Gallions Reach DLR station and the riverside, with consideration given to marking the neighbourhood parade.</p> <p>In the northern part of the site, unlocked by the DLR extension and transport connectivity and once the DLR construction contract is let or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding, building heights should generally range between 21-32m (ca.7-10 storeys) with taller elements of approximately up to 50m (ca. 16 storeys) in limited locations at the new town centre and DLR station.</p> <p>Buildings should set back from the watercourse water spaces to avoid or minimise overshadowing impact.</p>	<p>Part 2, p. 594</p>	<p>N17.SA1 Beckton Riverside: Design principles</p>	<p>Wording drafted in relation to AP10 and for consistency and clarity.</p>

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<p>MO40.5</p>	<p>A buffer of preferably employment uses should be provided between residential uses and the Strategic Industrial Location both within and adjacent to the site allocation. Non-residential stacked industrial buildings are considered to be the most appropriate typology to provide a buffer. The retention of existing retail warehouses in Gallions Reach Shopping Park is also considered as an appropriate buffer. The design and layout of the site should consider public realm enhancements and avoid habitable rooms and amenity spaces facing industrial uses. Separate HGV and pedestrian access should be designed to avoid conflicts between different uses, particularly where servicing the buffer building.</p> <p>[...]</p> <p>Development should support and enable the delivery of a new DLR route and station at Beckton Riverside, through participating in a joint stakeholder approach with landowners, infrastructure providers and authorities, and improved capacity at Gallions Reach DLR.</p> <p>Development proposals within the part of the site safeguarded for the Thames Gateway Bridge must be referred to Transport for London and the Mayor of London for confirmation it will not preclude the delivery of a road crossing, until the safeguarding is removed as directed by the Secretary of State, following recommendation by Transport for London and the Mayor of London.</p> <p>Development should deliver an automated vacuum waste collection system to service all Local Authority Collected Waste generated by the</p>	<p>Part 2, p. 595</p>	<p>N17 Beckton Riverside: Infrastructure requirements</p>	<p>Wording drafted in relation to AP10 and for consistency and clarity.</p>

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	<p>development where viable, in accordance with the requirements of Local Plan Policy W3.8.</p> <p>In line with the wider masterplan and delivery with transport, development should: Until the DLR construction contract is let or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding:</p> <ul style="list-style-type: none"> - Development should provide a Provide a new primary school, with early year's childcare provision of the scale required to meet projected need for school places in accordance with Local Plan Policy S14 and a health centre designed to meet NHS needs and standards. Provision of health facilities should be subject to a needs based assessment at the time of delivery and meet the requirements of Local Plan Policy S12. - Development should Address existing open green space deficiency by providing a consolidated Local Park / Open Space of a minimum of 2 hectares and Pocket Parks to service nearby residential neighbourhoods. The open green space provision should prioritise the provision of community growing opportunities. In addition to the open green space provision, development should provide publicly accessible play space in the form of a Local Area for Play a Locally Equipped Area for Play and a Neighbourhood Equipped Area of Play. - Development should Provide a sports-lit MUGA, meeting the requirements of Local Plan Policy GWS5. 			

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	<p>Following funding commitment to the DLR extension Once the DLR construction contract is let, or a similarly transformative (as confirmed by Transport for London) public transport intervention has confirmed funding, development should deliver:</p> <ul style="list-style-type: none"> - A new leisure centre in the district centre. Provision should meet the needs identified in the Built Leisure Needs Assessment (2025) (2024) and be delivered in accordance with the requirements of Local Plan Policies SI2 and SI3. A new leisure centre at this site is not required if the built leisure provision for the area has already been delivered at N11.SA1; and - A secondary school of the scale required to meet projected need for school places in accordance with Local Plan Policy SI4. Open space for the secondary school can be split between the core school site requirements and hard outdoor PE provision, which should be provided on the school site, and soft outdoor PE provision which can be met in another part of the allocation but within a 10 minute walk of the school. Both the hard and soft outdoor PE provision should be accessible to the wider community; and - Health centre designed to meet NHS needs and standards. Provision of health facilities should be subject to a needs based assessment at the time of delivery and meet the requirements of Local Plan Policy SI2 An expanded health hub 			

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MO94.8	<p>designed to meet NHS needs and standards for the projected population; and</p> <ul style="list-style-type: none"> - safeguarded space for River Pier Landing Facilities and a River Pier. <p>[...]</p> <p>Any necessary mitigation to address odour impact from existing odorous uses in the vicinity, including the Beckton Sewage Treatment Works, should be completed ahead of the occupation of development.</p>	Part 2, p. 596	N17 Beckton Riverside: Phasing and implementation	Clarification and consistency with Policy D6, which includes requirements following updated Thames Water position
FMO324	<i>It is proposed that all 'Phasing and Implementation' sections of the Site Allocations be reviewed to reflect the most up-to-date position in the Housing Trajectory once confirmed.</i>	Part 2	All site allocations	Consistency with the Housing Trajectory
MO114	<p>Genuinely affordable housing: As per the Mayor of London's preferred affordable housing tenures in the London Plan (2021), genuinely affordable homes are:</p> <ul style="list-style-type: none"> • homes based on social rent levels, including Social Rent and London Affordable Rent • London Living Rent; and • London Shared Ownership. 	Part 2, p. 600	Glossary	Clarification to align with London Plan
MO52.2	Employment-led development: Employment-led development requires schemes to first meet employment needs (including the viable operation of employment generating uses on the site and where relevant, adjacent sites) in any design, and then other uses such as residential to be fitted around it. Employment-led	Part 2, p. 600	Glossary	Clarifications.

