

Detailed Sites and Policies DPD

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Newham London

Newham 2027

Newham's Local Plan

Detailed Sites and Policies Development Plan Document

Adopted Version • October 2016

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Mayor's Foreword

2015 marked the 50th anniversary of the creation of the London Borough of Newham. It has been a momentous 50 years.

During that time we've witnessed the decline of the Royal Docks and the harsh unemployment of the 1980s. We have also seen a huge change in the nature of our population as people from all over the world were, and still are, attracted to London and Newham – making us the most diverse place in the UK.

In the past 20 years we have seen major progress. Nowhere else in the UK is undergoing transformation on the scale of Newham. With an abundance of development land, excellent transport links and a young, energetic and increasingly skilled workforce, the Borough is well placed to accommodate London's eastwards growth in the 21st century.

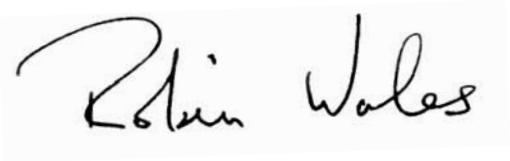
I'm proud that as a Council we embrace opportunities for our people. Since the adoption of the Local Plan Core Strategy, which is our blueprint for regeneration in the Borough, physical transformation and plans for Newham have progressed at an unprecedented rate.

The greatest ever Olympic Games and Paralympic Games were held here. We now have an Enterprise Zone in the Royal Docks. Development projects like Westfield in Stratford and the Canning Town and Custom House regeneration programme are delivering and creating thousands of new homes and jobs.

But regeneration which doesn't do anything for residents is simply pointless. We must harness this massive physical change for the benefit of our residents. Newham's Detailed Sites and Policies Development Plan Document focuses on parts of the Local Plan where we think further work is needed to strengthen existing policies, in particular looking at the provision of jobs, homes and the infrastructure needed to support them. This is essential in our ambitions to build resilience in the Borough to create a positive and lasting impact for our residents.

I thank those of you who have taken part in the plan-making process. We have listened to you through consultation and we now present the final Detailed Sites and Policies DPD. It is important that we keep on working together in shaping our Borough for the benefit of all of us. A full review of the Local Plan will begin in 2016, please continue to let us know what you think.





Sir Robin Wales - *Mayor of Newham*

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1| Policy Context

Newham's Spatial Vision

1.1 Newham is a borough with unrivalled regeneration opportunities, particularly within the Arc of Opportunity. The effects of the Olympic Legacy in Stratford and the Lower Lea Valley, as well as major redevelopment schemes in Canning Town, and the Royal Docks will continue to see the creation of thousands of jobs and homes supported by new and improved transport, shopping, leisure, social infrastructure and enhanced public realm.

1.2 The many benefits from these opportunities will spread across the whole Borough, and beyond to other areas of East London, with a clear objective of reducing inequalities on a large scale.

1.3 Newham's Local Plan is guided by Newham's Spatial Vision for the Borough up to 2027, set out within the Local Plan: Core Strategy, adopted January 2012. The Local Plan is a key means of ensuring that the Council's ambitious regeneration programme is realised and that the benefits of development and growth are fully harnessed.

Corporate policies

1.4 Newham's Local Plan is prepared with two key themes of corporate policy in mind, Convergence and Resilience, each summarised in the table overleaf and reflected in the Integrated Impact Assessment (IIA) objectives. All policies within the Local Plan seek to contribute to the achievement of the objectives set out by these agendas, particularly those which promote more and better jobs and homes in quality environments, creating a more holistic approach to policy making and the delivery of the Council's vision. If you wish to find out more, the Issues and Options consultation document[1] provides the audit trail linking the proposed policy coverage to specific elements of these agendas.

1.5 The objectives of the Local Plan are also based upon the Council's Sustainable Community Strategy, approved in 2010 and refreshed in 2012. The document is available on the Council's website.

[1] Detailed Sites and Policies DPD: Issues and Options (Jan2015) www.newham.gov.uk/planningconsultations

Convergence

What?

Convergence, established by the Olympic Host Boroughs Strategic Regeneration Framework (2009), is the objective of achieving socio-economic convergence between the host Boroughs and the London average for key indicators of deprivation within a 20-year timeframe.

Newham and the other five 'Growth Boroughs' (Greenwich, Tower Hamlets, Hackney, Barking & Dagenham, Waltham Forest) the communities who hosted the 2012 Olympic Games will have the same opportunities and quality of life as their neighbours across London.

How?

The Convergence Framework is organised across three themes, each with its own objectives and action plans:

- creating wealth and reducing poverty;
- supporting healthier lifestyles;
- developing successful neighbourhoods

More info

More information on the concept can be found in the document Newham's Legacy Story available on the Council's website.

http://www.newham.gov.uk/Documents/Business/NewhamLegacyStory.pdf

Resilience

What?

Resilience encapsulates the Mayor of Newham's approach to addressing the multiple challenges of being the second most deprived borough in the UK. It is defined as:

'much more than an ability to bounce back from a single damaging event. It is about possessing a set of skills and having access to the resources that allow us to negotiate the challenges that we all experience and that allow people to overcome the more difficult circumstances many of Newham and other boroughs' residents experience'

How?

The Resilience Agenda includes many aspects, including those addressed by Local Plan Policy:

- maintaining a strong local economy to get people into work;
- providing genuine housing options;
- improving the quality of the physical environment;
- improving people's health.

More info

More information can be found by searching 'resilience' on the Council's website, or at the page below:

http://www.newham.gov.uk/Pages/Services/Resilience.aspx

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Planning Policy Overview

1.6 As well as the Council's Local Plan, there are a number of policy documents that together will shape the future of Newham, including national and regional policy and guidance, which the Local Plan must be consistent with.

1.7 As of the 20th October 2016 the adopted Local Plan comprises the Local Plan: Core Strategy (2012), the Joint Waste Development Plan Document for the East London Waste Authority Boroughs (2012), the Detailed Sites and Policies DPD (DSPDPD) and the Local Plan Policies Map (2016) consolidated with the Local Plan Proposals Map (2012). The previously 'saved' UDP policies as well as key components of two area-based Supplementary Planning Documents (SPDs), Canning Town and Custom House (2008) and Forest Gate (2010), have been replaced by the DSPDPD, together with the Local Plan: Core Strategy.

1.8 The figure opposite summarises the key elements of the planning context within which the document sits. Reference should always be made to the Council's Local Plan page for the most up to date information.

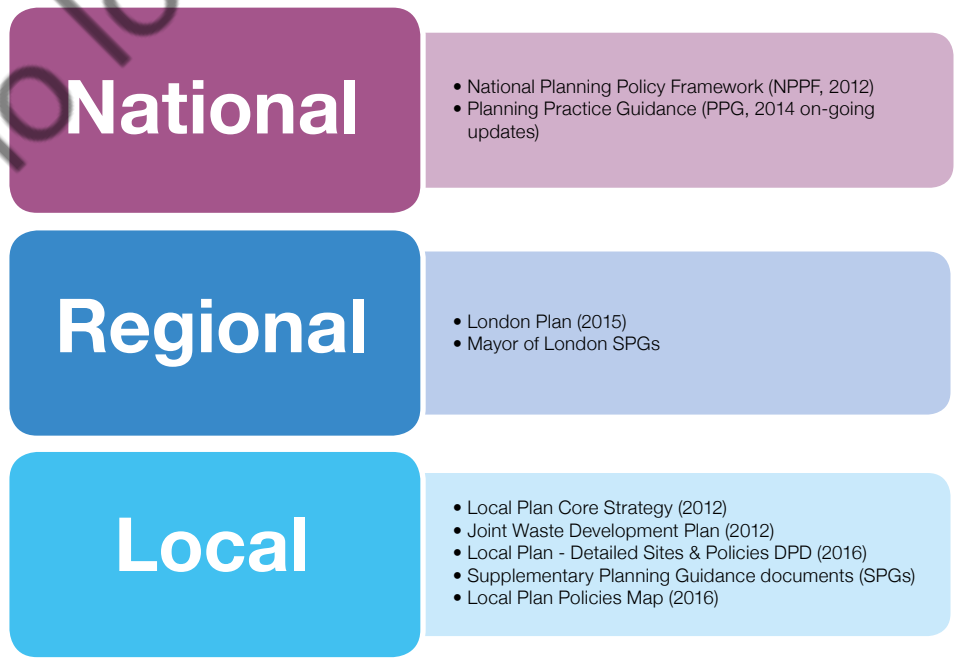
Lee Valley Regional Park Authority

1.9 The Lee Valley Regional Park Authority (LVRPA) extends into Newham, primarily within the London Legacy Development Corporation (LLDC) area. The Local Plan is required by statute to be consistent with the LVRPA's plan, currently The Park Plan (2000) which is gradually being replaced by the Lee Valley Park Development Framework.

London Legacy Development Corporation

1.10 The London Legacy Development Corporation (LLDC) was established on 1st April 2012 and acquired plan-making and development management powers from 1st October 2012. The LLDC's Local Plan, setting out a vision for the area up until 2031, was adopted in July 2015.

1.11 The LLDC boundary can be found on the Local Plan Policies Map. The DSPDPD will not apply to the LLDC area.



The Detailed Sites and Policies DPD

Introduction to the DPD

1.12 Following Independent Examination by the Planning Inspectorate on behalf of the Secretary of State, which took place between December 2015 and September 2016, this document is the final version of the Local Plan Detailed Sites and Policies Development Plan Document (DSPDPD) as found 'sound' by the Inspector. The Plan is accompanied by the Local Plan Policies Map (2016), which provides a spatial demonstration of planning policies. This is consolidated with the Local Plan Proposals Map (2012) which accompanied the Local Plan: Core Strategy.

1.13 The DPD, Policies Map and Inspector's Report is available to view on the Council's website. https://www.newham.gov.uk/Pages/Services/Local-plan.aspx

1.14 The vision for Newham, set out within the Local Plan: Core Strategy, is for the Borough to become a place where people choose to live, work and stay, and that development should lead to improvements to health and deprivation, making Newham more like the rest of London. To achieve this the Local Plan: Core Strategy comprises a number of spatial and core policies set across five major themes. The policies are accompanied by a series of spatial designations and strategic sites where the majority of development in Newham will take place throughout the plan period up until 2027.

1.15 The Detailed Sites and Policies Development Plan Document (DSPDPD) is to be read and used in conjunction with the Local Plan: Core Strategy. The DPD complements and strengthens the Local Plan by adding further detailed policies across the five major themes, allocating non-strategic sites to help boost the delivery of homes and jobs and reviewing boundaries to help implement other policies.

Policies

1.16 A key tenet running through all policies within the DSPDPD is that small changes matter in contributing to broader change and the achievement of the vision, therefore all opportunities should be taken to improve standards.

1.17 **Areas of Townscape Value and Archaeological Priority Areas** identifies these specific locations of heritage value to allow for their protection, conservation and enhancement.

1.18 **Ensuring Neighbourly Development** looks at the range of aspects that affect and contribute to 'neighbourliness' including environmental impacts, crime and anti-social behaviour and land-use conflicts. Policy brings together standards and benchmarks that will aid the assessment of new development to ensure that, as far as possible, uses and neighbours function well together and result in high-quality neighbourhoods.

1.19 **Managing and Recognising Cumulative Impact** policies give clearer direction in terms of the range of cumulative impacts issues to consider, highlighting areas where it of particular concern, seeking to prevent negative impacts and promoting improvements. Policy finds rationalised

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ways to limit the negative impacts of certain uses, and encourage the positive impacts of others.

1.20 Continuing the promotion of jobs as part of the overall spatial strategy for a mixed use borough, **Managing a Mixed Use Borough** details how the strategy will be applied, to ensure that the location and promotion of business is positively planned. The DPD reflects a review undertaken in response to land use changes both locally and regionally and ensures that existing protections do not unjustifiably impede other forms of development, notably housing.

1.21 The availability of development land within Newham's boundaries gives it a strategic role in providing new homes for London, this responsibility is matched by the Olympic legacy 'Growth-Borough' ambition of achieving convergence with other London boroughs. Housing policies **Achieving Housing Mix, Achieving High Quality Design and Distribution of Specialist Housing** seek to ensure that high-quality mainstream housing is provided for residents of the Borough and specialist housing provided in rationalised, well-managed ways. Growth and change need not mean that the needs of new residents overtake the needs of the Borough's existing communities. The policy also gives clearer specification to requirements in relation to specialist and multiple occupancy housing so that developments of this type do not undermine the core principles of high-quality housing for all.

1.22 The overall scale of new development in Newham is substantial and the Council has a role of London-wide significance to play in helping secure more sustainable forms of development. In many parts of the Borough the scale of individual development opportunities may be modest, however collectively this amounts to a great deal of change. **Maximising Sustainable Design** seeks to influence the standards and impacts of all development to improve overall sustainability, recognising that as the Borough prospers and development intensity increases, environmental impacts must be addressed, and that the most effective way of doing this is to incorporate early measures at the design stage. This is vital to ensuring we are working towards a more resilient borough, one where changes that will improve socio-economic conditions do not come at the expense of long-term sustainability and resilience.

1.23 In terms of infrastructure **Local Shopping Parades** are identified within policy, contributing to retail accessibility, ensuring protection of these areas as part of the retail hierarchy set out by the Local Plan: Core Strategy. Similarly a number of **Protected Green Infrastructure** sites are also designated, strengthening existing green infrastructure policy and helping to address deficiencies in quality and quantity of such spaces across the borough.

1.24 **Locating Community Facilities** seeks to balance the need for community infrastructure with a variety of other competing land uses (notably housing) and manage potential impacts, particularly where facilities attract large numbers of users through design and location of new development.

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Monitoring

1.25 Following adoption of the DSPDPD, the performance of the plan's policies will be subject to continual monitoring and review. Monitoring will be carried out in accordance with the Indicator Framework set out within the Local Plan: Core Strategy and published where possible, subject to data availability and capacity. Monitoring against the outcome and output indicators of the Framework will provide an indication of how well policy is working in practice, signposting any problems which could result in shortcomings to the Local Plan's delivery, and will allow for interventions, where necessary, to keep the plan on track, to prevent shortcomings becoming significant.

1.26 Policies will also be subject to regular review to determine whether any amendments, supplements or deletions are required, in light of any changes to national, regional (London-wide) and Newham corporate policy.

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Table of Policies

Policies in the Local Plan:
Core Strategy (2012)
Detailed Sites and Policies DPD (2016)

Successful Places

SP1 Borough-wide Place-making
SP2 Healthy Neighbourhoods
SP3 Quality Urban Design within Places
SP4 Tall Buildings
SP5 Heritage and other Successful Place-making Assets
SP5a Areas of Townscape Value and Archaeological Priority Areas
SP6 Successful Town and Local Centres
SP7 Quality Corridors
SP8 Ensuring Neighbourly Development
SP9 Managing Cumulative Impact
SP10 Cumulative Impact Thresholds

Jobs, Business and Skills

J1 Investment in the New Economy
J2 Providing for Efficient Use of Employment Land
J3 Skills and Access to Employment
J4 Managing a Mixed-use Borough

Homes

H1 Building Sustainable Mixed Communities
H2 Affordable Housing
H3 Specialist Accommodation Needs
H4 Protecting and Re-shaping the Existing Housing Stock
H5 Achieving Housing Mix
H6 Achieving High Quality Accommodation
H7 Distribution of Specialist Accommodation

Sustainability and Climate Change

SC1 Climate Change
SC2 Energy
SC3 Flood Risk
SC4 Biodiversity
SC5 Maximising sustainable design

Infrastructure

INF1 Strategic Transport
INF2 Sustainable Transport
INF3 Waste and Recycling
INF4 Local Heat and Power Networks
INF5 Town Centre Hierarchy and Network
INF5a Local Shopping Parades
INF6 Green Infrastructure
INF6a Protected Green Infrastructure
INF7 Blue Ribbon Network
INF8 Community Facilities
INF9 Infrastructure Delivery
INF10 Locating community facilities

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UDP policies deleted upon adoption of this document:

EQ2 Waterside Access
EQ3 Waterside Commercial Development
EQ5 Waterway Structures
EQ6 Extension of Waterside Sites to Waterways
EQ10 Development of Sites of Nature Conservation Importance
EQ13 Tree Preservation Orders
EQ14 Tree Loss and Retention
EQ15 Inclusion of Tree Planting in New Development
EQ22 Advertisement Hoardings
EQ23 Removal of Advertisements
EQ33 Protection of Trees
EQ34 Areas of Townscape Value
EQ36 Buildings of Local Interest
EQ43 Archaeology
EQ45 Pollution
EQ47 Noise Impact Statement
EQ48 Noise - Sensitive Development
EQ49 Contaminated Land
EQ60 Aggregates Recycling
H17 Housing Design and Layout
EMP7 Local Employment Areas: Preferred Uses
EMP17 Telecommunications Development
T9 Minicab Offices
T10 Road Hierarchy: New Roads
T14 Design to Minimise Road Accidents in New Development
T20 Pavement Congestion
T22 Public Access to the River Thames
T23 Cycle Network
T28 Safeguarding of PLA Radar Station Facilities
T30 Restrictions on Development Within the Airport Safeguarding Area
T31 Effect of Airport on new Noise Sensitive Development Proposals
T32 Heliports
OS7 Green Space: Protection
OS8 Green Space in New Housing Development
OS10 Protection of Existing Facilities

UDP designations deleted upon adoption of this document:

m1 Aldersbrook Hostel, Romford Road, E12
m2 Sprowston Mews, E7
h1 Maryland Road, E15
emp9 Tavistock Road, E15
emp10 Forest Gate Arches, E7
emp11 Nursery Lane, E7
emp13 Butchers Road, E16
t1 Cycle Network
t2 Recreational Footway Network
t22 Safeguarded Wharves: Priors, Mayer Parry, Thames, Peruvian, Manhattan, Sunshine, Tate and Lyle
t27 Thames Gateway Bridge safeguarded route and safeguarding Gallions Reach area E16
t31 Light rapid transport link
t32 Bass Charrington, Thames Barrier Lands, North Woolwich, Albert Dock Basin, Beckton Gasworks, E16,

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E6: Protection of mooring points for potential riverbus service
t36 North Woolwich Road, E16: Pedestrian and cyclist land bridge crossing
t38 West Ham/Manhattan Stairs, North Woolwich (2 locations)
Old Barge House Drawdock, E16: Protection of public access points along the River Thames
t39 North Woolwich and Beckton, E16: Port of London Authority Radar Stations

UDP designations updated upon adoption of this document:

Protected Sites of Nature Conservation Importance
Green Belt & Green Space to be protected
Metropolitan Open Land
Areas of Townscape Value
Conservation Areas
Shopping Centres and Frontages

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Abbreviations

AMR: Authority Monitoring Report
APA: Archaeological Priority Area
ATV: Area of Townscape Value
BAP: Biodiversity Action Plan
BFL12: Building For Life 12
BRE: Building Research Establishment
BREEAM: Building Research Establishment Environmental Assessment Method
CAA: Civil Aviation Authority
CDA: Critical Drainage Area
CfSH: Code for Sustainable Homes
CHP: Combined Heat and Power
CIL: Community Infrastructure Levy
CPO: Compulsory Purchase Order
DCLG: Department of Communities and Local Government
Defra: Department for Environment, Food and Rural Affairs
DfT: Department for Transport
DPD: Development Plan Document
ELR: (Newham) Employment Land Review
GEA: Gross External Area
GIA: Gross Internal Area
GLA: Greater London Authority
GPDO: The (Town and Country Planning) General Permitted Development Order
GTNA: Gypsy and Traveller Needs Assessment
HMO: House in Multiple Occupation
IAC: Incubators, Accelerators and Co-working spaces
IDP: Newham's Infrastructure Delivery Plan
IIA: Integrated Impact Assessment
LBN: London Borough of Newham
LDF: Local Development Framework
LDS: Local Development Scheme
LIL: Local Industrial Location
LIP: Local Implementation Plan
LMUA: Local Mixed Use Area
LLDC: London Legacy Development Corporation
LVRPA: Lee Valley Regional Park Authority
NPPF: National Planning Policy Framework
MBOA: Micro Business Opportunity Area
MOL: Metropolitan Open Land
ONS: Office for National Statistics
PPG: Planning Practice Guidance
PPR: Positive Planning Response
PSZ: Public Safety Zone
PTAL: Public Transport Accessibility Level
RHS: Restriction Hotspot
SCI: Statement of Community Involvement
SFRA: Strategic Flood Risk Assessment
SIL: Strategic Industrial Location
SINC: Site of Importance for Nature Conservation
SME: Small and Medium Enterprises
SE: Statement of Engagement
SPD/G: Supplementary Planning Document/Guidance
SoS: Secretary of State

