

From: Ramona Kayindu [REDACTED]
Sent: 07 July 2026 13:50
To: Local Plan
Cc: [REDACTED]
Subject: Proposed Main Modifications to the Newham Local Plan - LLDC Response
Attachments: Response_form_Main_Mods - LLDC Response.pdf

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To whom it may concern,

Please accept the attached response form regarding consultation on the Proposed Main Modifications to the Newham Local Plan from the London Legacy Development Corporation. If you have any questions about our response, please don't hesitate to contact us.

Many thanks,
Ramona

Ramona Kayindu MRTPI (She/Her)
Planning Manager
Development

Queen Elizabeth Olympic Park
London Legacy Development Corporation
Floor 9
5 Endeavour Square
Stratford
E20 1JN

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Response Form for Consultation of Proposed Main Modifications to the Newham Local Plan 2026 – 2042

	Local Plan Consultation of Proposed Main Modifications to the Newham Local Plan 2026 – 2042 Response Form	Ref: (For official use only)
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Name of the Local Plan to which this representation relates:

Newham Draft Submission
Local Plan

Privacy Notice

Who we are

London Borough of Newham (LBN) is registered with the Information Commissioner's Office (ICO) as a 'Data Controller' This privacy notice applies to you ('the service user') and LBN ('the Council'). The Council takes the privacy of your information very seriously.

This privacy notice relates to our functions relating to the Consultation of Proposed Main Modifications to the Newham Local Plan 2026 – 2042. It also provides additional information that specifically relates to this particular consultation, and should be read together with our [general privacy notice](#), which provides further detail.

What data do we collect and process

We collect your name, contact details, email address, job title and organisation if applicable and demographic equalities data if you choose to share it.

Why we collect your data

The consultation is a requirement of the Town and Country Planning (Local Planning) (England) Regulations 2012. We collect your data so that we can get your views on the legal compliance or soundness of the Local Plan, as well as its compliance with the duty to co-operate.

The lawful basis for processing your data

The lawful basis we use to process your data as set out in UK data protection legislation is:

Article 6 (a) Consent: the individual has given clear consent for us to process their personal data for a specific purpose.

Article 9 (a) Explicit Consent: the data subject has given explicit consent to the processing of those personal data for one or more specified purposes.

We will only process personal data where we have consent to do so, and you can withdraw your consent at any time. By submitting your personal data in the response form you are consenting for us to process your data and/or consenting to be added to the database. If added to the database, they can be removed upon request.

You can withdraw your consent at any time.

How we use your data

This data is collected, collated and then submitted to the Secretary of State, who will appoint an Inspector to conduct an independent examination of the Local Plan. Demographic data will be processed anonymously to assess the effectiveness of our consultation. Where you have consented, your contact details will be added to our consultation database for future consultations and updates on the Examination in Public. At submission representations will be made public on the council's website, including name of person and organisation if applicable making representation. Other

personal information will remain confidential. Representations, in full, submitted along with the Local Plan, evidence base and documents Submission Draft Newham required by legislation to the Planning Inspectorate and to the person the Secretary of State appoints as the Planning Inspector. Contact details will be made available to the Inspector and Programme Officer so they can contact individuals to participate in the Examination.

Consultation database is stored on Mailchimp and accessed by planning policy team only. Mailchimp stores names and email addresses of those on the consultation database in line with Mailchimp policies, particularly its [data processing addendum](#). Please be aware they may store personal data external to the UK specifically in the USA and/or EU.

Who we will share your data with

We will share your data with the Planning Inspector appointed by the Secretary of State, the Programme Officer appointed by Newham, and within the planning policy team. Your name and organisation (if applicable) will be published on our website along with representations upon submission. Demographic data will be processed anonymously to assess the effectiveness of our consultation.

How long we will keep your data

We will keep your data safe and secure for a period of 15 year(s) in line with our retention Schedule. After this time, it will be securely destroyed.

How do we protect your data

We comply with all laws concerning the protection of personal information and have security measures in place to reduce the risk of theft, loss, destruction, misuse or inappropriate disclosure of information. Staff access to information is provided on a need-to-know basis and we have access controls in place to help with this.

See the [Planning Inspectorate Customer Privacy Notice](#) for details on how they keep your data safe and secure.

Know your rights

We process your data in accordance with the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018. Find out about your rights at [Your rights – Processing personal data privacy notice – Newham Council](#) or at <https://ico.org.uk/your-data-matters/> If you have any queries or concerns relating to data protection matters, please email: dpo@newham.gov.uk

Response Form

This form has two parts –
Part A – Personal Details: need only be completed once.
Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

Anonymous responses cannot be accepted. Representations will be published with your name, but personal contact details will be kept confidential.

Personal Details*		Agent's Details (if applicable)
<i>*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent.</i>		
Title		
Name	Ramona Kayindu	
Job Title (where relevant)	Planning Manager	
Organisation (where relevant)	London Legacy Development Corporation	
Address Line 1	5 Endeavour Square	
Line 2		
Line 3	Stratford	
Line 4	London	
Post Code	E20 1JN	
Telephone Number	020 7461 2000	
E-mail Address (where relevant)	r.kayindu@lldc.co.uk	

Representor type (Please tick as appropriate)

Works in Newham	☐
Statutory Consultee	☐
Resident	☐
Elected official	☐
Developer	☐
Community Group Representative	☐
Business owner	☐
Other (please specify)	X Mayoral Development Corporation

Part B – Please use a separate sheet for each representation

Name or Organisation: London Legacy Development Corporation

What chapter is your response referring to?

