[redacted]

From: Sonia Halili [redacted]
Sent: 11 June 2026 11:56
To: Local Plan
Cc: [redacted]
Subject: Consultation on the Proposed Main Modifications to the Newham Local Plan - L&Q Response
Attachments: Newham Main Modifications L&Q Response Form.pdf

You don't often get email from [redacted] Learn why this is important

Good morning,

Please find attached L&Q's response form for the Consultation on the Proposed Main Modifications to the Newham Local Plan.

We trust that our submission will be given due consideration as part of the consultation process. Should you require any clarification regarding the points raised, please do not hesitate to contact me.

Kind regards,

Sonia

Sonia Halili
Design & Planning Project Manager
Property and Investment

Direct: [redacted]

29-35 West Ham Lane,
Stratford, London E15 4PH
www.lqgroup.org.uk

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London Borough of Newham
Newham Dockside
1000 Dockside Road
London
E16 2QU

11th June 2026

Sent via email: localplan@newham.gov.uk

RE: REPSENTATIONS BY L&Q TO NEWHAM COUNCIL (LBN) CONSULTATION ON PROPOSED MODIFICATIONS TO THE NEWHAM LOCAL PLAN (MAY 2026)

Dear Sir / Madam,

About L&Q

L&Q is one of the UK's leading housing associations and one of the nation's largest residential developers. We own or manage over 105,000 homes across a range of tenures including market sale, private rent, and affordable housing.

L&Q in Newham

L&Q is a major investor and provider of homes in Newham. We are owners and managers of our developments, and Newham is a key borough for the future delivery of new homes. Notably, we hold a new development opportunity at Lyle Park West (within draft site allocation N2.SA2) and are also exploring the potential for estate regeneration opportunities where this would be appropriate. We therefore have a long-term interest in ensuring that LBN's Local Plan is successful. It is on this basis that we welcome the opportunity to submit representations

Overview of Representations

L&Q has been an active participant in the Local Plan review process, having submitted representations at both Regulation 19 and Regulation 18 stages in our letters dated 20th September 2024 and 20th February 2023 respectively. L&Q also provided Hearing Statements for Matters 3 and 4 submitted on 6th November 2025 during the Local Plan examination (Representor Reference Number: Reg19 - E -173). We welcome the opportunity to provide further feedback at this stage to ensure a clear and robust planning framework for the Borough.

In our Hearing Statements, we raised significant concern regarding draft site allocation N2.SA2 which covers L&Qs site at Lyle Park West as well as Policy D4 (specifically Tall Building Zone 11) which sets out the associated tall building heights for this area. Having

reviewed the Main Modifications proposed for the Local Plan, it appears that the intention is to ensure that the tall building heights guidance and heights guidance in the allocation reflects the established planning permission, which L&Q supports. However, we retain concern regarding the consistency and coherence of Policy D4 with regard to heights for Tall Building Zone 11. These concerns specifically relate to Main Modification 18 (MM18), which is addressed in detail in our response form below.

These representations are made in the context of Paragraph 36 of the National Planning Policy Framework (2025), to be 'sound', policies must be positively prepared, justified, effective, and consistent with national policy.

Future Participation

As a key stakeholder, L&Q welcomes the opportunity to contribute to emerging planning policy. We are supportive of LBN's intention to set out its vision for the borough set out in the draft Local Plan. However, we do have concerns around the consistency of the Main Modifications for Policy D4.

Therefore, the amendments we have proposed seek to ensure the document is more coherent to ensure clear interpretation and implementation of policy.

We look forward to confirmation of receipt of these representations. Should you wish to get in touch us about this response, please do so by contacting me with the details provided below.

Yours faithfully,

Sonia Halili

Design & Planning Project Manager
[redacted]

sohalili@lqgroup.org.uk

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

Newham London	**Local Plan** Consultation of Proposed Main Modifications to the Newham Local Plan 2026 – 2042 Response Form	**Ref:** **(For official use only)**

Name of the Local Plan to which this representation relates:	Newham Draft Submission Local Plan

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

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)
**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.*		
Title	Miss	
Name	Sonia Halili	
Job Title (where relevant)	Design and Planning Project Manager	
Organisation (where relevant)	L&Q	
Address Line 1	29-35 West Ham Lane	

Line 2	Stratford	
Line 3	London	
Line 4		
Post Code	E15 4PH	
Telephone Number		
E-mail Address (where relevant)	[redacted]	

Representor type (Please tick as appropriate)

Works in Newham	
Statutory Consultee	
Resident	
Elected official	
Developer	
Community Group Representative	
Business owner	
Other (please specify)	Registered Social Landlord

Part B – Please use a separate sheet for each representation

Name or Organisation:	L&Q

What chapter is your response referring to?

Please tick as appropriate

Vision and Objectives		Building a Fairer Newham	
Design	✓	High Streets	
Social Infrastructure		Inclusive Economy	
Homes		Green and Water Spaces	
Climate Emergency		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	
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.

Ref. MM18 (Policy D4 Table 1)

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

Main Modification 18 (MM18) proposes amendments to Table 1 of Policy D4, increasing the 'Appropriate Height' for Tall Building Zone 11 (Lyle Park West) as '*~~40m~~* ***60m*** *(~~ca. 13~~* ***20*** *storeys)*'.

We support this increase to the appropriate height and storeys parameters, as this reflects the established and implemented planning permission in place. However, we have concerns regarding an inconsistency between the amended appropriate height and the accompanying 'Further Guidance' for Tall Building Zone 11, which currently reads:

> *"• 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 proximity to the riverside and to mark the new Neighbourhood Parade at West Silvertown DLR."*

As drafted, the Further Guidance references a maximum tall building element of 40m (ca. 13 storeys), which is inconsistent with the modified appropriate height of 60m (20 storeys) introduced by MM18. This inconsistency would give rise to ambiguity in the interpretation and application of the policy, and would make the policy ineffective.

To ensure the policy is coherent, we recommend that the prevailing and tall building heights referenced in the Further Guidance are updated to align with modified appropriate heights set out in MM18 for Tall Building Zone 11.

As such, we propose the following amendment to the Further Guidance for Tall Building Zone 11 in Table 1 of Policy D4 (with proposed changes in **bold**):

> *"• Prevailing heights should generally be between ~~21m and 32m~~* ***32m and 45m*** *(ca. ~~7-10~~-****15*** *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."*

The proposed modification would ensure that the Further Guidance is consistent with the amended appropriate height of 60m (20 storeys).

Do you wish to be notified about future Examination stages:

Yes ☒ No ☐

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