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SuDS: Sustainable Urban Drainage Systems
SWDS: Surface Water Drainage Strategy
TfL: Transport for London
TPO: Tree Preservation Order
UDP: Unitary Development Plan
WFD: Water Framework Directive

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2| SP5a – Areas of Townscape Value and Archaeological Priority Areas

Objective

2.1 To identify Areas of Townscape Value and Archaeological Priority Areas

Policy

For the purposes of the protection afforded by Policy SP5, the locations listed below (Table A) are designated as Areas of Townscape Value and Archaeological Priority Areas:

Table A

ID	Area Name
ATV1	Wanstead Flats
ATV2	Sebert Road
ATV3	Manor Park
ATV4	Forest Gate
ATV5	All Saints Church, Church Street North*
ATV6	Cheltenham Gardens, Henniker Gardens, Rancliffe Road
ATV7	Canning Town
ATV8	Winsor Terrace*
ATV9	Bargehouse Road / Woolwich Manor Way*

** Note that ATV5, ATV8, ATV9 and the area surrounding West Ham Park are likely to be taken forward as Conservation Areas within the plan period.*

Archaeological Priority Area ID	Area Name
Tier 1	
APA1.1	Beckton WW2 Gun Emplacement
APA 1.2	Fort Street
APA 1.3	Prince Regent Lane
APA 1.4	Stratford Langthorne Abbey
APA 1.5	Woolwich Manor Way
Tier 2	
APA 2.1	East Ham
APA 2.2	Green Street
APA 2.3	Little Ilford
APA 2.4	Plaistow
APA 2.5	Plashet
APA 2.6	Stratford
APA 2.7	Upton
APA 2.8	Wall End
APA 2.9	West Ham
APA 2.10	Beckton Sewage Works
APA 2.11	Ilford Gaol
APA 2.12	Stratford Railworks
APA 2.13	Thames Ironworks

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APA 2.14	London to Colchester Roman Road
APA 2.15	Manor Park to North Woolwich Roman Road
APA 2.16	Newham Cemeteries
Tier 3	
APA 3.1	River Lea
APA 3.2	River Roding
APA 3.3	Royal Docks
APA 3.4	Canning Town/Newham Way
APA 3.5	Beckton
APA 3.6	Wanstead Flats
Tier 4	
APA 4.1	Rest of the borough

Policy Links

SP5

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Reasoned Justification

2.2 In line with the objective of recognising and protecting heritage and other assets, the reasoned justification of Policy SP5 sets out that the Council will continue a programme of asset appraisal.

2.3 Further to paragraph 6.54 of the Local Plan: Core Strategy, this DPD continues that process by updating the locations to be protected as Areas of Townscape Value (ATVs) and Archaeological Priority Areas (APAs). ATV boundaries are defined on the accompanying Policies Map whilst APAs can be found in Appendix 4.

2.4 As per the Areas of Townscape Value Evidence Base document (January 2015) and 2011 Character Study, new ATVs at Sebert Road, Manor Park, Forest Gate, and Canning Town are recognised for their special architectural and historic character. Given the need to maximise the value of heritage assets within the Borough to be consistent with Local Plan: Core Strategy policy SC5, ATVs with the largest areas have been designated.

2.5 Archaeological Priority Areas have been updated as per English Heritage advice detailed in the Evidence Base: Archaeological Priority Areas (English Heritage, 2014) document. The tiers correspond to consultation and investigation expectations set out in GLASS (Greater London Archaeology Advisory Service) guidelines which should be referred to in conjunction with policy SP5.

SP8 - Ensuring Neighbourly Development

Objective

2.6 To ensure the environmental, social, and design impacts of all development are neighbourly.

Policy

All development is expected to achieve neighbourliness. The principles of neighbourliness apply throughout the lifecycle of the development. The achievement of neighbourliness will ensure that the benefits of development and regeneration spread beyond the context of individual development proposals, in accordance with convergence aims.

This policy applies to all development. The Council encourages innovative solutions to achieving neighbourliness and will support proposals that demonstrate:

1. **The need to:**

   a. **avoid unacceptable exposure to light (including light spillage), odour, dust, noise, vibration, radiation and other amenity or health impacting pollutants in accordance with policy SP2;**

   b. **create a safe and secure environment by reducing anti-social behaviour, promoting public safety (including road safety), improving security and lessening the fear of crime in accordance with policies SP1, SP2 and SP3;**

   c. **ensure adequate access to daylight and sunlight in accordance with policy SP3;**

   d. **protect and enhance accessibility, local connectivity and permeability;**

   e. **encourage the use of sustainable transport and minimise parking stress including the provision of car club spaces and electric car charging points in accordance with policy INF2;**

   f. **prevent the loss of, and where possible enhance on and off site green infrastructure, including public open space, private amenity space and, trees in accordance with policies SC1, SC4, and SC5, SP2 and INF6;**

   g. **avoid off-site flood risk in accordance with policies SP9, SC3 and SC5;**

   h. **protect the locality from adverse microclimate effects (such as wind tunnelling) in accordance with policies SP4 and SP7; and**

   i. **minimise impacts of development's interference with broadcasting and other telecommunications services.**

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2. **A high standard of access, egress and circulation for all, including through the provision for waste, recycling and bicycle storage facilities; the siting of parking provision and design legibility.**

3. **Appropriate provision for communal spaces and private amenity spaces (e.g. bedrooms and places of retreat) in multiple-user buildings (including HMOs) and should take into account any losses incurred.**

4. **Integration with the street scene including consideration for advertisements and signage; boundary treatments; parking provision; external storage; plant housing and the quality of materials.**

5. **Buildings and other spaces likely to involve the congregation of people are well managed and address the street and neighbourhood in terms of character and orientation, legibility, inclusivity and a welcoming access.**

6. **Consideration and incorporation of the following standards and guidance as set out in Table B (or any subsequent updates or replacements) where possible.**

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Table B - Environmental standards and guidance

Issue	Standard or Guidance
Light Spillage	GLA: Sustainable design and construction SPG (2014)
Odour and Fumes	Defra
Dust	GLA: Control of dust and emissions during construction SPG (2014)
Noise	British Standards
Vibration	British Standards
Ground/Soil Pollutants	Defra/ LBN Contaminated Land Strategy 2003 Land Quality Management's Generic Assessment Criteria (2009)
Air Quality	Air Quality (England) Regulations/ Mayor's Air Quality Strategy (2010)
Anti-social Behaviour/Crime/Safety (including road safety)	Safer Places and Secured By Design / BFL 12
Car Parking & Charging Points	London Plan and HSPG (2016)/ BFL12
Daylight/Sunlight	BRE Guidelines

Issue	Standard or Guidance
Overall Neighbourhood Design and Management	Building For Life (BFL) 12: Principles 1-12
Refuse, post deliveries, storage and utility	Waste Management Guidelines (LBN) / Mayors HSPG/ BFL 12
Refuse/ External Storage (including recycling)	Waste Management Guidelines (LBN) / BFL 12: Principle 12
Car Parking	BFL 12: 10 (Parking)
Housing Design (private amenity space/space standards)	Mayor's Housing SPG (2016) Mayor's Play and Informal Recreation SPG (2012)
External storage and amenity space (waste, recycling and bike storage	BFL 12: 12 (External storage and amenity space)
Cycle Design	TfL London Cycle Design Standards (2014)

Policy Links

S1, SP1, SP2, SP3, SP4, SP7, H1, INF2, SC1, SC3, SC5

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Reasoned Justification

2.7 High quality development by definition should not result in adverse impacts on the amenity enjoyed by nearby properties. The Local Plan: Core Strategy seeks the creation of successful, healthy and safe places while protecting existing environments. This policy sets out detail around the securing of improvements to character and the successful integration of the differing land uses necessary to meet the range of needs in the Borough (both residential and commercial). Local Plan: Core Strategy design, housing quality and transport policies provide a basis for the scrutiny of neighbour impacts, however there is scope to provide specification around the aspects that cause most concern as well as emphasise the potential for a more rounded, positive approach to neighbourliness that is aligned with the Council's Central Agenda and the high level strategic objectives of the Local Plan: Core Strategy.

2.8 All scales of development (including domestic extensions, or conversions and changes of use) have the potential to impact upon neighbours and the neighbourhood from the start of construction through to the on-going operation of a site. This policy addresses a range of neighbourliness issues and sets out appropriate responses ranging from designing out (mitigation) to designing in (attention to detail) to contribute positively to neighbourly development. This includes adequate access and egress, connectivity with the local neighbourhood, legibility of refuse and other storage, appropriate parking arrangements as well as the qualitative aspects of street scene, all of which impact local character.

2.9 The social and environmental impacts of development, if inadequately managed or mitigated, can negatively affect the health and well-being of people and the overall ability of a place to function successfully. This policy incorporates requirements of the Healthy Urban Planning Checklist to ensure health and wellbeing is properly considered in new development. As standards improve people will begin to feel more positive about development in their local area, which is in itself a key aspect of achieving neighbourliness.

2.10 Planning is key to ensuring new development does not create problems of conflicting land uses, for example where residential uses are introduced within or adjacent to employment areas. Good planning needs to ensure for instance that local business and the economic life of the Borough is not constrained by noise and fume complaints. Larger new development can significantly affect local microclimates, e.g. through downdraughts and wind tunnelling, particularly when tall buildings are constructed. Neighbourly design will be expected to take into account impacts on the surrounding area and restrict impacts outside the development site to a minimum.

2.11 Good telecommunications and broadcasting services are a key component of supporting high quality communications. The siting and design of new developments are expected to consider the interference with broadcasting and telecommunications infrastructure which are a key to the enhancement of modern communities in accordance with the NPPF.

2.12 Policy SP8 point 1f. seeks to reinforce the protection and enhancement of green infrastructure, in line with broader strategic priorities set out elsewhere in the Local Plan, specifically recognising its relevance in relation to the achievement of neighbourly development due to its environmental

and quality of life benefits. In doing to, policy requires proposals to take into account any potential on or off site impacts (both direct and indirect) which could lead to quantitative or qualitative loss of green infrastructure, including private amenity space, trees and public open space. This includes adequate consideration of negative impacts on biodiversity elements (e.g. via indirect ecological pathways such as impacts on drainage, habitat connectivity and shadowing). In relation to private amenity space, the policy protects garden land from development that results in its loss, in line with the NPPF and London Plan Policy 3.5, seeking to recognise its role in providing for relief from urban intensity and as places of retreat. Proposals however should seek not simply to avoid such impacts, but to take opportunities to positively contribute to quality, quantity or accessibility of green infrastructure provision on or off site, including where appropriate, improvements, to cross boundary accessibility (such as in the case of the Lee Valley Regional Park).

2.13 The environmental standards and design guidance in Table B set out to assist developers in the creation of successful, healthy and safe places through the use of recognised quality benchmarks and standards. Such standards play a key part in creating, for example, places people can live throughout their lifetime. In line with sustainability objectives and the Council's resilience agenda a key aspect of more neighbourly development is the extent to which all users can access development with equitable ease.

2.14 Overall the policy aims to ensure the maximum benefit of development (in accordance with convergence aims) is sought and that development contributes positively to the creation of a high quality built environment and local perception of place.

Implementation

2.15 Policy will be implemented primarily via the development management process. Proposals should be accompanied by statements detailing their response to the components of Neighbourly Development set out in the policy in design and management terms. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way.

2.16 The policy intention is that applicants should pay attention to the environmental, social and design based impacts of their proposals on neighbourliness within the site and in the immediate area. In positive planning terms, the idea is to maximise the benefit of development through the ways in which it interacts with and plays its part in the wider context. Early consideration of these matters will be encouraged through pre-application advice/design review and in implementing other consents approaches such as Permission in Principle, as well as through more proactive regeneration and Local Implementation Plan work.

2.17 To support applications, proposals should pay attention to the quality benchmarks and standards and associated guidance set out in Table B. Expert advice will be taken within the Council or relevant partners to support these assessments and to ensure proposals are of the highest quality and address Neighbourly Development from the outset.

Superseded - no longer in use

Monitoring

2.18 The monitoring framework set out in the Local Plan: Core Strategy covers many aspects of design quality that relate to neighbourliness, including monitoring of housing standards, flood risk mitigation and design quality auditing. Outcome indicators of particular relevance will be, satisfaction with the area, environmental nuisance levels, road traffic casualties, air quality, traffic congestion, and crime/fear of crime levels. Decisions and appeals monitoring, which can include audits for additional scheme features such as car clubs and electric car charging points also supports assessment of policy relevance and effectiveness.

Superseded - no longer in use

Superseded - no longer in use

SP9 - Recognising Cumulative Impact

Objective

2.19 To ensure that sustainable development is achieved through the consideration of the combined impact of new development and its potential effects on the environment and health and well-being.

Policy

All development proposals will be expected to avoid creating or adding to problematic cumulative impacts, helping instead to engender healthy, successful places, and creating sustainable development.

To this end, within identified areas of cumulative impact concern, proposals that positively respond to the following will be supported:

1. Within Air Quality Management Areas (AQMAs) an increase in the specified pollutants will be avoided. Where proposals are likely to result in an increase in the concentration of pollutants or increased exposure to them, mitigation measures will be required in accordance with policy SP2.

2. Within Water Quality Stress Zones, proposals will ensure that there is no reduction in water quality and where possible will introduce mitigation measures to improve water quality, in accordance with policies SC5, SC4 and INF7.

3. Within Critical Drainage Areas and Flood Zones 2 and 3, proposals will ensure there is no worsening of flood risk from surface water run-off or fluvial and tidal sources, and will introduce measures to improve run-off, in accordance with policies SC3 and SC5.

4. Within Areas of Parks Deficiency proposals will ensure that access to open space is maintained and where possible, will address deficiencies in quantity, quality and access to open space in accordance with policies SC4 and INF6.

5. Within Areas of Deficiency in Access to Nature proposals will ensure that access to SINCs is maintained and where possible, will seek to improve access to existing, or create new, SINCs, in accordance with policies SC4 and INF6.

6. Within Sustainable Travel Opportunity Areas[1] proposals should take the opportunity to promote the use of sustainable travel options, where possible, seeking to address impacts of traffic and congestion, in accordance with policies SP2 and INF2.

7. Within Congestion Zones proposals will ensure that there is no increase in congestion and where possible, will introduce mitigation measures, in accordance with policies SP3, SP7 and INF2.

8. Within Licensing Saturation Policy Zones proposals will have regard to the significance of the zone, demonstrating that the provisions of the Licensing Act have been adhered to and that problems (such as anti-social behaviour) will not be increased.

[1] Based on PTAL criteria, to be reviewed on 2016 to reflect possible changes in methodology

Where necessary, mitigating measures will be introduced through appropriate management measures, in accordance with policies SP2 and SP6.

9. Within the Health and Safety Executive Consultation Zones, proposals are required to account for the cumulative risk of developments and ensure that risk from potential hazards to residents/users is not increased, in accordance with policy SP2.

Uses, including residential, which draw in large numbers of people compared with the present situation, will not be supported within Public Safety Zone (Airport), in accordance with policy INF1.

The above areas of cumulative impact concern are mapped in Appendix 1.

Policy Links

SP2, SP3, SP6, SP7, INF1, INF2, INF5, INF6, INF7, SC3, SC4, SC5

Superseded - no longer in use

Reasoned Justification

2.20 In Urban Newham a concerted effort needs to be made to ensure that every small change counts, preventing existing problems getting worse, beginning to reverse them, and thereby setting in train more positive circles. Where the combined impact of new development adds up to something of greater significance (positive or negative) than when assessed on their own, this is summarised as having 'cumulative impact'. Whilst policy already highlights problems of cumulative impact as a design consideration, this policy provides clearer direction in terms of the range of cumulative impact issues that should be considered.

2.21 Negative effects where cumulative impact is (or may be in certain areas) significant, range from traditional amenity and environmental concerns (noise and activity levels at unusual hours; odour, air and light pollution; traffic congestion; microclimate and drainage effects; litter and visual intrusion) to impacts on safety risks and behaviour as well as the character and liveability concerns of an area. Such negative impacts may affect health and wellbeing, and the extent to which people are satisfied with an area or prepared to visit, invest, spend and stay in that area e.g. affecting regeneration and investment prospects, impeding the delivery of sustainable development.

2.22 Some cumulative impacts do not have spatial indicators to allow them to be measured (i.e. daylight/sunlight). However, the cumulative significance of certain impacts is already recognised through existing designations derived through established methodologies or legislation, These include the Air Quality Management Area, Water Quality Stress Zones, Critical Drainage Areas and Flood Zones, Airport Public Safety Zone, areas of park / access-

to-nature deficiency, Health and Safety Executive Consultation Zone and the Licensing Saturation Policy Zones. These are drawn together under this policy to emphasise their significance for planning purposes, particularly at the design stage. In addition, the policy and associated designations sets out new areas – informed by an updated evidence base – that address other deficiencies and excesses and take opportunities for encouraging more virtuous cumulative impact processes. These include Congestion Zones (TFL traffic-flow monitoring, areas of significant delays), and Sustainable Travel Opportunity Areas.

2.23 The issues addressed by these designations are relevant to all forms and scale of development. In assessing appropriate responses to these designations as directed by the policy, the advice of internal and external experts will be sought where appropriate.

Origins of Cumulative Impact Zones

2.24 Aside from the Airport Public Safety Zone, the designated Cumulative Impact Zones are not included on the Local Plan Policies Map. Maps of the zones can be found in Appendix 1.

2.25 **Air Quality Management Areas** Fig.1 are zones identified as in need of particular air quality management measures due to the extent of air quality 'exceedences' i.e. days when air quality limits exceed national guidelines, and hence the failure to meet air quality objectives. As such, anything that is likely to increase emissions of targeted pollutants (in this case, particulates and nitrogen dioxide) or increase exposure to them is likely to be of concern, and require at least mitigation. In assessing this, advice will be sought from Environmental Health and the Environment Agency.

2.26 **Areas of Water Quality Stress** Fig.3 shows areas identified in the Environment Agency's River Basin Management Plan (2009, as updated in 2012) as in need of improvement through a variety of in-river and adjoining site management interventions in respect of particular water quality features (e.g. levels of ammonia, phosphate, dissolved oxygen). It is proposed that these are designated in cumulative impact terms to secure at least no-net-worsening of water quality, and preferably a positive response that contributes to improvements, in accordance with policies SC4 and INF7 which require the protection and enhancement of aquatic and riparian habitats. Proposals should have regard to the EU Water Framework Directive and the recommendations and objectives of relevant River Basin Management Plans.

2.27 **Critical Drainage Areas** Fig.4. Critical Drainage Areas were identified as part of Newham's 2011 Surface Water Management Plan, they are defined as the contributing catchment areas that feed into/influence the predicted flood extent (where flood risk might otherwise be low). Within these areas drainage problems are already significant and should not be worsened by new development and instead should be improved by it.

Superseded - no longer in use

2.28 **Flood Zones 2 and 3** Fig.4. Planning Practice Guidance, at paragraph 065, defines Flood Zones 2 and 3 as follows:

- Zone 2, medium probability; land having between a 1-in-100 and 1-in-1,000 annual probability of river flooding, or land having between a 1-in-200 and 1-in-1,000 annual probability of sea flooding.
- Zone 3a, high probability; land having a 1-in-100 or greater annual probability of river flooding, or land having a 1-in-200 or greater annual probability of sea flooding.
- Zone 3b, the functional flood-plain; land where water has to flow or be stored in times of flood (not separately distinguished from Zone 3a on the Environment Agency's Flood Map).