Please tick as appropriate

Vision and Objectives		Building a Fairer Newham	
Design	X	High Streets	
Social Infrastructure		Inclusive Economy	
Homes	X	Green and Water Spaces	
Climate Emergency	X	Transport	
Waste and Utilities			

Neighbourhoods - N1 North Woolwich		Neighbourhoods - N2 Royal Victoria	
Neighbourhoods - N3 Royal Albert North		Neighbourhoods - N4 Canning Town	
Neighbourhoods - N5 Custom House		Neighbourhoods - N6 Manor Road	
Neighbourhoods - N7 Three Mills		Neighbourhoods - N8 Stratford and Maryland	X
Neighbourhoods - N9 West Ham		Neighbourhoods - N10 Plaistow	
Neighbourhoods - N11 Beckton		Neighbourhoods - N12 East Ham South	
Neighbourhoods - N13 East Ham		Neighbourhoods - N14 Green Street	
Neighbourhoods - N15 Forest Gate		Neighbourhoods - N16 Manor Park and Little Ilford	
Neighbourhoods - N17 Gallions Reach			
Other (please specify)			

What is the Main Modification or map change reference(s) you are commenting on?

You can find the modification reference in the main modifications table. We acknowledge an issue may relate to more than one Main Modification, in which case please reference all relevant modification references.

MM17, MM18, MM20, MM52, MM53, MM77, MM170, MM172, MM175, MM177, AM222

Response

Please focus your comments only on the Proposed Modifications and please provide:

- The Main Modification or Policies Map change reference(s) you are commenting on
- Whether you consider the modification legally compliant and/or sound
- If unsound, which test(s) of soundness it fails and the change you seek
- Any evidence supporting your view
- Any alternative wording you wish to propose

This consultation should not be used to:

- Repeat comments previously made at Regulation 18 or 19 stages
- Comment on parts of the Plan that are not subject to a Proposed Modification

MM17, MM18, MM19, MM20 (Policy D4 – Tall Buildings)

LLDC is supportive of the main modifications made to Policy D4 of the draft Local Plan. The changes reflect a more positive and pragmatic approach to spatial development and optimisation of sites whilst taking design quality and local context into account.

MM52 (Policy H3 – Affordable Housing)

LLDC is supportive of the modification MM52 to policy H3 of the draft Local Plan as it is in general conformity with the London Plan.

MM53 (Policy H4 – Housing Mix)

It is supported that Policy H4 has been amended to prioritise family housing within the social housing tenure as this is more reflective of demand as demonstrated in the Council's evidence base.

MM77 (Policy CE2 – Zero Carbon Development)

LLDC is supportive of modification MM77 to Policy CE2 Implementation 2 of the draft Newham Local Plan as it allows connection to heat networks that have a decarbonisation strategy in place.

MM170 and MM171 (N8.SA7 – Rick Roberts Way)

LLDC is satisfied that the requirement to protect and enhance existing sports and leisure uses has been removed and that height has been amended to reflect spatial context and opportunities for densification to deliver much needed housing.

MM172 (N8.SA7 – Rick Roberts Way)

Modification MM172 to infrastructure requirements on site allocation N8.SA7 are noted where the Multi-Use Games Area (MUGA) and 1.2ha of open space are specified to be required on publicly owned land. Whilst there is design intent to deliver 1.2ha of open space and MUGA as set out in the extant permission for the publicly owned land, it should be clear that the MUGA can be provided within the minimum 1.2ha of open space to avoid compromising the quantum of housing required and ensure a comprehensive and balanced approach to development. As such, the following amendments are sought (highlighted in yellow):

“Development should address existing ~~open green~~ space deficiencies by providing a Small Open Space with a minimum of 1.2 hectares ~~on the publicly owned land, and provide including~~ 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.”

MM175 (N8.SA8 Bridgewater)

LLDC is supportive in principle of modification MM175, but for purposes of clarity, the following modifications are sought (highlighted in yellow):

“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 approximately 60m in the west of the site~~ (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 overshadowing.~~ **to protect their functionality. Buildings should be set back from the water spaces to avoid or minimise overshadowing impact.”**

Notwithstanding the above we would reiterate that, when read alongside Policy D4, this policy does not preclude the delivery of taller buildings which also address the design matters noted. This approach is reflected in the recent submission of detailed proposals for the site (ref: 26/00274/VAR and 26/00634/REM) which include limited taller elements. That scheme resulted from extensive pre-application discussions with LBN planning officers and the independent Design Review Panel where the proposed design was broadly accepted as appropriate for this site.

Whilst not directly related to this modification, we would also reiterate our previous written comments and oral representations that the extension of the adjacent Greenway SINC onto the Site Allocation (proposed under policy GWS3.6) is unnecessary and inappropriate given that the land is already allocated and approved for development. Additional green infrastructure will be delivered as part of meeting the requirements of site allocation N8.SA8.

MM177 and AM222 (N8.SA9 Pudding Mill Lane)

It is supported that a greater height allowance has been set at N8.SA9 to reflect its permitted design. It is also supported that the requirement to provide the same quantity of business and industrial floorspace as permitted schemes has been removed in modification AM222 given that this floorspace is set at a maximum quantity in the planning permission for Pudding Mill Lane.

(Continue on a separate sheet /expand box if necessary)

Do you wish to be notified about future Examination stages:

Yes ☒ No ☐

Please return to London Borough of Newham by 5pm 7th July 2026