

[REDACTED]

From: Emma Scott [REDACTED]
Sent: 07 July 2026 11:26
To: Ellie Kuper Thomas; Local Plan
Cc: [REDACTED]
Subject: Newham Main Mods- GLA Response
Attachments: GLA Response_Newham Local Plan Main Modifications Consultation_07 July 2026.pdf

Hi Ellie,

Please see the attached Response to Newham's Main Modifications. Please let me know if you have any questions or wish to discuss any points.

Many thanks,
Emma

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Ellie Kuper Thomas
Planning Policy Manager
Newham Dockside
1000 Dockside Road
London
E16 2QU

Department: Planning
Our reference: LDF25/LDD0/ES01
Date: 07 July 2026

By email: 

Dear Ellie,

Planning and Compulsory Purchase Act 2004 (as amended); Greater London Authority Acts 1999 and 2007; Town and Country Planning (Local Development) (England) Regulations 2012

Re: Consultation on Proposed Main Modifications to the Newham Local Plan

Thank you for consulting the Mayor of London on the London Borough of Newham's (LBN) proposed main modifications to Newham's Local Plan. As you are aware, all Development Plan Documents in London must be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. The Mayor has afforded me delegated authority to make detailed comments which are set out below.

The Mayor provided comments on the preparation of the Newham Local Plan, responding to the Regulation 19 consultation in August 2024 (Ref:LDF25/LDD01/LP03/HA01). A Statement of Common Ground (SoCG) between the GLA and Newham was signed on 24th November 2025. The former covered areas relating to housing targets prior to 2029, affordable housing, Gypsy and Traveller accommodation, employment land, and tall buildings. The SoCG identified that there were still areas of disagreement relating to affordable housing.

Proposed modifications

It is noted that our requested changes, as set out in the SoCG referred to above, are largely reflected with the main modifications. Specifically, LBN has proposed main modifications to adequately resolve the two outstanding general conformity matters relating to housing targets prior to 2029 and affordable housing. It is the Mayor's view that with these amendments the Newham Local Plan is now in general conformity with the London Plan 2021.

The modifications to Policy HN1 in relation to the housing targets (MM49 and MM50) set a minimum housing requirement of 45,611 between 2027 and 2042. Supply will be measured through a stepped trajectory with three phases, the first of which runs from 2027/28-2028/29 and sets a minimum annual target of 4,760. This reflects LBN's annualised housing target in the London Plan 2021 (LP2021). The Mayor welcomes these modifications which are in accordance with the SoCG and considers that this matter has now been resolved.

The modification (MM52) to Policy H3 bring the policy into alignment with the threshold approach to affordable housing set out in the LP2021. This is welcomed and adequately resolves the general conformity concern raised at the Regulation 19 stage. Proposed changes to the tenure mix requirements for homes to provide a mix of 65% social rent housing and 35% intermediate are also supported. The Mayor notes that MM53 includes changes to Part 2 of Policy H4 to require that a minimum proportion of social rent homes are family sized homes. This modification does not raise any strategic concerns.

Main modification 62, which relates to Gypsy and Traveller Accommodation, reflects the wording agreed within the SoCG between the GLA and LBN. This modification is welcomed.

The proposed main modifications also include changes to site allocation Policy N13.SA3 Former East Ham Gasworks in relation to the boundary of Metropolitan Open Land (MOL) at this location. Further evidence in the form of an MOL Exceptional Circumstances paper (published as an Appendix to the Newham MOL Review) was submitted and published as part of the Local Plan hearings (reference ED19a). Main modifications MM202 and MM204 together establish clear and measurable criteria to ensure delivery of significant improvements to the quality, accessibility and ecological value of the retained MOL within the site allocation boundary. This includes restricting any loss of MOL to the minimum necessary to remediate the site, the protection of the retained MOL, maximising biodiversity benefits, delivery of a 2ha minimum Local Park, and bringing into public use the disused sports pitches within the MOL. In view of this, the main modifications related to Policy N13.SA3 do not raise any general conformity issues.

Main modification 221 makes modifications to the design principles of site allocation N17. SA1. The Mayor is concerned that the inclusion of the specific clause 'the retention of existing retail warehouses in Gallions Reach Shopping Park is also considered as an appropriate buffer', may undermine the case for DLR investment. It implies the continued retention of low-density retail and associated car parking without any timescales associated with such retention. This proposed modification does not align with the principle of transformational, phased land use change outlined in the vision related to the DLR and fails to make the best use of land in a location where significant investment is planned. Adequate flexibility for proposals for asset management is provided through various main modifications (eg MM26 Policy HS1 Part 2, MM28 HS1.2 Implementation text, and MM29 HS3.1 implementation text) to address the transition stage of the phased transformation of existing retail park into a district town centre. We recommend some alternative text that provides the flexibility during transition phase but ensures good design and placemaking that can come through design discussions rather than locking in existing retail warehouses as buffer:

A buffer of **well-designed preferably employment or retail uses and other design measures that support/complement the future town centre and residential development** 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.

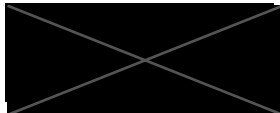
The Mayor also considers that the modification to Policy BFN4 Part 3 (MM15) is not sufficient to ensure consistency with London Plan DF1D which specifically identifies necessary public transport improvements as a priority alongside affordable housing. As stated in the SoCG

(ED007) we recommend that more specific changes are made to part a to include necessary public transport improvements.

Next steps

I hope these comments inform the final stages of the LBN's Local Plan examination and we look forward to continuing to work with you. If you have any questions regarding the comments in this letter, please do not hesitate to contact Emma Scott at Emma.scott@london.gov.uk.

Yours Sincerely,



Karen Montgomerie

Team Leader Strategic Planning (Local Plans)

Cc: James Small-Edwards Chair of London Assembly Planning and Regeneration Committee
Unmesh Desai, London Assembly Constituency Member
National Planning Casework Unit, MHCLG