2.29 In these areas, flood risk is already clearly a significant issue requiring design mitigation and risk management responses.

2.30 **Areas of Parks Deficiency** Fig.5a / 5b / 5c/ 5d are derived from mapping of the categories of public open space and catchment areas in accordance with London Plan Table 7.2. Where addresses fall outside catchment areas, they are considered to be in areas of deficiency as per policy INF6. A positive policy response is required by policy INF6, which states that deficiencies in quantity, quality and access to open space will be addressed, and which identifies quantity (and quality) of District and Local Parks as key priorities. In reference to Fig 5d, given the linear nature of the LVRPA areas, these are not counted against the overall deficiency of regional and metropolitan parks.

2.31 **Areas of Deficiency in Access to Nature** Fig.6 are areas defined by a Pan-London methodology on behalf of the GLA by Greenspace Information for Greater London (GIGL). They relate to public access to Sites of Interest for Nature Conservation (SINCs) of borough-wide significance and above. Where residents have to walk more than 1km to access such sites, they are considered to live within an Area of Deficiency in Access to Nature. The requirements of policies INF6, SP2 and SC4 are that this deficiency should be addressed by protecting existing SINCs, improving public access, and by seeking to create new SINCs, some of which are proposed in this DPD.

2.32 **Licensing Saturation Policy Zone** Fig.7 is a designation under section 182 of the Licensing Act 2003, whereby applicants for licences for selling alcohol and late night premises licences are required to demonstrate that they will not worsen defined problems: crime and disorder, public safety and nuisance. In planning terms these should be used as informative designations to highlight where there are existing clusters of uses associated with high levels of anti-social behaviour. As such, where application is submitted it must provide sufficient surety that it will not worsen such problems via appropriate management measures, and where necessary, exclusion based on clustering definitions.

2.33 **Health & Safety Executive Consultation Zones** Fig.8 are defined around major hazardous installations, and require the Health and Safety Executive to be consulted on development proposals within them where they fall into certain categories[2], notably, where they involve residential and other uses that would increase the number of people exposed to a potential hazard. In planning terms, this will affect the distribution of such uses and hazard management, with the objective of not worsening existing

[2] See Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010

Superseded - no longer in use

risk. It should be noted, however, that in some places decommissioning is proposed which would remove these zones; the timeframe within which this occurs may therefore alternatively affect development phasing.

2.34 **Public Safety Zone (Airports)** Fig.2 is defined by the Civil Aviation Authority (CAA) reflecting risk of aviation-related accidents. The stated objective is to reduce or not worsen the number of people exposed to that risk. As such 'there should be no increase in the number of people living, working or congregating in Public Safety Zones, and…over time, the numbers should be reduced as circumstances allow' (Circular 1/2010). Therefore, in planning terms, development that would increase the number of people living, working or passing through the zone would not be supported. In assessing this, advice is sought from London City Airport, the CAA and Department for Transport (DfT) where applicable.

2.35 **Sustainable Travel Opportunity Areas** Fig.9 are derived from mapping areas of very high public transport accessibility, (PTAL 6a or 6b) immediate or very easy public transport access to extensive town centre facilities, high levels of sustainable transport usage, and low levels of car ownership (except East Ham Central where it is relatively high, above the Borough average according to census 2011 data). In cumulative impact terms, they represent the opportunity to promote active travel and public transport to help address cumulative impacts of traffic congestion and traffic generally (e.g. emissions) in the wider local area: each area identified (other than West Ham) coincides with a Congestion Zone. Positive policy responses in accordance with sustainable travel objectives (policies SP2 and INF2) e.g. car club provision, below maxima parking provision, will be expected.

2.36 **Congestion Zones** Fig.10 These are the areas in the Borough where traffic congestion is consistently poor throughout the day (delay in traffic greater than 1.5 mins per km). This distribution is derived from a combination of peak morning, inter-peak and peak afternoon congestion data provided by Traffic Master. These are areas where development with traffic impacts should ensure that they are mitigated as far as possible to reduce congestion.

Implementation

2.37 The policy will be applied through the Development Management process, with a site being identified as falling within any relevant areas of cumulative impact concern through GIS mapping. The policy stipulates the expected response to each which should be set out in a statement accompanying the application, and secured by conditions or legal agreements as appropriate. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way.

2.38 The policy intention is that the full breadth of cumulative impact issues that affect the borough are acknowledged at every scale of development, the nature of cumulative impact being that impacts large and small together combine to be of greater significance. Early consideration of these matters will be encouraged through pre-application advice/design review and in implementing other consents approaches such as Permission in Principle, as well as through more proactive regeneration and Local Implementation Plan work.

Superseded - no longer in use

2.39 To support applications, proposals should refer to the supporting documents, relevant updates and if appropriate, specific agencies indicated in the policy.

Monitoring

2.40 The monitoring framework set out in the Local Plan: Core Strategy covers many aspects of cumulative impact, including monitoring of environmental nuisance, air and water quality, infrastructure sufficiency and traffic congestion. In relation to outputs, of key importance will be ensuring explicit consideration of cumulative impacts where relevant, in the officer's decision, and as such policy usage monitoring and associated output measures will be of particular relevance.

Superseded - no longer in use

Superseded - no longer in use

SP10 – Managing Cumulative Impact

Objective

2.41 To ensure that sustainable development is achieved through the management of existing identified problems of cumulative impact relating to specific uses.

Policy

Development proposals will help to create healthy and sustainable places, recognising the cumulative effect individual units and specific uses can have on the success of places.

To this end, proposals that positively address the following will be supported:

1. **In town centres, the need to maintain or contribute to the achievement of the following:**

   a. **Within Primary Shopping Frontages, 70% of units in A1 use.**

   b. **Two-thirds of town centre leisure uses to be 'quality leisure'. Units in Class D2, A4 or A3 use should therefore account for 67% of leisure uses, and Class A5 uses, amusement arcades and betting shops should not account for more than 33%.**

2. **In all areas, not exceeding any of the following definitions of area or linear concentrations of specific uses (currently betting shops, takeaways, and nightly-stay hostels).**

   Linear concentrations:

   a. **two of the same uses in a row; or**

   b. **a separation distance of two units in other uses between two units with the same specified use.**

   Area concentrations:

   c. **a site having three or more other premises in the same use within 400m (i.e. the presence of three or more overlapping catchment areas)**

The area concentrations of identified uses are indicatively mapped within Appendix 1 of this document.

Policy Links

SP2, SP3, INF1, INF2, INF5, INF6, INF7, SC4, SC5

Reasoned Justification

2.42 In Newham uses such as hot food takeaways, betting shops, premises selling alcohol / entertainment premises, and private rented properties, mainly HMOs and specialist hostels, are noted as having a potential problematic cumulative impact when numbers increase. Various problems arise through overconcentration of uses, including impacts on an area's character as well as healthy lifestyles of the population. With these types of issues, cumulative impact will be about the extent to which a use or activity affects the feel and appearance of an area.

2.43 Local Plan: Core Strategy Policy SP6 already seeks to maintain a robust retail core, where non-retail uses are prevented from clustering. To further manage negative cumulative impacts, the policy targets potential problematic uses, defining a minimum proportion of more desirable uses in certain areas, as well as 'tipping points' at which numbers of such uses cumulatively (clusters) are unacceptable. These have been derived through a combination of engagement and spatial analysis, recognising the impact of patterns of landuse across small spatial extents, 400m being a typical five-minute walk time.

2.44 In the case of linear concentrations, assessment will ignore intervening road junctions and continue around corners where relevant. In terms of area concentrations, Figures 11 to 13 (Appendix 1) provide indicative mapping of existing uses, identifying 'hotspots' where three or more 400m catchment areas overlap and where further proposals for identified uses with not generally be supported.

Implementation

2.45 Policy will be implemented through the development management process through the application of GIS analysis in the assessment process, drawing on the Council's survey work and associated GIS records, and through the use of appropriate conditions and, or legal agreements. It is also the Council's intention that its published evidence base on these matters helps to indicate the in-principle acceptability (or otherwise) of relevant proposals in particular locations. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way.

Monitoring

2.46 Effectiveness will be monitored via the framework set out in the Local Plan: Core Strategy, specifically indicators listed in relation to the Successful Places theme, particularly those relating to town centre health/quality and healthy urban planning. These are furnished through consents monitoring and town and local centre survey work which updates GIS databases. There is scope within these to further scrutinise betting shop and nightly-stay hostels consents. Outcome indicators of particular relevance will be satisfaction with the area, environmental nuisance levels, and mortality and obesity statistics. Decisions and appeals monitoring also supports assessment of policy relevance and effectiveness.

Superseded - no longer in use

Superseded - no longer in use

3| J4 - Managing a Mixed Use Borough

Objective

3.1 To manage the positive and negative impacts of employment-generating uses, and to ensure a managed transition to successful mixed use places at the large and small scale.

Policy

The Council seeks to balance provision for homes and jobs across the Borough in a way that supports a strong local economy and promotes quality of place. To this end, proposals that address the following spatial strategy and criteria will be supported:

1. **In addition to the spatial strategy set out in policies J1 to J3, INF5, INF8 and INF10 the Council will manage the positive and negative impacts of employment-generating uses through the following supplementary spatial strategy:**

   a. **Designating the sites identified in Table C as Local Industrial Locations (LILs), protecting them whilst encouraging a more effective configuration that conforms to Policy J2 Preferred Industrial Locations (PIL) land use principles, whereby other supporting facilities and B1(a) uses should be ancillary.**

Table C

Site Reference	Site	Function
LIL1	Stephenson Street	Logistics and Transport
LIL2	Jubilee Line Depot	Logistics and Transport
LIL3	East Ham Depot	Logistics and Transport
LIL5	Land East of London City Airport	Logistics and Transport
LIL6	Folkestone Road Depot	Logistics and Transport
LIL7	Beckton Gateway	B Class and Other Industrial Type Uses
LIL8	Canning Road East	B Class and Other Industrial Type Uses
LIL9	Nursery Lane	B Class and Other Industrial Type Uses
LIL10	Grantham Road	B Class and Other Industrial Type Uses
LIL11	Bridge Road Depot	Logistics and Transport
LIL12	Albert Island	B Class and Other Industrial Type Uses
LIL13	Butchers Road	B Class and Other Industrial Type Uses

Superseded - no longer in use

b. Allocating Local Mixed Use Areas (LMUAs) identified in Table D for employment-led mixed use that:

i. protect and promote Class B1 uses and other employment-generating uses compatible with residential, subject to town centre and other infrastructure policies; or

ii. allow for Managed Transition and redevelopment to focus on the ongoing viable operation of such uses and design incorporating or compatible with residential uses, whilst addressing any other site-specific issues.

Table D

Site Reference	Site
LMUA1	Silvertown Arches
LMUA2	Aldersbrook
LMUA3	Nursery Lane
LMUA4	East Ham Industrial Estate
LMUA5	Forest Gate Arches
LMUA6	Ashburton Terrace
LMUA7	Dulcia Mills
LMUA8	Sprowston Mews
LMUA9	Canning Road West
LMUA10	Grove Crescent
LMUA11	St Marys Industrial Estate
LMUA12	Bidder Street

c. Designating Class B1 Micro Business Opportunity Areas (MBOAs) identified in Table E where:

i. change of use, intensification and redevelopment will be allowed that incorporates employment floorspace of up to 570 sqm GIA to accommodate not more than 10 employees; and

ii. floorspace thus created would be protected and subject to Managed Release criteria.

Table E

Site Reference	Site
MBOA1	Canning Town
MBOA2	East Ham
MBOA3	Forest Gate
MBOA4	Manor Park
MBOA5	Stratford

d. allowing small-scale (less than 100 sqm GEA) B Class or sui generis non-speculative employment floorspace outside of defined employment areas to meet local business needs, subject to other policy considerations, notably policies SP2 and SP9 neighbourly development criteria.

3 | Jobs, Businesses and Skills

Superseded - no longer in use

e. elsewhere/in other cases, promoting consolidation of all other employment-generating uses into such defined areas, subject to compliance with Managed Release criteria on sites of 0.1ha or more, or where operational employment-generating floorspace comprises 1,000 sqm or more.

2. Require applicants on sites (including Strategic Sites) covered by Managed Release and Managed Transition specifications to:

a. have in place a strategy to deal with the relocation requirements of existing businesses that cannot be incorporated within a redevelopment no matter the extent of their lease interest; and

b. where release to residential use is proposed, demonstrate marketing through local agents for a period of at least 12 months for the full range of permitted uses, including the option of sub-division.

3. Require Strategic Site proposals to address Convergence objectives through an Employment Strategy that details:

a. phasing of new permanent employment-generating floorspace in such a way that maximises the likelihood of beneficial use;

b. marketing / demand testing and occupier commitments, considering temporary uses where appropriate; and

c. commitments to work with the Council's Workplace organisation to maximise local employment opportunities, including appropriate lead-in times in relation to training provision.

Policy Links

S1-S6, SP1-SP6, SP2, J1, J2, J3, INF5, INF8, INF10, SP9

Reasoned Justification

3.2 NPPF requires that local plan policies should support existing business sectors taking account of whether they are expanding or contracting as well as addressing any barriers to investment including a poor environment. To support existing business sectors in the Borough, the strategy set out within this policy provides a locally informed response to London Plan and Local Plan: Core Strategy policies, addressing the need for local and strategic provision for industrial and transport related functions, whilst providing scope for the release of surplus industrial land, for other uses.

3.3 The policy supports less high-value activities which have a role in the local economy, steering these towards Local Industrial Locations (LILs). The relatively isolated locations of LILs mitigates against any potential adverse amenity impacts, whilst providing scope to satisfy the demand for affordable workspace for micro, small and medium-sized enterprises.

3.4 Local Mixed Use Area (LMUA) allocations seek to recognise the value of certain local employment areas, whilst improving compatibility with their (typically residential) surroundings and securing other benefits of a mixed use typology. Their redevelopment provides scope for a managed transition to employment-led development compatible with this context. By introducing Micro Business Opportunity Areas (MBOAs) the policy attempts to capture the London wide trend for business support networks within micro-business scale of development opportunities (such as incubators, accelerators and co-working spaces). This may also help to encourage change of use/redevelopment away from A Class uses at these locations targeted, supporting the Local Plan: Core Strategy incentive for consolidation of retail and commercial uses into town and local centres. LILs, LMUAs and MBOAs can be found on the Local Plan Policies Map.

3.5 In order to support existing businesses, this policy provides for the small-scale intensification of B Class and sui generis employment-generating floorspace outside of the employment land hierarchy, and scope for small-scale walk-to facilities to meet the needs of people working within industrial areas. The provision of such facilities should be in line with retail and community facilities policies (INF5, INF8 & INF10) which prioritise town and local centre locations for such uses but allow for small scale local provision where other access is lacking (ie. within 400-800m, a 5-10 minute walk).

Office space should be clearly ancillary to main industrial uses on a LIL, and whilst the scale is a matter of fact and degree, in line with SIL, this means that B1a floorspace should not be large-scale, predominate or compromise the wider industrial offer (see London Plan 2016 paragraph 2.79).

3.6 In relation to managed release and transition of employment land, the policy requires a twelve-month period, for demand testing to promote redevelopment of underused employment sites whilst helping to identify those that have reasonable employment potential. The Mayor of London's SPG Land for Industry and Transport, provides guidance on how this should be effected. Further detail has been included as to how the development of strategic sites should be managed, ensuring proposals in these locations help to address Convergence objectives and satisfy requirements for local employment and training.

Implementation

3.7 Policy will be implemented through the development management process which will scrutinise statements submitted in support of the criteria relevant to a proposal's location. In doing so, the Council's own survey records and detailed guidance in the Mayor of London's Industrial Capacity SPG (and subsequent updates) will be drawn upon. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way.

3.8 It is also the Council's intention that the site allocations (LMUAs) and designations (LILs, MBOAs) encompassed in the policy help to indicate the in-principle acceptability (or otherwise) of proposals in particular locations.

Superseded - no longer in use

3 | Jobs, Businesses and Skills

Superseded - no longer in use

3.9 Moreover, they provide a positive planning framework in which to re-direct inappropriate proposals, and where opportunities are highlighted to prospective developers, supporting delivery by providing a degree of certainty. Both the designations and allocations are sufficiently flexible to help respond to market realities and support deliverability within a strategic framework that has taken direction from real-life schemes and other policy benchmarks.

3.10 The policy intention is that the balance between homes and jobs, and industrial change is carefully curated to ensure jobs are not neglected in the face of a strong residential market. As well as introducing greater control over smaller employment-generating sites, the policy positively plans for small businesses and areas of change, helping to identify new employment-led development opportunities. Early consideration of these matters will be encouraged through pre-application advice/design review and in implementing other consents approaches such as Permission in Principle, as well as through more proactive regeneration work.

Monitoring

3.11 Effectiveness of employment-generating policies and supporting designations and allocations are already provided for by the Local Plan: Core Strategy monitoring framework, with outputs concerning employment space/sites-related planning activity, environmental nuisance linked to economic activity, and employability measures being particularly relevant, alongside ongoing monitoring of employment land 'health'/supply. Housing delivery on LMUAs is also accounted for within housing monitoring. Outcome indicators of most relevance concern business and economic activity, deprivation and satisfaction with the area. Decisions and appeals monitoring also supports assessment of policy relevance and effectiveness.

Superseded - no longer in use

4| H5 – Achieving Housing Mix

Objective

4.1 To ensure a mix of housing development across the Borough that supports the creation of resilient, mixed and balanced communities.

Policy

Housing mix will be managed so that local and strategic needs and the need for different housing types are addressed.

To this end, proposals that positively address the following will be supported:

1. **Sites allocated, or with a recent consent for residential or part-residential development, should be developed at least in part for conventional housing.**

2. **Purpose-built student accommodation should be provided in a proportionate manner to conventional housing, reflecting strategic and local need, assessed according to the following:**

   a. **the ratio of Newham's London Plan housing target to the maximum student housing requirement applied equivalently to the borough housing target derived from the London Plan;**

   b. **the quantum and location of recent delivery of conventional housing;**

   c. **the London-wide planning requirement for 26-33% of student accommodation to be purpose-built, as identified by the Mayor of London's Academic Forum; and**

   d. **whether the development is part of a wider local campus development increasing local need.**

3. **Large and small HMOs should be purpose-built or converted from premises other than family-sized dwellings, subject to policies H1, H4, H6 and H7.**

4. **Older people's housing and specialist provision for other vulnerable people (falling into Use Class C2) will be protected as community facilities / social infrastructure in accordance with policy INF8 and London Plan social infrastructure policies where the accommodation meets local need, unless the loss is part of an agreed programme of social infrastructure re-provision or new model of provision.**

5. **New specialist (Use Class C2) and sui generis nightly stay housing should be directed towards local need according to the following criteria:**

   a. **occupancy from residents from outside of Newham should not on average comprise more than 33% of total residents; and**

b. advice from the relevant LBN service areas regarding additional local need.

