

[REDACTED]

From: Mike Bottomley [REDACTED]
Sent: 07 July 2026 16:06
To: Local Plan
Cc: [REDACTED]
Subject: P08705 - Beckton Retail Park - Local Plan Main Modifications Consultation
Attachments: P8705 Beckton Retail Park Newham Main Modifications Consultation Response FINAL.pdf

Dear Planning Policy Team,

On behalf of LAMIT c/ CCLA Investment Management Ltd., please find attached a response to the current Newham Local Plan Main Modifications and Proposed Additional / Minor Modifications Consultation in relation to Beckton Retail Park, Alpine Way, London E6 6LA.

Please can you confirm receipt of the representations.

Kind regards

MIKE BOTTOMLEY
ASSOCIATE
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Planning Policy Team
Newham Dockside
1000 Dockside Road
London E16 2QU
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7th July 2026

P08705 - Beckton Retail Park, Alpine Way, London E6 6LA
Newham Local Plan Main Modifications and Proposed Additional / Minor Modifications Consultation Response

Rolfe Judd Planning have been appointed by LAMIT c/ CCLA Investment Management Ltd to advise on planning matters relating to their property at Beckton Retail Park.

We understand that LB Newham are undertaking a consultation on the proposed main modifications and proposed additional / minor modifications to the Newham Local Plan until Tuesday 7 July 2026.

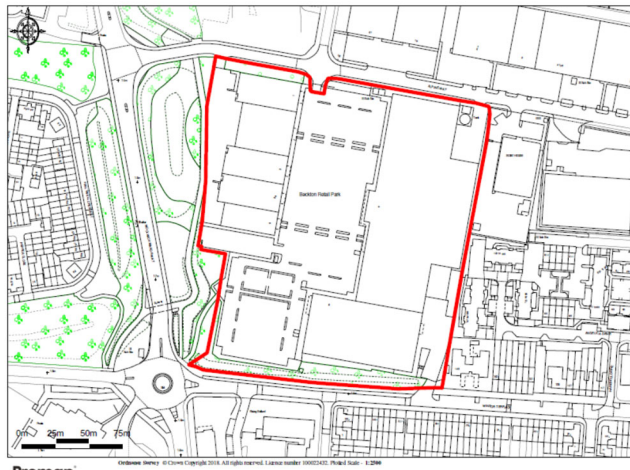
To date Rolfe Judd Planning have submitted representations to the following stages of the emerging Newham Local Plan, which will replace the adopted 2018 Local Plan:

1. The Regulation 18 Local Plan consultation took place in February 2023
2. The Regulation 19 Local Plan consultation took place in September 2024
3. LB Newham submitted the draft Local Plan to the Secretary of State on 21st July 2025. Rolfe Judd submitted a written statement and attended the examination in person in March 2025.

Background

Site Location

Beckton Retail Park is located in the south-east of Newham Borough, to the south of Alpine way, east of Woolwich Manor Way and north of Windsor Terrace.



Draft Development Proposals

The site was the subject of detailed discussions with London Borough of Newham in 2018 and early part of 2019 regarding a mixed-use development for commercial, employment and residential uses. Whilst the scheme design was not fully developed, the principles of the scheme were supported by Newham and the GLA. This support came partly from the site allocation S02 for the site for mixed use development as set out in the 2018 Local Plan. Due to the economic conditions at the time, a number of long dated occupational leases and then Covid, the scheme was not progressed any further.

A subsequent pre-application meeting was held with LB Newham on 2nd August 2024 with an updated proposal in response to the proposed re-insertion of the Alpine Way site allocation and market conditions improving. There is currently a mix of occupancy, and following a strategy of regearing of leases there is an ability to develop the site in 2029.

The previous scheme prepared by Rolfe Judd Architecture (RJA) allows for the southern side of the site to be developed as Phase 1, and then the western side to be developed as Phase 2 and whilst this is occurring, the eastern side will remain trading as retail until lease expiry. This approach would allow for a phased delivery programme, with Phase 1 and 2 delivering approximately c.650 residential units over a 5 to 6 year build out programme. This would then allow for the implementation of the eastern Phase 3 and 4 delivering a further c.450 residential units and commercial/light industrial space.

The response to these proposals was generally positive, with the principles of a mixed-use scheme being considered acceptable on the basis that they accounted for the site allocation and draft local plan. The overall massing and layout were also considered appropriate for the site but the approach to providing a buffer between the proposed residential to the south of the site and SIL to the north and east would need to be carefully considered as the designs progress.

The outline proposals and feedback have been set in more detail below where relevant to the emerging policies in the Local Plan.