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	development can consist of employment only development but must still demonstrate that the employment needs at the site are being met.			
FMO101	<p>Green space: All predominantly vegetated, natural or semi-natural open spaces of public value (whether publicly or privately owned) that form part of the wider green infrastructure network and provide environmental, social and health benefits. Green spaces include, including parks, woodlands, nature reserves, gardens, allotments, community gardens, 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.</p> <p>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</p>	Part 2, p. 600	Glossary	Clarification and response to AP72

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FMO313	<p>connectivity, habitat quality, accessible green space provision and the character and visual amenity of Newham’s urban environment.</p> <p>This definition applies to all qualifying land whether or not it is identified on the Policies Map, but it excludes private domestic gardens.</p>	Part 2, p.601	Glossary	Clarifications.
FMO102	<p>Maximum feasible quantity green space: The greatest proportion of existing green space that can reasonably be retained once all design, layout, accessibility, safety, and functional considerations have been addressed. Applicants must demonstrate through evidence and design justification that any proposed loss is unavoidable and that alternative layouts have been explored to minimise reduction.</p>	Part 2, p. 602	Glossary	Clarification.
FMO310	<p>Night Flights: For the purposes of policy T5: London City Airport, a night flight is a flight taking off or landing during nighttime, between 2300 and 0700.</p>	Part 2, p. 603	Glossary	Clarification

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FMO139	Delete 'Waste Hierarchy' and 'Waste sites' definition from the Glossary	Part 2, p. 606	Glossary	Reflecting deletion of relevant waste policy clauses.
FMO117	Target no net loss of floorspace. Monitor for location against designated employment land and non-designated employment sites. Monitor approvals (gains and loss) and completions. Monitor for net change in Use Class B (including general industrial (B2), storage or distribution (B8) (including dark kitchen/ shop and micro fulfilment)), industrial-related Use Class E (including research and development (E(g)(ii) and light industrial (E(g)(iii))) and office (E(g)(i) floorspace approved (gains and loss) and completed on Strategic Industrial Locations (SILs), Local Industrial Locations (LILs), site allocations and other non-designated employment sites.	Part 2, p.616	Monitoring Framework- Key performance indicator 22	Clarification. Agreed with the Greater London Authority through the statement of common ground (ED007).
MO57.4	Target delivery of between 51,425 and 53,784 45,611 and 53,954 new residential units across the plan period.	Part 2, p. 617	Monitoring indicator 24 - Target and scope of monitoring	Update to reflect updated Housing Target
FMO140	Target: 50 per cent of all new homes delivered across the Plan period to be affordable housing and an affordable housing tenure mix of 65 per cent social rent housing and 35 per cent intermediate homes. Monitor gross permissions and completions, split via tenure and as a percentage of new housing delivered, against strategic target to	Part 2, p.617	Monitoring Framework – Key performance indicator 26	Update to reflect revised affordable housing target.

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<p>FMO141</p>	<p>deliver 50 per cent of new homes as affordable housing, with an affordable tenure mix of 65 per cent social rent housing and 35 per cent intermediate homes.</p> <p>Target all new residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more to 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. Monitor gross permissions and completions, split via tenure and as a percentage of new housing delivered, against target to deliver 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.</p> <p>Target delivery of new social rent residential units meeting policy mix of 40 per cent three or more bedroom dwellinghouses and no more than 15 per cent as one bedroom, two person dwellinghouses.</p> <p>Monitor for approvals and completions.</p>	<p>Part 2, p. 618</p>	<p>(Delivery of affordable housing)</p> <p>Target and scope of monitoring column</p> <p>Monitoring Framework – Key performance indicator 28 (Housing mix)</p> <p>Target and scope of monitoring column</p>	<p>To reflect modification proposed to housing mix policy</p>
<p>FMO142</p>	<p>Target no oversaturation in any neighbourhood, measured as over 25 per cent of net pipeline housing approvals and net completions in a neighbourhood. Student accommodation will be measured using a</p>	<p>Part 2, p. 619</p>	<p>Monitoring Framework – Key performance</p>	<p>To reflect proposed modifications to Policy H8.</p>

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	ratio of the average number of students living in student only accommodation, using the published census data. Monitor as a percentage of net pipeline housing approvals and net completions in a neighbourhood within the plan period.		indicator 28 (Housing mix) Target and scope of monitoring column	
MO118	No target. 39 pitches between 2027/28 and 2036/37. Monitor proportionately compared to need identified in the Gypsy and Traveller Accommodation Assessment and any emerging evidence prepared by the Greater London Authority.	Part 2, p. 620	Monitoring Framework (Row: Indicator 33; Column: Target and scope of monitoring)	Alignment with proposed updated policy target.
FMO143	Delete monitoring Key Performance Indicators 57, 58 and 59	Part 2, p. 628	Monitoring Framework	Reflecting deletion of Policy W1 and relevant parts of Policy W2.