To assist in the delivery of a mix and balance of housing types, sizes and tenures and spatial vision and strategy set out by Core Strategy policy S1-6 and H1:

6. The following sites (Table F), are allocated for either residential or residential-led mixed-use development; further information is to be found in the sites schedule, Appendix 2:

Table F

Site Reference	Site	Allocation
HSG1	North of Forest Gate Station E7	Residential-led, mixed use
HSG2	Bow Street	Residential
HSG3	Methodist Church Community Centre	Residential-led, mixed use
HSG4	Carroll Close / Chatsworth Road	Residential
HSG5	McGrath Road 3-5	Residential
HSG6	236 Romford Road	Residential
HSG7	Wordsworth Avenue 16	Residential
HSG8	42 West Ham Lane	Residential
HSG9	156 - 158 Katherine Road	Residential
HSG10	Former Lea Bon Club / John Street	Residential
HSG11	95 Arragon Road	Residential
HSG12	236-242 Barking Road E6	Residential
HSG13	Nelson Street, High St North	Residential
HSG14	London Road Car Park - Option 1	Residential
HSG15	Pragel Street	Residential
HSG16	Grange Road	Residential
HSG17	Kent Street - Court Area	Residential
HSG18	Doherty Road	Residential
HSG19	Beckton Road E16	Residential
HSG20	Canning Town Area 4	Residential
HSG21	Baxter Road/Alnwick Road	Residential
HSG22	Canning Town Area 5	Residential
HSG23	Canning Town Area 18	Residential
HSG24	Cyprus 4	Residential
HSG25	ExCel Site 4	Residential-led, mixed use
HSG26	ExCel Site 3	Residential-led, mixed use
HSG27	Leonard Street	Residential
HSG28	Former Tate Institute, Wythes Road	Residential
HSG29	Rymill Street E16	Residential
HSG30	Barrier Park North	Residential

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HSG31	Albert Road/Fernhill Street E16	Residential
HSG32	Pier Road Crossrail works site E16	Residential
HSG33	2 Pier Road E16	Residential
HSG34	David Street	Residential

Other sites which come forward for residential development will be supported subject to their addressing all relevant policies in the Plan.

Policy Links

SP1, H1, H3, H4, H6, H7, INF8

Superseded - no longer in use

Reasoned Justification

4.2 This policy seeks to strengthen the policies of the Local Plan: Core Strategy providing clearer specification to requirements in relation to specialist housing and multiple occupancy housing (HMOs, for occupation by groups other than single households), to ensure that developments of this type of housing do not undermine these core principles. This strengthens the ability to achieve the right housing mix to meet need, attempting to ensure that certain forms of specialist and other high occupancy housing, notably nightly-stay hostels for homeless people, specialist private student accommodation and HMOs, do not impede the delivery of conventional housing.

4.3 As part of the need to protect against the loss of family sized homes an Article 4 Direction was introduced across the Borough on 31 July 2013. This requires that planning permission be sought for the conversion of single household residential properties to small HMOs (3-6 occupants) as would ordinarily be required for large HMOs (7 occupants or above).

4.4 The dispersal of student housing alone without, for instance, wider university campus provision and the associated jobs and economic benefits goes against the grain of the Local Plan: Core Strategy's emphasis of the provision of both. Considering this, accepting that Newham has a strategic role to play in meeting pan-London housing need and recognising the requirement for some purpose-built specialist provision for students attending local institutions, the policy seeks to provide a proportionate delivery of student housing against that of conventional supply, to achieve mixed and balanced communities. In doing so, the policy provides an

Superseded - no longer in use

assessment mechanism for bringing forward this type of accommodation using mainstream housing target (identified by London Plan housing supply targets) and comparing this to student housing need; accounts for the actual 5 year delivery and the evolving nature of housing provision in a community neighbourhood and ward area; considers the proportion of local need which it may be appropriate to provide for within specialist accommodation; and prioritises mixed use development bringing jobs and homes. Given fluctuations in delivery on an annual and broader basis, the policy does not set absolute targets, instead providing guidance as to where additional student housing provision may be unbalancing and displacing more flexible conventional housing provision.

4.5 With a generally ageing population across London, the policy seeks to ensure delivery for the older peoples' care sector, in accordance with indicative strategic benchmarks set out within table A5.1 of the London Plan, 2016. This will ensure the protection of housing in Use Class C2 (residential institutions) in the same way as social infrastructure provision via existing Local Plan: Core Strategy policy INF8 and London Plan Policy 3.16.

4.6 The Local Plan: Core Strategy's overarching spatial strategy includes a commitment to the delivery of 37,500[3] additional homes between 2012 and 2027. The strategic sites identified within the Local Plan: Core Strategy will deliver a substantial proportion of the housing required to meet need within the Borough. In addition to the strategic sites this DPD allocates a number of non-strategic housing sites for either residential, or where specified, residential-led mixed use development. The sites allocated have the potential to deliver at least 10 units each, and the Sites Schedule in Appendix 2 provides further information on the capacity (indicative residential typologies), relevant spatial policies, key opportunities and constraints and expected delivery.

4.7 As an indication of the overall contribution to the spatial strategy, the following table sets out the approximate capacity (subject to design-stage refinement in line with policies) of these sites by spatial policy area to the nearest 5 units. In line with strategic site allocations, indicative residential typologies are determined by the site's context and table 3.2 of the London Plan 2016. Further explanation can be found in Local Plan: Core Strategy paragraphs 6.119 – 6.121.

Indicative Housing Delivery from Small Non-strategic Site Allocations by Spatial Policy Area:

Table G

Spatial Policy Area	Approx. Capacity
Stratford and West Ham (S2)	55
Royal Docks (S3)	420
Custom House and Canning Town (S4)	1165
Beckton (S5)	120
Urban Newham (S6)	385 (of which the majority are in East Ham and Forest Gate)

[3] London Plan includes an amended target for Newham. This will be incorporated into the proposed review of Newham's Local Plan.

4.8 The Council accepts that there will be other, unallocated sites that come forward for residential development. Subject to their addressing all relevant policies in the plan, the Council supports residential development on such 'windfall' sites.

4.9 The Local Plan: Core Strategy states that future site provision to meet the required number of pitches identified in the Gypsy & Traveller Needs Assessment (GTNA) will be progressed through this Detailed Sites & Policies DPD. As further evidence base work is required to establish the needs of the Gypsy & Traveller population in relation to housing, site provision will be identified as part of a separate Development Plan Document.

Implementation

4.10 The overarching policy intention is to recognise the need for specialist housing provision, seeking to manage its delivery against conventional supply, whilst ensuring balance in satisfying local and wider pan-London needs.

4.11 Policy will be implemented via the development management process. Proposals should be accompanied by statements that set out the responses to the relevant criteria; these will be secured by condition or legal agreement as appropriate. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way. It is also the Council's intention that its published evidence base on these matters and online Public Access records of consents should help to indicate the in-principle acceptability (or otherwise) of relevant proposals. The positive allocation of small non-strategic sites for mainstream residential also gives a clear market signal about expectations for these sites and opportunities therein, reflecting strategic housing policies that prioritise flexible mainstream housing, and supporting delivery by providing for a degree of certainty.

Monitoring

4.12 The monitoring framework set out in the Local Plan: Core Strategy includes provision of specialist accommodation provision and delivery on allocated sites, plus associated outcomes such as out-migration and satisfaction with the area. Table G, which sets out indicative housing delivery from Non-strategic Site Allocations by spatial policy area, is used to inform the monitoring of the 5 year Housing Supply and Housing Trajectory. Decisions and appeals monitoring also supports assessment of policy relevance and effectiveness. S106 monitoring occurs via reports submitted to the monitoring officer at required intervals and is published as part of an annual report as required.

Superseded - no longer in use

H6 – Achieving High Quality Accommodation

Objective

4.13 To support community resilience and ensure high quality accommodation across a range of housing types.

Policy

Proposals for housing other than conventional single-family housing will be supported where they meet quality standards.

To this end, proposals will be assessed in relation to:

1. **Newham and Pan-London Private Sector Rental Licensing benchmark criteria (for mainstream HMOs and other specialist sui generis multiple-occupancy housing).**

2. **Care Quality Commission criteria (for Class C2 uses) or any subsequent updates or replacements.**

3. **Pan-London quality benchmarks for temporary (nightly stay) hostels (BABIE or 'Setting the Standard II').**

4. **The inclusion of an appropriately detailed and resourced management plan demonstrating the residential population mix and other management practices. The plan should minimise safeguarding risks and maximise opportunities to create and sustain social networks and access appropriate support, as well as ensuring that the development is neighbourly as defined in policy SP8.**

Policy Links

SP3, H1, SP8

Superseded - no longer in use

Superseded - no longer in use

Reasoned Justification

4.14 The Local Plan: Core Strategy seeks to improve housing mix and provide genuine housing options for sustainable and resilient communities. Whilst there are large scale new developments across the west and south of the Borough which have been assessed against high-quality housing policies, there are also large areas of existing housing throughout the Borough which requires improvement to achieve the aims of high quality housing for all.

4.15 This policy extends the Local Plan: Core Strategy position, providing clear specifications which relate to specialist and multiple occupancy housing. These requirements set basic development parameters preventing poor design features such as excessively small bedrooms, lack of natural daylight, poor ratios of communal spaces to occupants (resulting in over- used facilities) as well as poor management practices that do not address safeguarding concerns. These issues appear to be particularly prevalent in premises not subject to regulation, but also in forms of accommodation where the demand is strong and provision may sit alongside other pressures (e.g. homeless emergencies requiring accommodation at short notice on tight budgets).

Implementation

4.16 Policy will be implemented via the development management process. Proposals should be accompanied by statements and a management plan that set out the responses to the relevant criteria; these will be secured by condition or legal agreement as appropriate. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way.

4.17 It is the policy intention that applicants recognise the wider resilience agenda that housing quality in terms of design and management, can contribute to.

Monitoring

4.18 The monitoring framework set out in the Local Plan: Core Strategy includes consideration of housing design quality and associated outcomes such as out-migration and satisfaction with the area. Decisions and appeals monitoring also supports assessment of policy relevance and effectiveness.

Superseded - no longer in use

H7 – Distribution of Specialist Accommodation

Objective

4.19 To support the development of a sustainable mixed and balanced distribution of housing types across the Borough.

Policy

Proposals that will result in an appropriate mix and balance of housing typologies throughout the Borough, responding to the following spatial strategy will be supported:

1. **New student housing will be directed to the town centres of Stratford and Canning Town and existing campus developments within the Borough.**

2. **Larger specialist residential accommodation (comprising six or more bed spaces) catering to older adults or persons with care needs should:**

   a. **be directed to town centres and those sections of Key Movement Corridors within 400m of a Local Centre or 800m of a Town Centre, unless specific care needs/vulnerabilities justify an alternative location; and**

   b. **be within 800m of relevant supporting facilities (e.g. specialist healthcare or social/leisure opportunities), if appropriate, in relation to identified needs.**

3. **Older people's housing (falling outside Use Class C2) should form part of the housing mix (and sit comfortably with conventional housing) on Strategic Sites.**

4. **Purpose-built conventional HMOs and otherwise policy-compliant conventional HMO conversions should be directed to Town and Local Centres and Key Movement Corridors, where compatible with other policies.**

5. **Nightly-stay hostels should be located in town centres or along those sections of Key Movement Corridors within 800m of town centres. Nightly-stay hostels should also be located within 800m of relevant supporting facilities (e.g. specialist healthcare or social/leisure opportunities). Where barriers to Town Centre accessibility exist within an 800m catchment, proposals will be considered on a case by case basis.**

6. **Avoiding creating or exacerbating cumulative impact hotspots / clusters as defined in policies SP9 and SP10.**

Policy Links

S1, S6, SP1, H3, SP8, SP9, SP10

Superseded - no longer in use

Reasoned Justification

4.20 As with many forms of high-intensity uses, multiple-occupancy housing can result in impacts beyond those of conventional housing. For example, through increased trip generation, or the amount of waste and noise generated. These impacts may further be exacerbated when the multiple occupancy is made up of a specific demographic, where for example a similarity of lifestyle or need might result in use of local facilities or public spaces at similar times, or generate demand such that the provision of local facilities becomes skewed towards them (for example, students and the night-time economy). While all housing needs can be accommodated within the Borough, this policy seeks to add more detail to the Local Plan: Core Strategy's spatial strategy in order to manage such impacts (both positive and negative) by considering the distribution of specialist accommodation.

4.21 Town centre locations are most accessible to a range of users. They have better public transport and infrastructure in place to manage large congregations of people, as well as a range of facilities that people need (and can benefit from) in the course of a single trip. Key corridors in their function as public transport routes similarly provide enhanced access to services and supporting facilities and, like town centres, tend already to be busier, livelier locations. Both areas are considered capable of successfully accommodating larger forms of specialist or multi-occupancy housing. In turn, there is also is the opportunity for centres to benefit from the additional spend and investment generated from increased numbers of people.

4.22 The need to consider the location of specialist housing in relation to support services such as sources of employment, training and job search, healthcare (including specialist healthcare) and schools, is vital. Whilst such services should be accessible to all of the Borough's inhabitants, it may be all the more significant for those with extremely limited access to resources (for whom cost of travel is a barrier) or those with mobility issues (for whom proximity is key). Likewise, occupants placed temporarily may not be familiar with the local area and will have trouble accessing services if sites are remote or poorly connected. To tackle this, the policy sets various accessibility benchmarks to town and local centres and key movement corridors. It is recognised within the policy however that in certain instances barriers to locations within accessibility catchments will exist and should be considered when development applications are assessed.

Implementation

4.23 The policy seeks to ensure that applicants recognise the need for appropriately located accommodation, for the benefit of lessening the potential impacts of specialist housing, as well as ensuring access to infrastructure provision that supports the development model and residents alike.

4.24 Policy will be implemented through the development management process through the application of GIS analysis in the assessment process, drawing on the Council's survey work and associated GIS records, and through the use of appropriate conditions and, or legal agreements. It is also the Council's intention that its published maps (such as the map of Key Corridors in the Local Plan: Core Strategy, and town and local centre boundaries) can be used to help indicate the in-principle acceptability (or otherwise) of relevant proposals in particular locations. Other policies to

which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way.

Monitoring

4.25 The monitoring framework set out in the Local Plan: Core Strategy includes monitoring of specialist accommodation provision and associated outcomes such as churn and satisfaction with the area. Decisions and appeals monitoring also supports assessment of policy relevance and effectiveness.

Superseded - no longer in use

Superseded - no longer in use

5| SC5 – Maximising Sustainable Design

Objective

5.1 To maximise the benefits of sustainable design to provide for an increasingly resilient and high-quality physical environment.

Policy

All development is expected to maximise the benefits of sustainable design to provide for an increasingly resilient and high-quality physical environment.

To this end, proposals that positively address the following requirements will be supported:

1. **All development should aim to reduce surface water run-off to greenfield rates[4], all major development and any development falling within a Critical Drainage Area (CDA) should achieve greenfield run-off and be accompanied by a Surface Water Drainage Strategy (SWDS) that:**

   a. **clarifies before and after development run-off rates and addresses water quality impacts, ensuring run-off water is clean and safe;**

   b. **follows the drainage hierarchy of the London Plan;**

   c. **maximises the use of SUDS in accordance with the SUDS hierarchy;**

   d. **confirms the ownership, management and maintenance arrangements of any SUDS features;**

   e. **demonstrates regard to the recommendations of Newham's Surface Water Management Plan (SWMP) and Local Flood Risk Management Strategy (LFRMS).**

2. **All development should protect and enhance the biodiversity value of a site including through the retention of trees, where removal is required replacement will be expected. Any development that creates one or more residential unit or pertains to 500 sq.m or more GIA of any non-residential use should be accompanied by a Biodiversity Statement that:**

   a. **demonstrates the opportunity to enhance biodiversity has been maximised, including through the provision of soft landscaping and the management of non-native invasive species on the site;**

   b. **demonstrates how the development protects connectivity between habitats and avoids (or mitigates) impacts upon existing trees, hedging, soft landscaping, and other biodiversity features;**

[4] The rate of run-off that would occur from a site in its undeveloped and undisturbed state. For calculation guidance refer to Defra/EA report SC030219 'Rainfall runoff management for developments' published October 2013.

5 | Sustainability and Climate Change

Superseded - no longer in use

c. sets out technical detail in relation to the efficacy of green roofs, specifically depth and variation of substrate;

d. addresses potential need for a Water Framework Directive compliance assessment and relevant management of direct or indirect impacts on the ecological and chemical value of a waterbody;

e. where it is not possible to maximise biodiversity improvements on site due to conflict with safe airport operation, sets out proposals for off-site mitigation through payment in lieu to a relevant provider.

3. Development should take advantage of linked opportunities in sustainable design and minimise conflict between different strands, notably through:

a. the biodiversity, pollution control and flood reduction benefits of surface water attenuation measures as per the SUDS hierarchy;

b. the temperature regulation and surface water attenuation benefits of biodiversity enhancements;

c. avoiding conflict with air quality objectives;

d. the opportunity to integrate food growing, including consideration as a temporary use.

4. Proposals for sites where any part falls within 16m of flood defences* are required to demonstrate, through liaison with the Environment Agency, that development incorporates or does not inhibit sufficient land and access available for the renewal and maintenance of flood defences. Proposals adjacent to flood defences must demonstrate that the defence structures are in good condition and will provide protection for the lifetime of the development, with improvements made where necessary.

* as shown on the Environment Agency's Flood Map For Planning[5]

5. 90% of new build homes should meet requirement M4[2] of Building Regulations Approved Document M (for 'accessible and adaptable dwellings'), 10% of new build homes should meet requirement M4[3] (for 'wheelchair user dwellings').

6. All development should seek to minimise water consumption and incorporate innovative approaches to water efficiency, including through the use of new technologies where practical. Major residential development will demonstrate that it can achieve a consumption target of 110 litres per person per day[6].

[5] http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=floodmap&layerGroups=default&lang=_e&ep=map&scale=7&x=531500&y=181500

[6] Requirement G2 [2b] of Building Regulations Approved Document G, 2015 edition. Note the water efficiency calculator set out at Appendix A of that Document

7. Development should achieve at least the following standards, or the equivalent level of any replacement schemes:

Table H

	New Build	Refurbishment
Non-residential	BREEAM UK New Construction rating of 'very good' for all new-build development over 500sq.m GIA; an increase from BREEAM UK New Construction rating 'very good' to 'excellent' for all new-build major development;	BREEAM UK Non-Domestic Refurbishment and Fit-Out rating of 'excellent' for all major development involving the refurbishment or change of use of existing buildings.
Residential	Refer to SC2 and Policies 5.2 and 5.3 of the London Plan (2016)	BREEAM UK Domestic Refurbishment/Non-Domestic Refurbishment and Fit-Out rating of 'excellent' for all major development involving the refurbishment or change of use of existing buildings.

8. All development should provide innovative approaches to sustainable waste management in accordance with the waste hierarchy (prevention, re-use, recycling, energy recovery, and disposal[7]) and policies SP8, SC1 and W1[8].

9. The need to carry out adequate investigation of land contamination with required remedial works to be agreed before the start of development.

Policy Links

SC1, SC2, SC3, SC4, W1, SP8

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[7]EU Waste Framework Directive 2008/98/EC, Article 4
[8]Joint Waste Plan for East London, 2012

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Superseded - no longer in use

Reasoned Justification

5.2 Policies SC1 to SC4 of the Local Plan: Core Strategy set out headline concerns across four strands of sustainability (climate change, energy, flood risk, and biodiversity) this additional policy supports and develops their logic by extending application and reach, and provides clearer expectations on certain development issues. Alongside a Council-wide agenda to build personal, economic and community resilience, it is considered vital to ensure we are also working towards a more environmentally resilient Borough, one where changes that will improve socio-economic conditions in Newham do not come at the expense of the environment. Sustainable development, by definition, should lead to a borough that is future-proofed against expected changes to weather and climate.

5.3 One aspect of existing Local Plan: Core Strategy sustainability policies that policy SC5 seeks to supplement is the fact that only major developments have been targeted for design responses despite the cumulative significance of small as well as large-scale change. In an urban borough like Newham, all development needs to work towards improving sustainability standards. Street flooding is an issue that has been highlighted as a concern by residents, and with over half the Borough in a higher risk flood zone, the wider application of flood attenuation measures is considered a priority. The policy also responds to national changes in the application and management of SUDS. Requiring the preparation of a Surface Water Management Plans (SWMP) and the incorporation of appropriate SUDS features in all development within Critical Drainage Areas or Flood Zones 2 and 3 that change the physical nature of a site (in addition to the existing policy that all major schemes must include SUDS features). This will help make step changes across the Borough with regard to drainage capacity and flood resilience.

5.4 Policies SC4, INF6 and INF7 set out broad expectations in respect of biodiversity enhancement; again taking the approach that smaller scale development as well as major must make contributions to strategic objectives, this policy widens the application of biodiversity enhancement requirements to smaller-scale forms of development across the Borough. Since dissolution of the management partnership described in the BAP, officers have identified a need for greater 'ownership' of the biodiversity issue among developers in the Borough. The requirements set out in the policy provide a readily accessible summary of the key deliverables expected of developers in regard to biodiversity enhancement. The policy allows for changes in biodiversity enhancements that may conflict with airport safety considerations to ensure reduction in occasions of bird strike and other operational problems.