Representations

We would like to submit the following written statement to the examination in response to the following modifications.

1. MM18: Policy D4 TBZ4 Beckton Tall Building Zone: Support the modification replacing 'up to' with 'approximately' in relation to building heights, as it provides greater flexibility while maintaining the intended scale and character of development.
2. MM195: N11.SA3 Alpine Way Phasing and Implementation: Object to the requirement for all necessary water infrastructure upgrades to be delivered ahead of occupation, as this is overly restrictive and could delay housing delivery. Support revised wording that allows infrastructure upgrades to be delivered at an appropriate stage within the phased occupation of the development, to be agreed with Thames Water.
3. AM244: N11.SA3 Alpine Way Green Space/Open Space and Policy J3 Link: Object to replacing 'open space' with 'green space', as it reduces flexibility and fails to recognise the role of high-quality hard landscaped public realm. Also object to the additional reference to Policy J3, which is considered unnecessary and redundant given that planning applications would already be determined in accordance with the adopted development plan.
4. AM245: N11.SA3 Alpine Way Green Space/Open Space: Object to the replacement of 'open space' with 'green space' for the same reasons set out under AM244.

MM18: Policy D4 TBZ4 Beckton Tall Building Zone

The draft allocation in the submission local plan states that building heights in TBZ4 should range between 9-21m (c.3-7 storeys) with taller buildings up to 32m (c.10 storeys) and 40m (c.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.

MM18 has been amended to replace 'up to' with 'approximately', providing greater flexibility.

We therefore wish to support MM18.

MM195: N11.SA3 Alpine Way Phasing and Implementation

This modification introduces the following text:

'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.'

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.'

We recognise that it will be necessary to ensure that any future development secures sufficient water supply infrastructure, however we object to the proposed wording which requires necessary infrastructure upgrades to be delivered ahead of the occupation of development. It may be the case that part of the development can be built and occupied prior to the water infrastructure upgrades being necessary. As worded the requirement is overly restrictive and may unnecessarily result in the delay of housing delivery.

We therefore request that the wording is updated as follows:

*'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 **at an appropriate point in the phased occupation of the proposed** ~~ahead of the occupation of~~ development.*

We therefore object to the current wording of MM195.

AM244: N11.SA3 Alpine Way – Green Space and Open Space

This amendment changes a reference from 'open space' to 'green space'. Any future development of the site would be supported by a comprehensive landscape and public realm strategy that responds to Newham's design principles and complies with Biodiversity Net Gain and Urban Greening Factor requirements.

Whilst the landscape strategy is likely to incorporate a significant amount of green space to meet these policy requirements, not all publicly accessible open space will necessarily be greened. High-quality hard landscaped public realm can also perform important placemaking, movement and amenity functions.

Given the existing policy framework already provides robust mechanisms to secure appropriate greening and biodiversity enhancements, we consider that the term 'open space' should be retained. This would provide greater flexibility in the design and delivery of future development, while still ensuring that appropriate levels of greening are secured through the planning process.

We therefore object to the current wording of AM244.

AM244: N11.SA3 Alpine Way - Policy J3 Link

AM24 also introduces an explicit cross-reference to Policy J3:

'The employment uses should be consistent with Policy J1 and prioritise light industrial uses, warehouses and storage. Development on the site should follow Local Plan Policy J3.'

We are unclear why this additional requirement has been introduced. Any future planning application for the site would be required to be determined in accordance with the adopted development plan, including Policy J3 where relevant. The proposed amendment therefore appears unnecessary and does not add any additional policy requirement or guidance beyond that already contained within the Local Plan. We therefore suggest that the additional reference to Policy J3 is removed on the basis that the amendment is redundant.

We therefore object to the current wording of AM244.

AM245: N11.SA3 Alpine Way – Green Space and Open Space

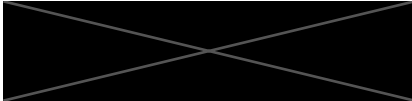
This amendment proposes a number of changed references from 'open space' to 'green space'. We object to these proposed amendments on the same basis as our objection to AM244.

We therefore object to the current wording of AM245.

Conclusions

In conclusion, LAMIT c/o CCLA Investment Management Ltd welcome the inclusion of Site Allocation N11.SA3 (Alpine Way), designated for development including residential and employment uses, as well as the provision of new open space. We consider there to be significant capacity to deliver around 1,100 homes on this brownfield site to contribute the to Borough housing targets.

Yours faithfully

A black rectangular box with a white 'X' inside, used to redact a signature.

For and on behalf of
Rolfe Judd Planning Limited