5.5 There are linked opportunities within the policy for enhancement with regard to multiple strands of sustainable design; this is notably the case for SUDS techniques and their added potential for pollution reduction and biodiversity benefits. Table I overleaf details a hierarchy of preference for techniques that have multiple sustainability benefits, developers will be expected to follow this hierarchy within the constraints of a site.

5.6 With around 50% of land in the Borough falling within a high risk flood zone and Newham's riverside position alongside the Thames, the opportunity to seek the improvement of flood defences is justified. The Environment Agency's Thames Estuary 2100 Plan (TE2100) makes

recommendations for the maintenance, refurbishment and improvement of flood defences and is referenced in Policy 5.12 of the London Plan. While legislation regarding the prevention of floods already places liability for the maintenance of flood defences on the Riparian Owner (the freeholder of land under or adjacent to those defences[9]) the inclusion of the 16m safeguarding area on the Policies Map will make this obligation clearer. The policy sets out expectations on all developments falling within 16m of identified flood defences.

Table I: Taken from the Environment Agency's Development Control Thames Region document SUDS – A Practical Guide (October 2006)

	SUDS technique	Flood Reduction	Pollution Reduction	Landscape & Wildlife Benefit
Most Sustainable	**Living roofs**	✔	✔	✔
	Basins and ponds - Constructed wetlands - Balancing ponds - Detention basins - Retention ponds	✔	✔	✔
	Filter strips and swales	✔	✔	✔
	Infiltration devices - soakaways - infiltration trenches and basins	✔	✔	✔
	Permeable surfaces and filter drains - gravelled areas - solid paving blocks - porous paviors	✔	✔	
Least Sustainable	**Tanked systems** - over-sized pipes/tanks - storms cells	✔		

5.7 The Government's housing standards review has withdrawn Code for Sustainable Homes (CfSH) and Lifetime Homes schemes. The policy updates the requirement of Local Plan: Core Strategy policy H1 to reflect new standards. By demanding a minimum standard of accessibility in new dwellings, development becomes more flexible in its ability to welcome all users which plays an important role in the longevity (and thus sustainability) of new development.

5.8 Newham forms part of a wider area (the South East of England) classified as having 'serious' water stress meaning a high population with high water demands and limited water availability. Demand for water in London is expected to exceed supply by 10% by 2025[10]. Reducing water use through improved efficiency standards in new development plays an essential part in achieving sustainable development and adapting to climate change. The consumption target specified updates that set out in Local Plan: Core Strategy policy SC1 and reflects new practice as result of the housing standards review and removal of CfSH[11]. Examples of innovative approaches to improving water efficiency may include rainwater harvesting and grey-water recycling, water meters in flats, or use of tap aerators. Relevant best practice guidance should be referenced.

5.9 Despite the absence of a formal policy requirement, the majority of minor new-build schemes within the Borough have been achieving standards such as CfSH Level 4. While CfSH has been phased out under the housing standards review and Deregulation Act, the knowledge that smaller-scale developments can and do make contributions to improved design and build quality informs and justifies the extended requirements of policy SC5 in regards to BREEAM standards.

[9] See the Environment Agency publication 'Living on the edge: A guide to your rights and responsibilities of riverside ownership' for further information

[10] Page 23,Enabling Infrastructure: Green, Energy, Water & Waste Infrastructure to 2050 (Mayor of London)

[11] 25th March 2015 WMS indicates Council's can continue to apply a requirement for a water efficiency standard where there is an existing plan policy which references CfSH (SC1 point 1)

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5.10 Given the urban nature of the Borough, much development within Newham is not new-build. In order to maximise sustainability benefits across all forms of development including changes of use, the policy also requires retrofitted improvements. The recognised national standards for this are the BREEAM domestic and non-domestic refurbishment schemes. Requiring a minimum design and build standard for refurbishment work that falls within the scope of a planning application is consistent with the Local Plan: Core Strategy approach whereby every opportunity should be taken to move towards the implementation of its vision.

5.11 While the Joint Waste Plan for the East London Waste Authority Boroughs (2012) sets out policy for the provision and management of waste infrastructure, it is considered that more needs to be done with regard to the management (and generation) of waste on the micro scale. Newham remains a poor performing London borough in terms of its household recycling and composting rates. Policy provides a pointer to the waste management hierarchy set out by EU directive 2008/98/EC and welcomes innovative solutions while being flexible enough to apply to all forms and scale of development.

5.12 Both the NPPF (paragraph 109) and the London Plan (Policy 5.21) encourage Local Plans to address the remediation of contaminated land. Due to its industrial past (and present), Newham is highly likely to be affected by contamination from previous land uses. Given the impact contamination can have on groundwater and human health it is considered vital that development deal with the challenge of land contamination proactively in order to improve the quality of the physical environment in the Borough. The investigation and remediation of contaminated land should have regard to appropriate technical standards and guidance such as Model Procedures for the Management of Land Contamination (CLR11, Environment Agency/ Defra); Groundwater Protection: Principles & Practice (GP3, Environment Agency); Investigation of Potentially Contaminated Sites: Code of Practice (BS10175, BSI).

Implementation

5.13 Policy SC5 will be implemented via the development management process. Proposals, paying regard to the thresholds embedded in the policy, should demonstrate how requirements have been met. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way. Responses will be secured by conditions or legal agreements as appropriate.

5.14 The policy intention is that all scales of development should demonstrate sustainable design improvements, not leaving the burden of enhanced environmental resilience solely on major schemes. Early consideration of these matters will be encouraged through pre-application advice/design review and in implementing other consents approaches such as Permission in Principle, as well as through more proactive regeneration work. The onus is on the developer to engage with the LPA to understand the policy requirements relating to their proposals at a sufficiently early stage of their design work to ensure that they can be incorporated in the most technically feasible and cost effective manner.

5.15 In relation to the additional BREEAM requirements introduced through this policy only[12], applicants may submit evidence concerning their impact on

[12] ie BREEAM 'Excellent' for non-residential majors, and BREEAM 'very good' for non-residential developments of between 500 and 999 sq m (given that other requirements are already part of the Development Plan through the London Plan and Core Strategy Policy SC1 and SC2)

development viability for consideration as part of wider viability discussions (e.g. in relation to policies H1 and H2) subject to viability assessment protocols. In these circumstances, family and affordable housing and employability contributions plus CIL liabilities (as per Policy INF9, H1 and H2 and London Plan Policy 8.2) will take priority over BREEAM requirements, but applicants will be expected to deliver as many BREEAM credits as possible (i.e. each will need to be costed and only the bare minimum dropped to make a scheme viable where necessary). The same approach will apply if there are any technical constraints to achieving BREAAM credits: the maximum number possible of those required will be expected to be achieved, bearing in mind the expectation concerning early engagement referred to above. Advice will be sought from external assessors at the applicant's cost where necessary.

5.16 Proposals should make reference to relevant guidance where available. Example sources might include (but are not limited to) the Wildlife Trust, GiGL, Woodland Trust, Natural England and the RSPB in regards biodiversity; Susdrain / CIRIA and the Environment Agency in regards sustainable urban drainage; the Building Research Establishment and the Mayor of London's London Plan Sustainable Design and Construction SPG (and subsequent updates) for more comprehensive sustainable design advice. Where appropriate, expert advice will be sought within the Council and from relevant partners to support the assessment of applications and ensure proposals are of the highest quality possible.

Monitoring

5.17 The monitoring framework set out in the Local Plan: Core Strategy covers various aspects of sustainable design affected through the planning process, notably flood risk management, biodiversity enhancement/ protection and BREEAM/sustainability credentials of consented schemes. Outcomes concerning resource consumption and environmental protection and quality will also be of relevance. Decisions and appeals monitoring which may include an audit of consents in particular areas (e.g. TE2100, Critical Drainage Areas) also supports assessment of policy relevance and effectiveness.

Superseded - no longer in use

6| INF5a – Local Shopping Parades

Objective

6.1 To identify Local Shopping Parades that contribute to retail accessibility benchmarks

Policy

For the purposes of the protection afforded by Policy INF5:10, the following locations are designated as Local Shopping Parades:

Table J

Local Shopping Parade ID	Name/Location
LSP 1	Jack Cornwell Street
LSP 2	Katherine Road
LSP 3	Plaistow High Street
LSP 4	Vicarage Lane (E6)
LSP 5	West Ham Memorial Parade
LSP 6	Prince Regent Lane North
LSP 7	Tollgate Road
LSP 8	Fife Road
LSP 9	Cundy Road
LSP 10	East Ham Manor Way
LSP 11	Western Gateway
LSP 12	Albert Road

Policy Links

INF5

Reasoned Justification

6.2 In line with the objective of managing a well-balanced, accessible and focussed retail network and hierarchy recognising and protecting heritage and other assets, Policy INF5:10 sets out the Council will designate small groups of shops as Local Shopping Parades where they contribute to 400m accessibility benchmarks.

6.3 The evidence base detailed in the 2014 paper Evidence Base - Local Shopping Parades, and the Options Appraisal (2015) sets out the justification for the designations and an analysis of the form and function of the parades and opportunities presented by their designation and the protection afforded by INF5.

6.4 Town/Local Centre and Local Shopping Parade boundaries are mapped on Local Plan Policies Map. A retail hierarchy map can be found in Appendix 3.

Superseded - no longer in use

INF6a – Protected Green Infrastructure

Objective

6.5 To protect and strengthen identified green infrastructure Policy.

Policy

For the purposes of the protection afforded by Policy INF6, the sites and features identified in Table K below are designated as different types of Protected Green Infrastructure (as shown on the proposals map):

Table K. Note: a fuller version of the table can be found in Appendix 5.

Site ID	Type	London Plan Designation	Other Designation
GS1	Linear Open Space	Linear Open Space	SINC, Green Belt
GS2	Allotment	No Designation	SINC, Green Belt
GS3	Cemetery	No Designation	SINC, Green Belt
GS4	Woodland	No Designation	
GS5	Amenity	Pocket Park	
GS6	Railway Land	No Designation	SINC
GS7	Railway Land	No Designation	SINC
GS8	Open Space	Metropolitan Park	SINC, Green Belt
GS9	Railway Land	No Designation	SINC
GS10	Education Land	No Designation	
GS11	Amenity / Play	Pocket Park	
GS12	Cemetery	No Designation	SINC
GS13	Railway Land	No Designation	SINC
GS14	Railway Land	No Designation	SINC
GS15	Railway Land	No Designation	SINC
GS16	Cemetery	No Designation	SINC
GS17	Railway Land	No Designation	SINC
GS18	Education Land	No Designation	
GS19	Estate Amenity	Pocket Park	
GS20	Railway Land	No Designation	SINC
GS21	Estate Amenity / Play	Pocket Park	
GS22	Railway Land	No Designation	SINC
GS23	Railway Land	No Designation	SINC
GS24	Railway Land	No Designation	SINC
GS25	Railway Land	No Designation	SINC

Superseded - no longer in use

6 | Infrastructure

GS26	Park	Local Park & Open Space	SINC, MOL
GS27	Railway Land	No Designation	SINC
GS28	Railway Land	No Designation	SINC
GS29	Play / Sports Pitch	Small Open Space	
GS30	Railway Land	No Designation	SINC
GS31	Landscape Buffer	No Designation	SINC, MOL
GS32	Amenity	Pocket Park	
GS33	Railway Land	No Designation	SINC
GS34	Park	Small Open Space	
GS35	Education Land	No Designation	
GS36	Railway Land	No Designation	SINC
GS37	Estate Amenity	Pocket Park	
GS38	Open Space	No Designation	
GS39	Railway Land	No Designation	SINC
GS40	Railway Land	No Designation	SINC
GS41	Estate Amenity	Pocket Park	
GS42	Church Yard	No Designation	SINC
GS43	Education Land	No Designation	SINC
GS44	Park	Small Open Space	SINC
GS45	Railway Land	No Designation	SINC
GS46	Railway Land	No Designation	SINC
GS47	Amenity / Play	Pocket Park	SINC
GS48	Railway Land	No Designation	SINC
GS49	Amenity / Play	Pocket Park	
GS50	Railway Land	No Designation	SINC
GS51	Education Land	No Designation	
GS52	Cemetery	No Designation	SINC
GS53	Education Land	No Designation	
GS54	Estate Amenity	No Designation	
GS55	Education Land	No Designation	
GS56	Railway Land	No Designation	SINC
GS57	Railway Land	No Designation	SINC
GS58	Railway Land	No Designation	SINC
GS59	Allotment	No Designation	MOL
GS60	Estate Amenity	No Designation	
GS61	Education Land	No Designation	
GS62	Railway Land	No Designation	SINC
GS63	Railway Land	No Designation	SINC

Superseded - no longer in use

GS64	Play / Amenity	Pocket Park	
GS65	Church Yard	No Designation	
GS66	Railway Land	No Designation	SINC
GS67	Playing Field / Sports Pitch	No Designation	MOL
GS68	Open Space	No Designation	SINC, MOL
GS69	Railway Land	No Designation	SINC
GS70	Railway Land	No Designation	SINC, MOL
GS71	Amenity / Play	Small Open Space	
GS72	Railway Land	No Designation	SINC
GS73	Railway Land	No Designation	SINC
GS74	Railway Land	No Designation	SINC
GS75	Railway Land	No Designation	SINC
GS76	Railway Land	No Designation	SINC
GS77	Cemetery	No Designation	
GS78	Railway Land	No Designation	SINC
GS79	Play	Pocket Park	
GS80	Estate Amenity	Pocket Park	
GS81	Railway Land	No Designation	SINC
GS82	Open Space	No Designation	MOL
GS84	Football Ground	No Designation	
GS85	Railway Land	No Designation	SINC

GS86	Park	Local Park & Open Space	SINC
GS87	Church Yard	No Designation	
GS88	Railway Land	No Designation	SINC
GS89	Railway Land	No Designation	SINC
GS90	Education Land	No Designation	
GS91	Education Land	No Designation	
GS92	Park	District Park	SINC
GS93	Railway Land	No Designation	SINC
GS94	Open Space	No Designation	SINC, MOL
GS95	Railway Land	No Designation	SINC
GS96	Education Land	No Designation	
GS97	Park	Local Park & Open Space	
GS98	Education Land	No Designation	
GS99	Railway Land	No Designation	SINC
GS100	Amenity	Pocket Park	
GS101	Amenity	Pocket Park	
GS102	Railway Land	No Designation	SINC
GS103	Open Space	No Designation	
GS104	Amenity	Small Open Space	

Superseded - no longer in use

GS105	Education Land	No Designation	
GS106	Open Space	No Designation	
GS107	Railway Land	No Designation	SINC
GS108	Railway Land	No Designation	SINC
GS109	Education Land	No Designation	SINC, MOL
GS110	Church Yard	No Designation	SINC
GS111	Estate Amenity	No Designation	
GS112	Park	Local Park & Open Space	MOL
GS113	Estate Amenity	No Designation	
GS114	Railway Land	No Designation	SINC
GS115	Amenity	Pocket Park	
GS116	Railway Land	No Designation	SINC
GS117	Amenity / Play	Small Open Space	
GS118	Amenity	Pocket Park	
GS119	Amenity	Pocket Park	
GS120	Education Land	No Designation	
GS121	Park	Local Park & Open Space	SINC
GS122	Estate Amenity	Pocket Park	
GS123	Railway Land	No Designation	SINC
GS124	Railway Land	No Designation	SINC
GS125	Play	Pocket Park	
GS126	Landscape Buffer	No Designation	SINC
GS127	Amenity / Play	Pocket Park	
GS128	Estate Amenity	No Designation	
GS129	Railway Land	No Designation	SINC
GS130	Open Space	No Designation	SINC
GS131	Railway Land	No Designation	SINC
GS132	Education Land	No Designation	MOL
GS133	Estate Amenity	No Designation	
GS134	Open Space	Pocket Park	
GS135	Estate Amenity	No Designation	
GS136	Allotment	No Designation	
GS137	Sports Ground	No Designation	
GS138	Railway Land	No Designation	SINC
GS139	Open Space	Small Open Space	
GS140	Railway Land	No Designation	SINC
GS141	Open Space	Small Open Space	
GS142	Railway Land	No Designation	SINC
GS143	Amenity	Pocket Park	
GS144	Education Land	No Designation	

Superseded - no longer in use

GS145	Linear Open Space	Linear Open Space	SINC, MOL
GS146	Education Land	No Designation	
GS147	Waterway	No Designation	SINC
GS148	Playing Field	No Designation	
GS149	Railway Land	No Designation	SINC, MOL
GS150	Landscape Buffer	No Designation	SINC, MOL
GS151	Railway Land	No Designation	SINC, MOL
GS152	Playing Field	No Designation	
GS153	Open Space	Local Park & Open Space	SINC, MOL
GS154	Park	Local Park & Open Space	SINC
GS155	Waterway	No Designation	SINC, MOL
GS156	Linear Open Space	Linear Open Space	SINC, MOL
GS157	Amenity / Play / Sports Pitch	Pocket Park	
GS158	Waterway	No Designation	SINC
GS159	Amenity	Pocket Park	
GS160	Landscape Buffer	No Designation	
GS161	TBC	Small Open Space	
GS162	Amenity	Pocket Park	
GS163	Allotment	No Designation	MOL
GS164	Waterway	No Designation	
GS165	Education Land	No Designation	
GS166	Landscape Buffer	No Designation	
GS167	Waterway	No Designation	MOL
GS168	Park	Local Park & Open Space	
GS169	Amenity	Pocket Park	
GS170	Estate Amenity	No Designation	
GS171	Park	Local Park & Open Space	
GS172	Cemetery	No Designation	SINC
GS173	Open Space / Grazing Land	No Designation	MOL
GS174	Waterway	No Designation	MOL
GS175	Sports Pitch	No Designation	MOL
GS176	Community Garden	No Designation	
GS177	Amenity	Pocket Park	
GS178	Open Space	No Designation	SINC, MOL
GS179	Allotment	No Designation	MOL
GS180	Waterway	No Designation	MOL

Superseded - no longer in use

GS181	Grounds	No Designation	
GS182	Linear Open Space	Linear Open Space	MOL
GS183	Waterway	No Designation	
GS184	Amenity	Pocket Park	
GS185	Open Space / Woodland	No Designation	SINC
GS186	Amenity	Pocket Park	
GS187	Estate Amenity	Pocket Park	
GS188	Amenity	Pocket Park	
GS189	Linear Open Space	Linear Open Space	
GS190	Waterway / Woodland	No Designation	
GS191	Linear Open Space (Greenway)	Linear Open Space	SINC, MOL, LVRPA
GS192	Park	Local Park & Open Space	MOL
GS193	Waterway / Grazing Land	No Designation	
GS194	Cemetery	No Designation	
GS195	Education Land	No Designation	
GS196	Waterway / Woodland	No Designation	
GS197	Education Land	No Designation	
GS198	Estate Amenity	No Designation	
GS199	Estate Amenity	No Designation	
GS200	Amenity / Play	Local Park & Open Space	
GS201	Amenity	Pocket Park	
GS202	Open Space	No Designation	
GS203	Linear Open Space	Linear Open Space	
GS204	Estate Amenity	No Designation	
GS205	Grounds	No Designation	
GS206	Amenity / Woodland	Small Open Space	SINC
GS207	Education Land	No Designation	
GS208	Estate Amenity	No Designation	
GS209	Open Space	No Designation	
GS210	Estate Amenity	Pocket Park	
GS211	Church Yard / Nature Reserve	Local Park & Open Space	SINC
GS212	Linear Open Space	Linear Open Space	Part SINC, MOL

Superseded - no longer in use

GS212a	Linear Open Space	Linear Open Space	MOL
GS213	Amenity	Pocket Park	
GS214	Amenity / Woodland	Small Open Space	
GS215	Amenity	Pocket Park	
GS216	Education Land	No Designation	
GS217	Education Land	No Designation	
GS218	Open Space	No Designation	SINC
GS218a	Open Space	No Designation	SINC
GS219	Landscape Buffer	No Designation	
GS220	Woodland	No Designation	
GS221	Education Land	No Designation	
GS222	Education Land	No Designation	
GS223	Play / Amenity	Pocket Park	
GS224	Open Space / Woodland	No Designation	
GS225	Linear Open Space	Linear Open Space	SINC

GS226	Open Space	No Designation	
GS227	Amenity	Pocket Park	
GS228	Amenity / Vacant Land	Local Park & Open Space	SINC
GS229	Amenity	Pocket Park	
GS230	Amenity	Pocket Park	
GS231	Landscape Buffer	No Designation	SINC
GS232	Amenity	Pocket Park	
GS233	Education Land	No Designation	
GS234	Open Space	No Designation	
GS235	Park	Local Park & Open Space	SINC
GS236	Estate Amenity	Pocket Park	
GS237	Amenity	Pocket Park	
GS238	Open Space	No Designation	
GS240	Park	District Park	SINC, MOL
GS241	Linear Open Space	No Designation	SINC, MOL
GS242	Open Space	No Designation	
GS243	Amenity / Play	Pocket Park	
GS244	Amenity	Pocket Park	
GS245	Amenity	Pocket Park	

Superseded - no longer in use

GS246	Amenity	Small Open Space	SINC
GS247	Amenity	Pocket Park	
GS248	Education Land	No Designation	
GS249	Woodland	No Designation	
GS250	Amenity	Pocket Park	
GS251	Amenity	Pocket Park	
GS252	Open Space	No Designation	SINC, MOL
GS253	Amenity	Pocket Park	
GS254	Waterway	No Designation	SINC
GS255	Amenity	Small Open Space	
GS256	Linear Open Space	Linear Open Space	
GS257	Landscape Buffer	No Designation	SINC
GS258	Amenity	Pocket Park	
GS259	Park	Local Park & Open Space	
GS260	Estate Amenity	Pocket Park	
GS261	Linear Open Space	Linear Open Space	
GS262	Linear Open Space	Linear Open Space	
GS263	Amenity	Small Open Space	

GS264	Railway Land	No Designation	
GS265	Railway Land	No Designation	
GS266	Open Space / Woodland	No Designation	
GS267	Amenity	Pocket Park	
GS268	Amenity / Sports Pitch	Pocket Park	
GS269	Amenity / Woodland	Small Open Space	SINC
GS270	Education Land	No Designation	
GS271	Grounds	No Designation	
GS272	Education Land	No Designation	
GS273	Amenity / Play / Woodland	Small Open Space	
GS274	Woodland	No Designation	
GS275	Education Land	No Designation	
GS276	Estate Amenity	Pocket Park	
GS277	Linear Open Space	Linear Open Space	SINC, MOL
GS278	Linear Open Space	Linear Open Space	

Superseded - no longer in use

GS279	Woodland	No Designation	
GS280	Allotment	No Designation	SINC, MOL
GS281	Park	Local Park & Open Space	SINC
GS282	Amenity / Play / Sports Pitch	Small Open Space	
GS283	City Farm	Local Park & Open Space	SINC
GS284	Woodland	No Designation	
GS285	Amenity	Pocket Park	
GS286	Linear Open Space	Linear Open Space	SINC
GS287	Woodland	No Designation	
GS288	Estate Amenity	Pocket Park	
GS289	Estate Amenity	Pocket Park	
GS290	Park	District Park	SINC, MOL
GS291	Education Land	No Designation	
GS292	Amenity	Pocket Park	
GS293	Amenity	Pocket Park	
GS294	Education Land	No Designation	
GS295	Allotment	No Designation	
GS296	Amenity / Play	Pocket Park	
GS297	Park	Local Park & Open Space	
GS298	Railway Land	No Designation	SINC
GS299	Woodland	No Designation	
GS300	Park	Small Open Space	SINC, LVRPA
GS301	Park	Local Park & Open Space	MOL
GS302	Amenity	Pocket Park	
GS303	Play / Amenity	Pocket Park	
GS304	Education Land	No Designation	
GS305	Woodland	No Designation	SINC
GS306	Amenity	Pocket Park	
GS307	Open Space	No Designation	
GS308	Education Land	No Designation	
GS309	Park	Local Park & Open Space	
GS310	Amenity	Pocket Park	
GS311	Amenity	Pocket Park	
GS312	Allotment	No Designation	
GS313	Woodland	No Designation	
GS314	Open Space	No Designation	
GS315	Linear Open Space	Linear Open Space	SINC
GS316	Allotment	No Designation	
GS317	Allotment	No Designation	

Superseded - no longer in use

GS318	Woodland	No Designation	SINC
GS319	Railway Land	No Designation	SINC
GS320	Allotment	No Designation	
GS321	Railway Land	No Designation	SINC
GS322	Amenity	Pocket Park	
GS323	Railway Land	No Designation	SINC
GS324	Railway Land	No Designation	SINC
GS325	Amenity	Small Open Space	
GS326	Landscape Buffer	No Designation	
GS327	Railway Land	No Designation	SINC
GS328	Amenity	Pocket Park	
GS329	Railway Land	No Designation	SINC
GS330	Linear Open Space	No Designation	SINC
GS331	Railway Land	No Designation	SINC
GS332	Landscape Buffer	No Designation	SINC
GS333	Railway Land	No Designation	SINC
GS334	Amenity	Small Open Space	
GS335	Linear Open Space	Linear Open Space	
GS337	Amenity / Play	Pocket Park	
GS338	Amenity	Pocket Park	
GS339	Amenity	Pocket Park	
GS340	Amenity	Pocket Park	
GS341	Waterway	No Designation	
GS342	Amenity	Pocket Park	
GS343	Estate Amenity	Pocket Park	
GS344	Amenity / Play	Small Open Space	
GS345	Estate Amenity	No Designation	SINC
GS346	Estate Amenity	Pocket Park	
GS347	Estate Amenity	No Designation	
GS348	Amenity	Pocket Park	
GS349	Park	Local Park & Open Space	SINC
GS350	Park	Local Park & Open Space	SINC
GS351	Park	Local Park & Open Space	SINC
GS352	Estate Amenity	No Designation	
GS353	Pocket Park	Pocket Park	
GS354	Pocket Park	Pocket Park	
GS355	Pocket Park	Pocket Park	

Policy Links

SP5, SP8, SC5, INF6, INF7

Superseded - no longer in use

Superseded - no longer in use

Reasoned Justification

6.6 As per paragraphs 6.271 and 6.272 of the Local Plan: Core Strategy, this DPD sets out to update and define the boundaries of the open space component of green infrastructure to be protected across the Borough. As shown in the policy and schedule above, protected green infrastructure includes locally-significant green space, waterways, land designated as SINC, MOL or Green Belt, and other non-designated elements such as trees. Applicants should be aware that trees, whilst not specifically designated given the numbers involved, are afforded additional protection by policies SP5, SC5 and SP8 and in certain cases, Tree Preservation Orders; the Blue Ribbon Network is also provided with additional protection by Policy INF7. It should be noted that not all such open space is publicly accessible, but it can nonetheless perform green infrastructure functions as set out in INF6.

6.7 The Reasoned Justification of Policy INF6 sets out the importance of green and open space and summarises deficiencies within Newham. This additional policy facilitates implementation by providing clarity and up-to-date designations

Superseded - no longer in use

INF10 - Locating Community Facilities

Objective

6.8 Ensuring that the delivery and retention of community facilities is carefully managed in order to align provision with the needs of the community.

Policy

As a resource for community resilience, the Council will ensure that the delivery and retention of community facilities is carefully managed in order to ensure provision of facilities which meet the needs of the community.

To this end, proposals that respond positively to the following will be supported:

1. **The need to address the street and neighbourhood in their design, so that they are obvious and welcoming within the urban grain, subject to design and character considerations, in accordance with policies INF8, SP9, SP3 and SP5.**

2. **The need to provide for use by more than one section of the community, setting out design and management measures detailing how outside of its principle use and any sacred areas, the facility would operate as a multifunctional space with fair and affordable access to all members of the community.**

3. **The importance of demonstrating the local need for new, intensified or replacement facilities through evidence including:**

   a. **that at least 67% of users will be ordinarily Newham residents;**

   b. **where post 16-year-old education or training is proposed, that the facility directly responds to the Borough's identified growth sectors (set out within policy J1), provides recognised and accredited qualifications, and demonstrates support from links with local employers, including reference to the relevance of the proposed qualifications offer;**

   c. **that existing facilities cannot meet the identified need, taking into account the need to consider innovative approaches to provision, including alternative models in relation to scale and scope, in urban Newham;**

   d. **published sufficiency assessments; and**

   e. **published strategic infrastructure plans/capital programmes.**

4. **Where the release of a community facility to other uses is proposed, the importance of providing evidence that the facility has been either:**

   a. **assessed and identified as surplus as part of a broader strategic approach changing the model of provision that is considered to be of local benefit, (e.g. aligned with other Local**

Plan: Core Strategy objectives) and may be necessary to help realise that strategy; or

b. offered to the market for the range of existing lawful uses (typically Class D1) for a period of six months, at a rent or sale price benchmarked against at least three other equivalent properties in the area. This will include drawing it to the attention of public providers; or

c. shown to be unsuitable in size and scale for its location in relation to the spatial strategy prioritising Town and Local Centres as locations for community facilities, where the local area has good access to a Local/Town Centre.

5. On Strategic Sites where an element of community floorspace is proposed, health, childcare and education facilities (with provision for shared use where possible) are prioritised.

In accordance with policy INF8, the Council will continue to adhere to a Town/Local Centre first locational preference for community facilities. In specific circumstances however, the Council will:

6. Support proposals within the defined Community Facilities Opportunity Areas (CFOA) as set out in Table L below, where Class D1 uses would be acceptable to meet local needs, when it can be demonstrated that there are no available or affordable in-centre premises or sites.

Table L

CFOA reference	Area
CFOA1	East Ham
CFOA2	Canning Town
CFOA3	Forest Gate
CFOA4	Beckton
CFOA5	Stratford
CFOA6	Manor Park

7. Allow exceptions, subject to the satisfaction of other criteria, where proposals:

a. are meeting a localised need, are smaller than 100 sq. m and building occupants at any one time do not exceed 15 people;

b. will be adding to existing facilities to help form a recognisable 'hub' or 'cluster' meeting localised needs; or

c. will result in the protection of a public house for an alternative local community benefit with a localised catchment area, subject to similar scale definitions as 7a.

d. relate to the operational needs of emergency services provision.

Superseded - no longer in use

6 | Infrastructure

To promote the delivery of community facilities in accordance with identified need:

8. A site at Flanders Road is allocated for D1 school use and other ancillary D1 uses as appropriate according to local need.

Policy Links

S1-S6, SP1-SP7, SP3, SP5, J1, INF6, INF8, SP9

Reasoned Justification

6.9 This policy extends and expands policies INF8 and INF9, setting out expectations that reflect the policy's strategic principles, whilst introducing technical requirements, design criteria and additional spatial strategy to enable policy assessment and interpretation. The definition of community facilities is considered to be that which is set out in paragraph 6.278 of the Local Plan: Core Strategy.

6.10 A key tenet of Local Plan: Core Strategy policy is designing for inclusivity, accessibility and flexibility; it ensures community facilities can draw people together, and that the most effective use is made of community spaces.

6.11 New proposals should be legible and welcoming within the urban grain. This means that as well as responding to local character and context, the building should be distinct from others in the street or locality in such a way that its function is readily understood by people, including having an inviting and obvious entrance, clear signage, and information about what the building has to offer local people. In the interior, every effort should be made to enable multiple community activities to take place, beyond the building's primary purpose.

6.12 To ensure that community facilities make the most effective use of land, a key component of the policy is to ensure that facilities meet local need. This is relevant to both the assessment of proposed new facilities on Strategic Sites and elsewhere, as well as the assessment of the appropriateness of loss of land/premises with lawful community facility use.

Superseded - no longer in use

Applicants are required to provide both qualitative and quantitative evidence to allow local need to be assessed, recognising the difference between a group's need and market opportunities, and local need.

6.13 In setting out a presumption in favour of health, education and childcare facilities on strategic sites, it is intended that community facilities floorspace in these areas be offered to relevant providers first. Where they do not require floorspace on the site, or where additional community facilities floorspace is proposed that would be surplus to their needs, provided that the applicant can adequately meet other policy criteria, including that which relates to demonstration of local need, the policy does not preclude floorspace coming forward for other community uses.

6.14 Policy INF8 prioritises town and local centres, within accessible areas, for the location of community facilities, helping to promote access to services across the Borough in accordance with the Local Plan: Core Strategy and corporate agenda. Whilst the locational preference for community facilities continues to follow a town/local centre first approach, the final two policy criteria recognise particular circumstances where there is the potential for the location of community facilities elsewhere.

6.15 Where competing requirements and floorspace has resulted in a genuine lack of available and affordable sites within in-centre locations, some edge of centre locations are recognised as an appropriate alternative via a number of designated Community Facilities Opportunity Areas (see Local Plan Policies Map). When proposing facilities within these areas, applicants are expected to evidence a lack of suitable available and affordable sites within in-centre locations and be able to demonstrate a clear end user of the facilities. Proposals for speculative D1 development are not considered to be acceptable within Community Facilities Opportunity Areas.

6.16 The need for small-scale facilities serving a very local catchment (e.g. small childcare facilities) may appropriately be provided within residential areas, where town and local centre access is poor, especially where this results in the conversion of a pub (recognising their potential function as localised community meeting spaces). By limiting the scale of such uses, the possibility of detrimental impacts upon residential amenity (from traffic and people congregation) is reduced and the likelihood of linked trips increased. Applicants will be expected to demonstrate that the users of the facility will not exceed 15 people at any one time. Should the facility experience growth in demand and seek to exceed 15 uses or extend beyond 100 sq. m of floorspace, an alternative site/premises must be sought within an appropriate town/local centre location.

6.17 In accordance with policy INF8, a school site is allocated at Flanders Road, E6. The site is proposed for D1 use, primarily a school, but allows for co-location/flexible use with other D1 uses according to local need. The allocation can be found on the Local Plan Policies Map.

Implementation

6.18 Policy will be implemented via the development management process, with the expectation that proposals are accompanied by supporting statements and a management plan that detail responses to the relevant

Superseded - no longer in use

criteria; these will be secured by conditions or legal agreement as appropriate. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way. CFOA allocations further provide for a positive planning framework linked to market realities in which inappropriate proposals can be redirected.

6.19 The policy seeks to ensure that applicants consider how best to maximise the effectiveness of community facilities not only through careful design and management, but also in the context of the broader spatial strategy which balances the need for community facilities with other demands on land. Early consideration of design, locational and needs based justifications will be explored through pre-application advice and design review.

Monitoring

6.20 The existing monitoring framework set out in the Local Plan: Core Strategy provides for the monitoring of relevant outputs including D1 floorspace gains in different parts of the borough (town centres, strategic sites, CFOAs etc). Outcomes concerning infrastructure sufficiency in terms of distributional and other 'fitness' criteria are also the target of ongoing evidence base and audit work, along with headline 'satisfaction with the area' data. Decisions and appeals monitoring also supports assessment of policy relevance and effectiveness.

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Glossary

Areas of Townscape Value (ATV): An area of heritage value, with potential for designation as a Conservation Area, which the Council designates, protects and enhances.

Archaeological Priority Areas (APA): Defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. These areas are technical in nature and defined by Historic England.

Biodiversity Action Plan (BAP): Outlines the aspirations and priorities for biodiversity in Newham. The BAP summarises the priorities for biodiversity management and investment in Newham and includes the targets for what should be achieved and an action plan to achieve these targets.

Building Research Establishment Environmental Assessment Method (BREEAM): A national standard for sustainable design and construction for new non-residential development. BREEAM assesses the sustainability performance of developments, rating them 'Pass', 'Good', 'Very Good' or 'Excellent'. BREEAM includes nine sustainable design elements, including management, energy use, health and well-being, pollution, transport, land use, ecology, materials and water. BREEAM assessments must be undertaken by licensed and trained assessors.

Car clubs: Clubs where a number of people share a pool car(s) for rent or otherwise for personal use.

Class B1: Offices (other than those that fall within A2); research and development of products and processes; light industry appropriate in a residential area.

Cluster: A concentration of interconnected businesses or uses that mainly relates to economic activities that support each other and benefits from scale economies.

Community Facilities: The Local Plan Core Strategy defines these as facilities for education (from pre-school to further and higher education) and training, health, social, leisure, places of worship, community (which could include pubs in some cases where other facilities are lacking), cultural and civic uses (including criminal justice and court facilities) and emergency services.

Conservation Area: An area with a special architectural and historic interest, buildings and streets which a local planning authority designates for its protection and enhancement and where specific planning controls apply.

Conventional Housing: Housing which falls into Use Class C3.

Convergence: The aim that in Newham and the other five Growth (formerly Host) Boroughs – Greenwich, Tower Hamlets, Hackney, Barking and Dagenham and Waltham Forest – that within 20 years the communities who host the 2012 Games will have the same social and economic chances as their neighbours across London.

Glossary

The Convergence Framework comprises three themes, each of which has specific objectives and action plans:

- Creating wealth and reducing poverty
- Supporting healthier lifestyles
- Developing successful neighbourhoods

Critical Drainage Area: An area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency.

Cumulative Impact: The combined impact of uses or activities that add up to something of greater significance (positive or negative) than when assessed on their own.

District Centre: Part of the Retail Hierarchy – see below

Edge of centre: Defined in the NPPF as 'for retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.'

Environmental Impact Assessment: Defined in the NPPF as 'a procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.'

Greenfield Run-off: The rate of run-off that would occur from the site in its undeveloped and undisturbed state.

Green Infrastructure: An area of land comprising primarily vegetation which is considered to make a significant contribution to one or more of the following: recreation (including formal and informal), biodiversity, sustainable drainage, visual amenity and/ or protection from noise and other pollution. In terms of use, each area has been categorised as one of the following: Allotment, Amenity, Cemetery, Church Yard, City Farm, Community Garden, Education Land, Estate Amenity, Grazing Land, Landscape Buffer, Linear Open Space, Park, Nature Reserve, Play, Railway Land, Sports Grounds, Sports Pitch, Waterway or Woodland.

Heritage Asset: A building, monument, site, place, area or landscape positively identified as having a degree of significance as a component of the designated heritage assets (those buildings, monuments, structures, parks, etc. that are subject to national listing/scheduling, and those areas designated as Conservation Areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

Inclusive Access: Designed to remove barriers that create undue effort, separation or special treatment, and enables everyone to participate equally in mainstream activities independently, with choice and dignity.

Incubator, Accelerators and Co-working spaces (IACs): Types of workspace designed primarily for start-up, micro and small businesses, with varying levels of business development offered.

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Key Movement Corridor: As defined in policy SP7, these corridors refer to arterial streets that form strategic linear gateways and offer the shortest way between main centres of activity. Due to their particular characteristics and alongside improvements to the public realm, they make an important contribution to people's perception of place by providing clear and identifiable linear connections where there is good to excellent access to sustainable modes of transportation (pedestrian, bicycle, bus, train); on-street parking controls (Residential Parking Zones and other on-street parking restrictions) and services as part of mixed, town centre uses.

Large Houses in Multiple Occupation (HMO): Shared houses or flats occupied by more than six unrelated individuals who share basic amenities.

Listed Building: A building of special architectural and historic interest, designated by Historic England.

Local Centre: Part of the Retail Hierarchy – see below.

Local Industrial Locations (LILs): Coherent areas of land deemed suitable for SIL conforming uses and protected and designated as such by Policy J4.

Local Mixed Use Areas (LMUAs): Existing or former local employment locations which largely contain under-occupied premises and underused land within a poorer quality environment. Overall they comprise a broad range of uses falling within A, B, D and C3 Use Classes and are allocated for employment-led mixed use development by Policy J4.

Locally Listed Building: A building designated by a local planning authority which does not meet the criteria for inclusion on the national list, but makes a positive contribution to the local scene or is valued for local historical associations.

Local Shopping Parade: Part of the Retail Hierarchy – see below.

Major Centre: Part of the Retail Hierarchy – see below.

Major Development: Defined by the London Plan for policy purposes as:

- for dwellings: where 10 or more are to be constructed (or if number not given, the area is more than 0.5 hectares); and
- all other uses: where the floorspace will be 1000 square metres or more (or the site area is 1 hectare or more). The site area is that directly involved in some aspect of the development. Floorspace is defined as the sum of floor area within the building measured externally to the external wall faces at each level. Basement car parks, roof top plant rooms, caretakers' flats etc. should be included in the floorspace figure.

Metropolitan Centre: Part of the Retail Hierarchy - see below.

Metropolitan Open Land (MOL): Strategic open land within the urban area that contributes to the structure of London.

Micro Business Opportunity Areas (MBOAs): Areas considered to have potential to provide for incubator and micro business space.

Superseded - no longer in use

Glossary

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Micro Enterprises: A small business employing ten or fewer people.

Primary Shopping Area: Defined by the NPPF as 'an area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage)'.

Primary Shopping Frontage: Defined in the NPPF as 'likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.'

Quality leisure: Leisure uses for the benefit of the community which fall under Use Class D2, A3 or A4.

Resilience: Encapsulates the Mayor of Newham's approach to addressing the multiple challenges of being the second most deprived borough in the UK. It is about possessing a set of skills and having access to the resources that allow us to negotiate the challenges that we all experience and also that allow people to overcome the more difficult circumstances many of Newham and other boroughs' residents experience and to take up opportunities that come our way.

Retail Hierarchy: An interrelated network and hierarchy of retail and associated service provision. In Newham this comprises:

- Town Centres: Defined area which may be successful economic places or destinations in their own right containing town centre uses. This is a collective term for:
  - Metropolitan Centre (Stratford);
  - Major Centre (East Ham); and
  - District Centre (Canning Town, Forest Gate, Green Street and East Beckton)

- Local Centres: An accessible area of shops and services which perform a local shopping and service role.
- Local Shopping Parades: Small groups of shops (three or more units).

Scheme Viability: Economic viability of a scheme taking into account all development costs and profit, ultimately determining whether a scheme comes forward. (HCA definition: a viable development will support a residual land value at a level sufficiently above the sites existing use value (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner).

Secondary Shopping Frontage: Defined by the NPPF as 'providing greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.'

Small and Medium Enterprise (SME): Business with more than 10 and fewer than 250 employees.

Social Enterprises: Specific forms of enterprise which reinvest all profits into the business or community rather than being driven to maximise profits for stakeholders or owners. They have primarily social or environmental objectives but achieve their purposes by operating commercially. If a Social Enterprise has fewer than five employees it can also be a micro enterprise.

Specialised/Specialist Housing: Housing which meets the specialised housing needs of groups such as older and disabled people.

Strategic Flood Risk Assessment (SFRA): Framework for the consideration of flood risk when making planning decisions. The SFRA is a requirement of the NPPF and enables a sequential risk based approach to be applied to decision making at all levels of the planning process. Newham's SFRA was published in June 2010 and can be found on the Council's website.

Strategic Industrial Location (SIL): Industrial Locations of London-wide significance that are identified and protected to 'ensure that London provides sufficient quality sites, in appropriate locations to meet the needs of industrial and related sectors including general and light industrial uses, logistics, waste management and environmental industries (such as renewable energy generation) utilities, wholesale markets and some transport functions' (London Plan 2016 glossary).

Sui Generis: Land use that does not fall under the Use Class categories as defined in the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

Sustainable Urban Drainage Systems (SuDS): Sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routeing run-off through a pipe to a watercourse.

Town Centre: Part of the Retail Hierarchy – see above.

Town Centre Uses: Defined in the Local Plan Core Strategy as: Retail, including warehouse clubs and outlets, leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-throughs, bars, pubs and clubs, casinos, health and fitness centres, bowling and bingo), offices, arts, culture and tourism (including theatres, museums, galleries and concert halls, hotels and conference facilities) and community facilities (including colleges, health care facilities, libraries, contact centres, places of worship and community centres).

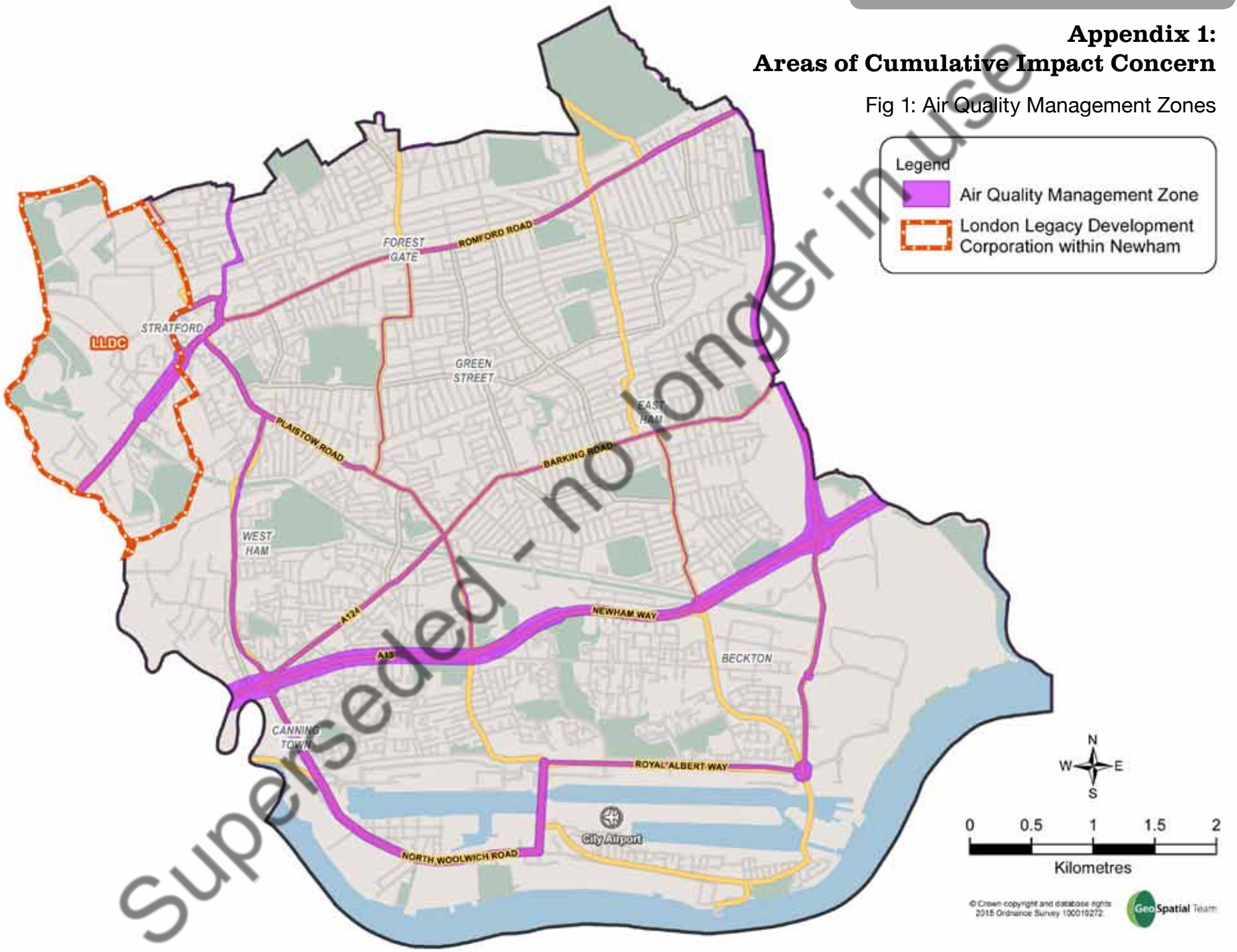
Unit: Distinct part of a building or land used solely for one specific purpose. For the interpretation of policy SP10, a unit relates to a single frontage unit in accordance to street naming and numbering.

Unitary Development Plan (UDP): The UDP provided the land use planning framework for guiding the Borough's physical change/improvement. The UDP saved policies and proposals (2012) have been deleted now that the Detailed Sites and Policies Development Plan Document (DPD) has been adopted.

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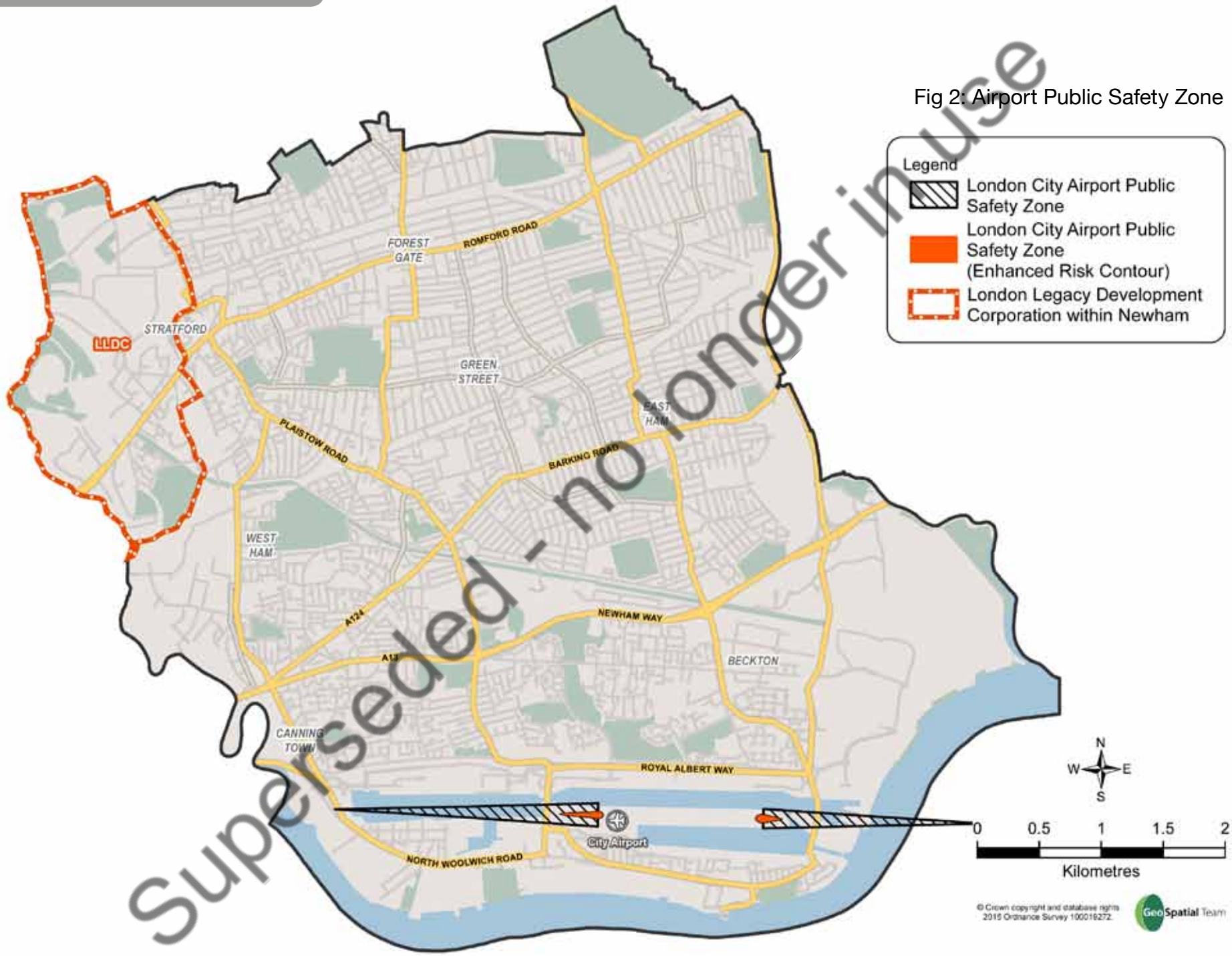
Appendix 1:
Areas of Cumulative Impact Concern

Fig 1: Air Quality Management Zones



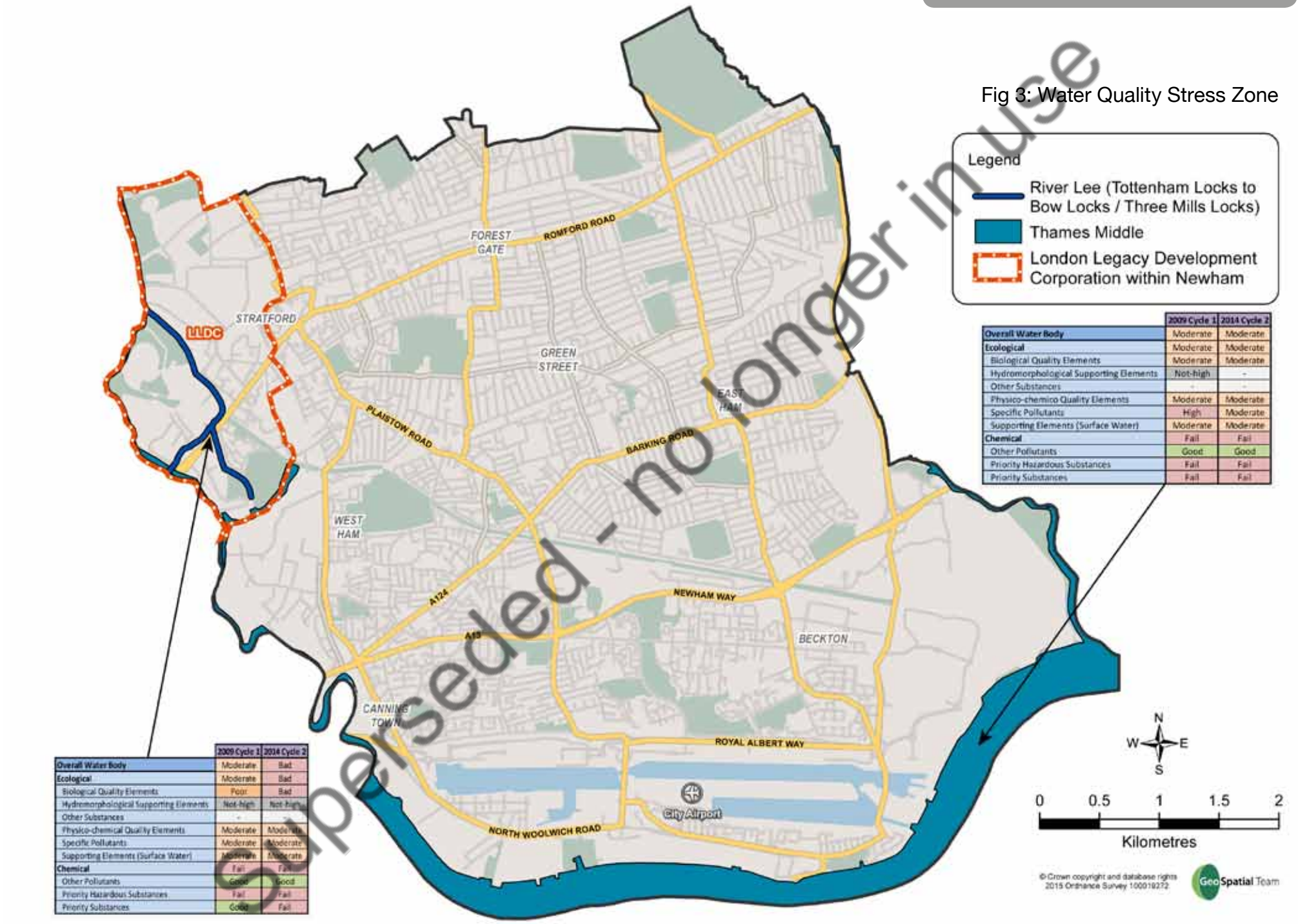
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Fig 2: Airport Public Safety Zone



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Fig 3: Water Quality Stress Zone



	2009 Cycle 1	2014 Cycle 2
Overall Water Body	Moderate	Moderate
Ecological	Moderate	Moderate
Biological Quality Elements	Moderate	Moderate
Hydromorphological Supporting Elements	Not-high	-
Other Substances	-	-
Physico-chemico Quality Elements	Moderate	Moderate
Specific Pollutants	High	Moderate
Supporting Elements (Surface Water)	Moderate	Moderate
Chemical	Fail	Fail
Other Pollutants	Good	Good
Priority Hazardous Substances	Fail	Fail
Priority Substances	Fail	Fail

	2009 Cycle 1	2014 Cycle 2
Overall Water Body	Moderate	Bad
Ecological	Moderate	Bad
Biological Quality Elements	Poor	Bad
Hydromorphological Supporting Elements	Not-high	Not-high
Other Substances	-	-
Physico-chemical Quality Elements	Moderate	Moderate
Specific Pollutants	Moderate	Moderate
Supporting Elements (Surface Water)	Moderate	Moderate
Chemical	Fail	Fail
Other Pollutants	Good	Good
Priority Hazardous Substances	Fail	Fail
Priority Substances	Good	Fail

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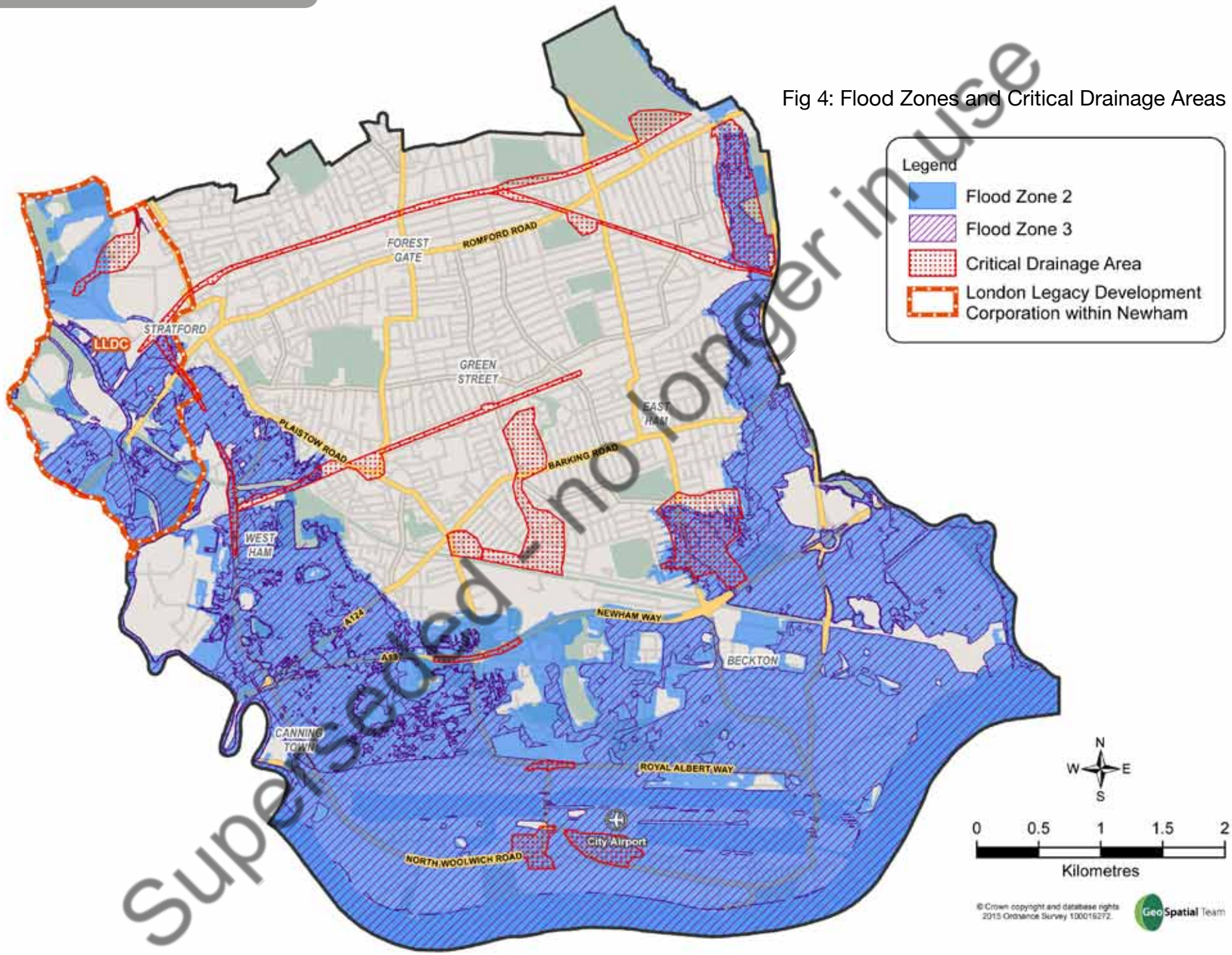
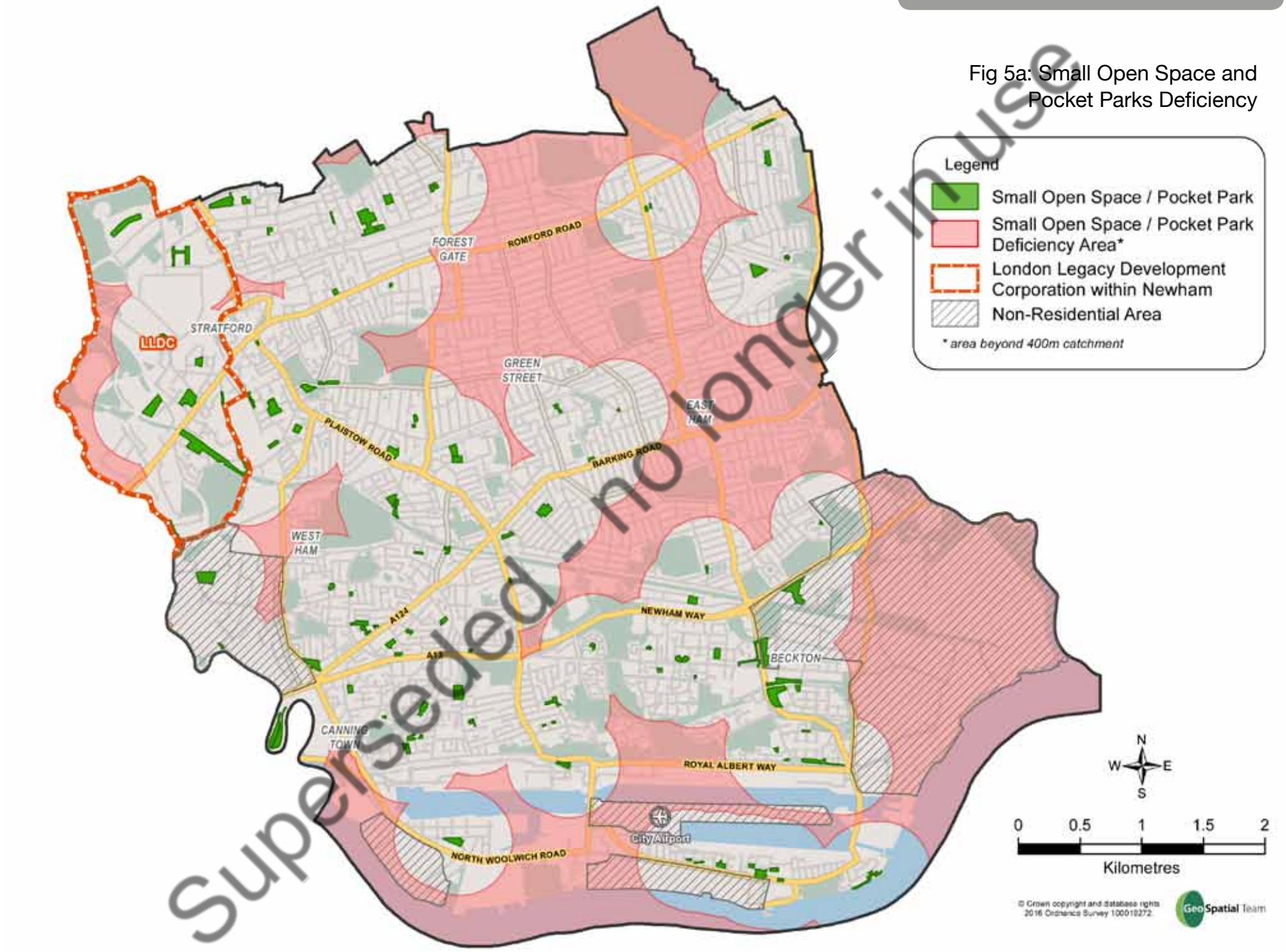


Fig 4: Flood Zones and Critical Drainage Areas

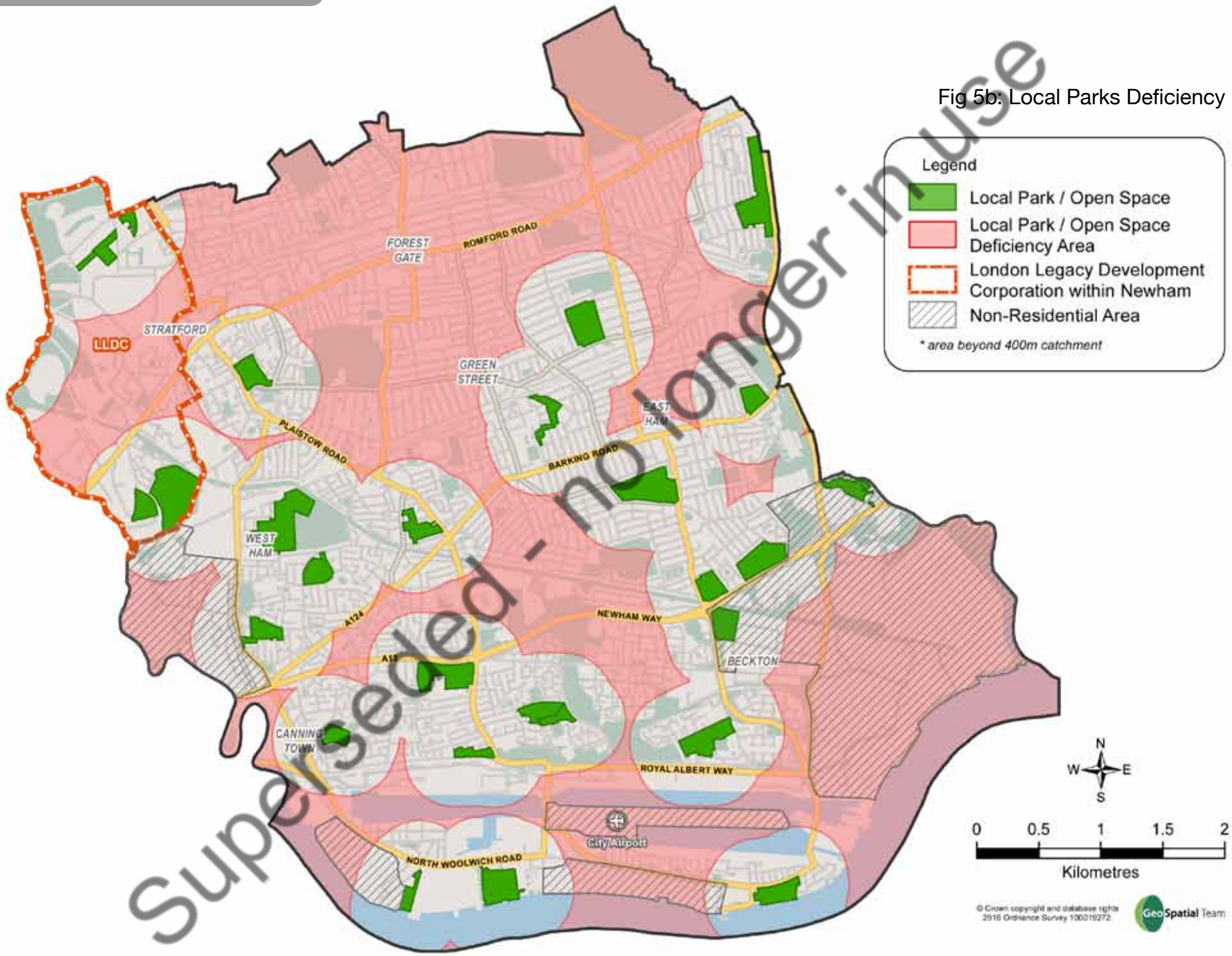
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Fig 5a: Small Open Space and Pocket Parks Deficiency



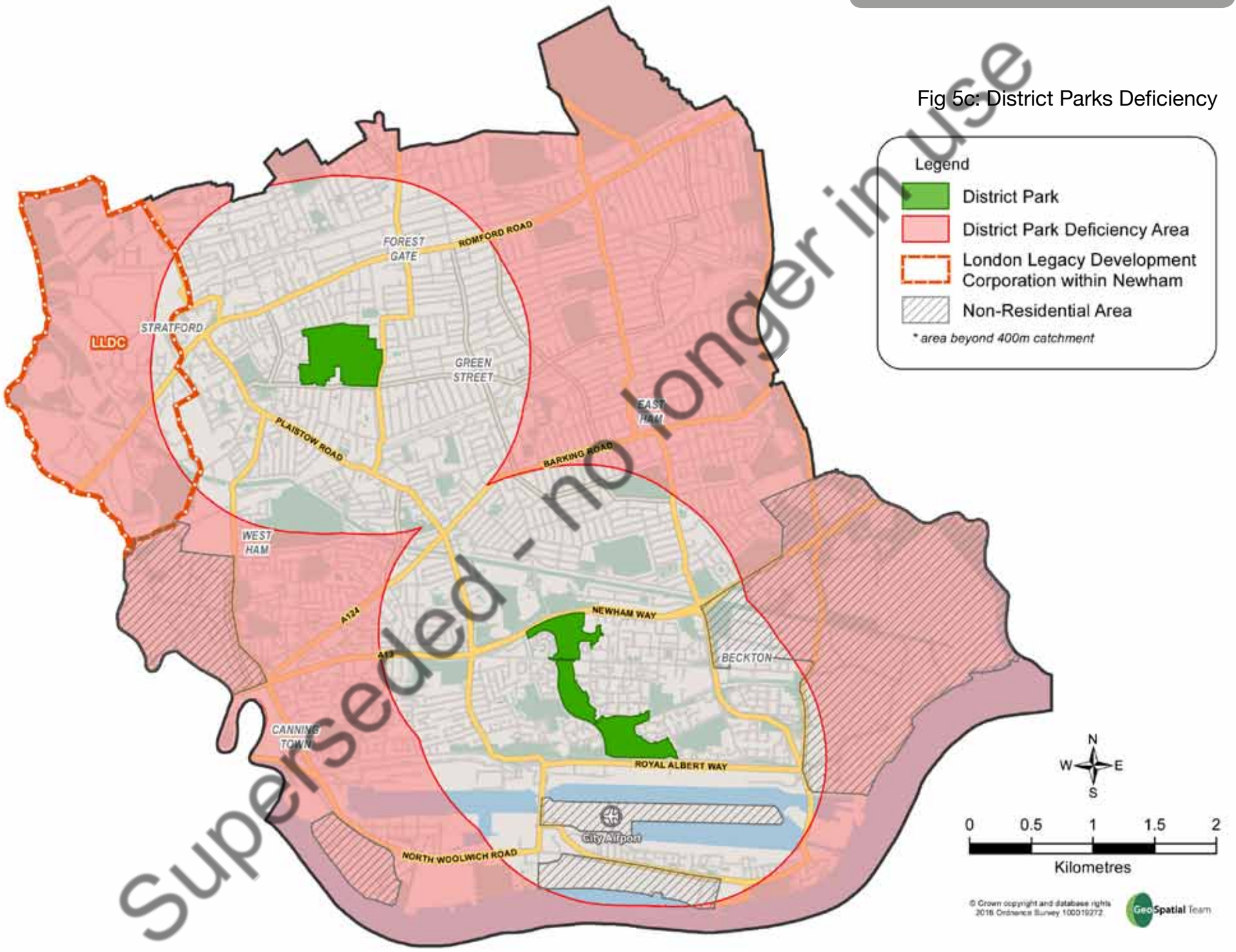
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Fig 5b: Local Parks Deficiency



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Fig 5c: District Parks Deficiency



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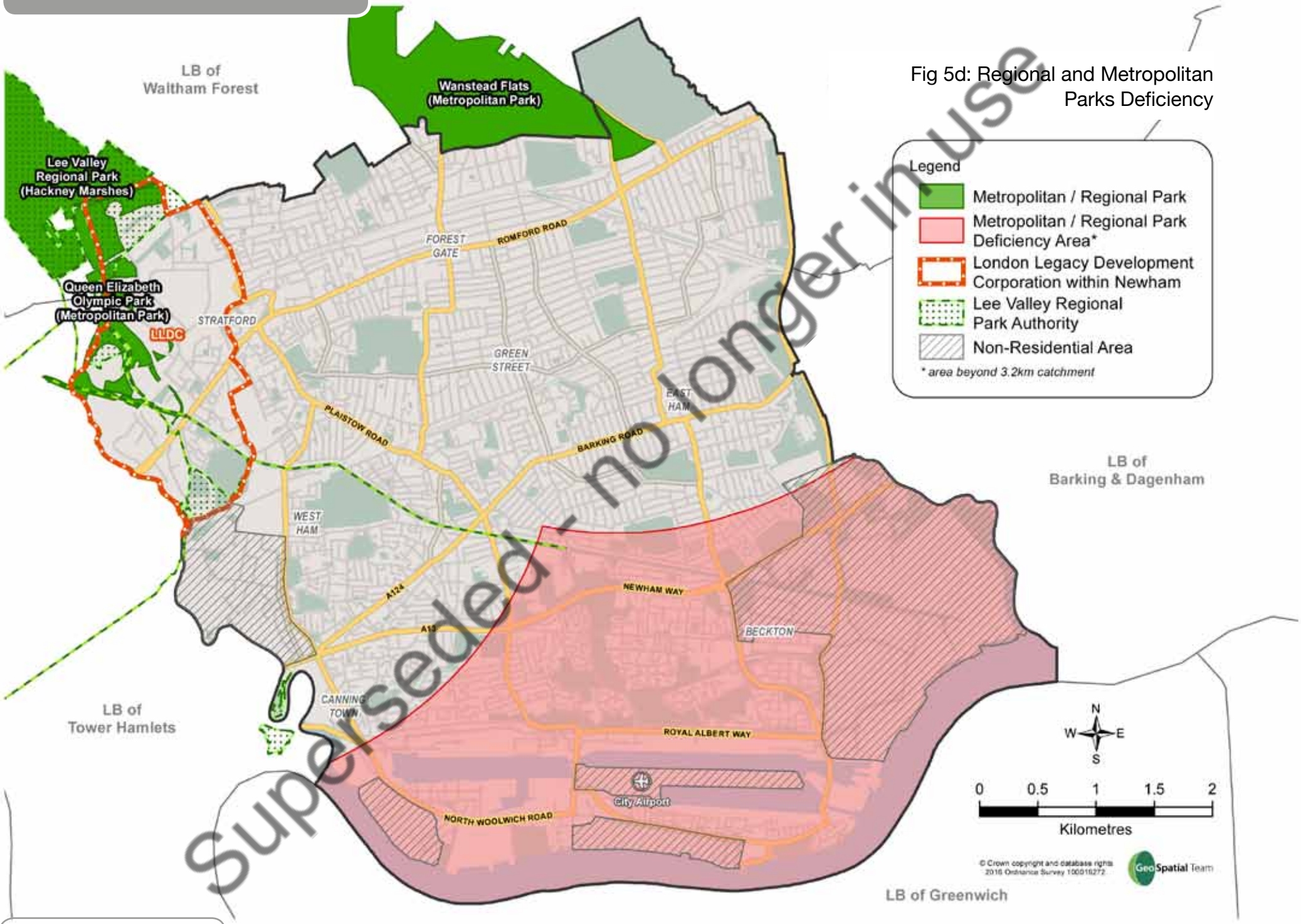
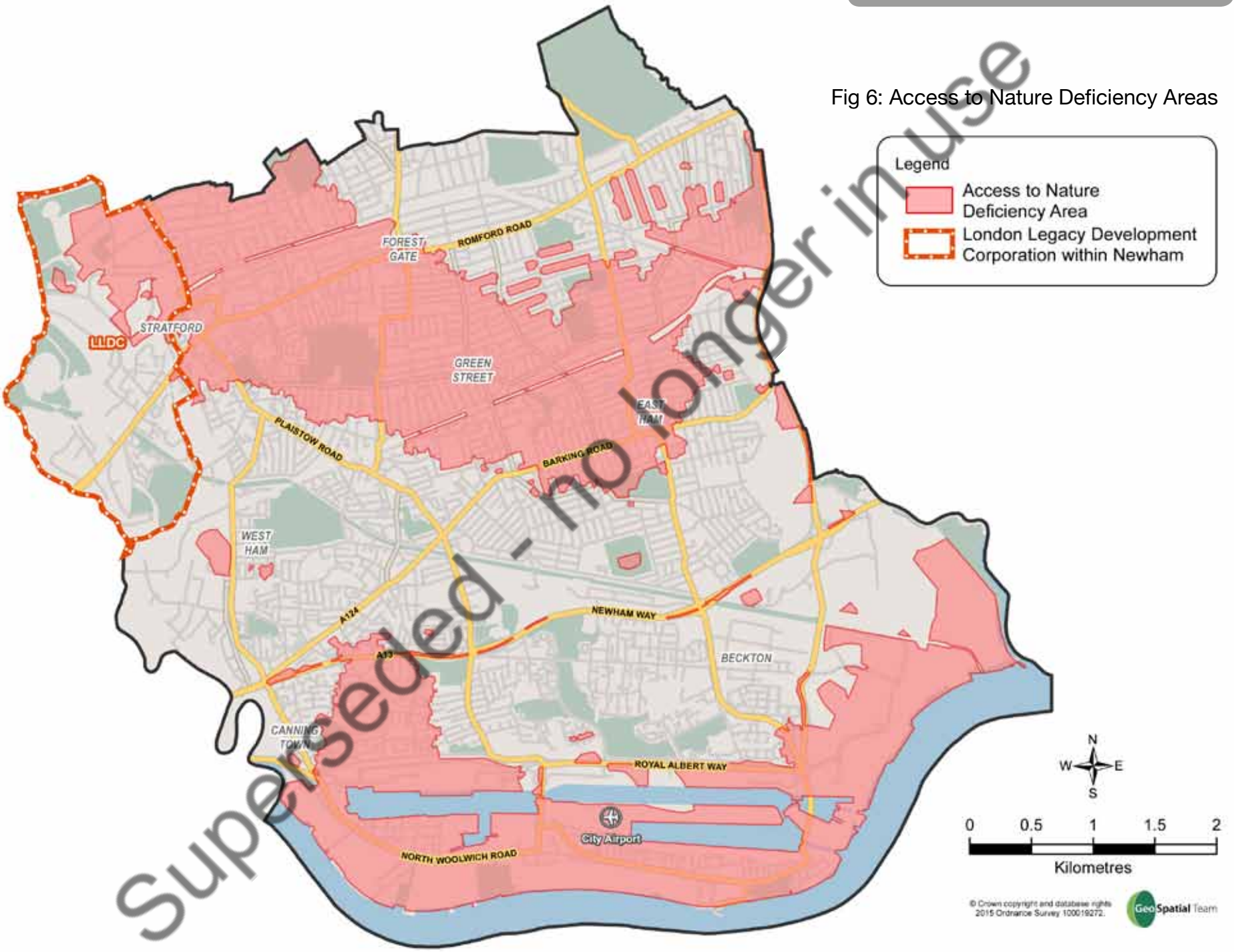


Fig 5d: Regional and Metropolitan Parks Deficiency

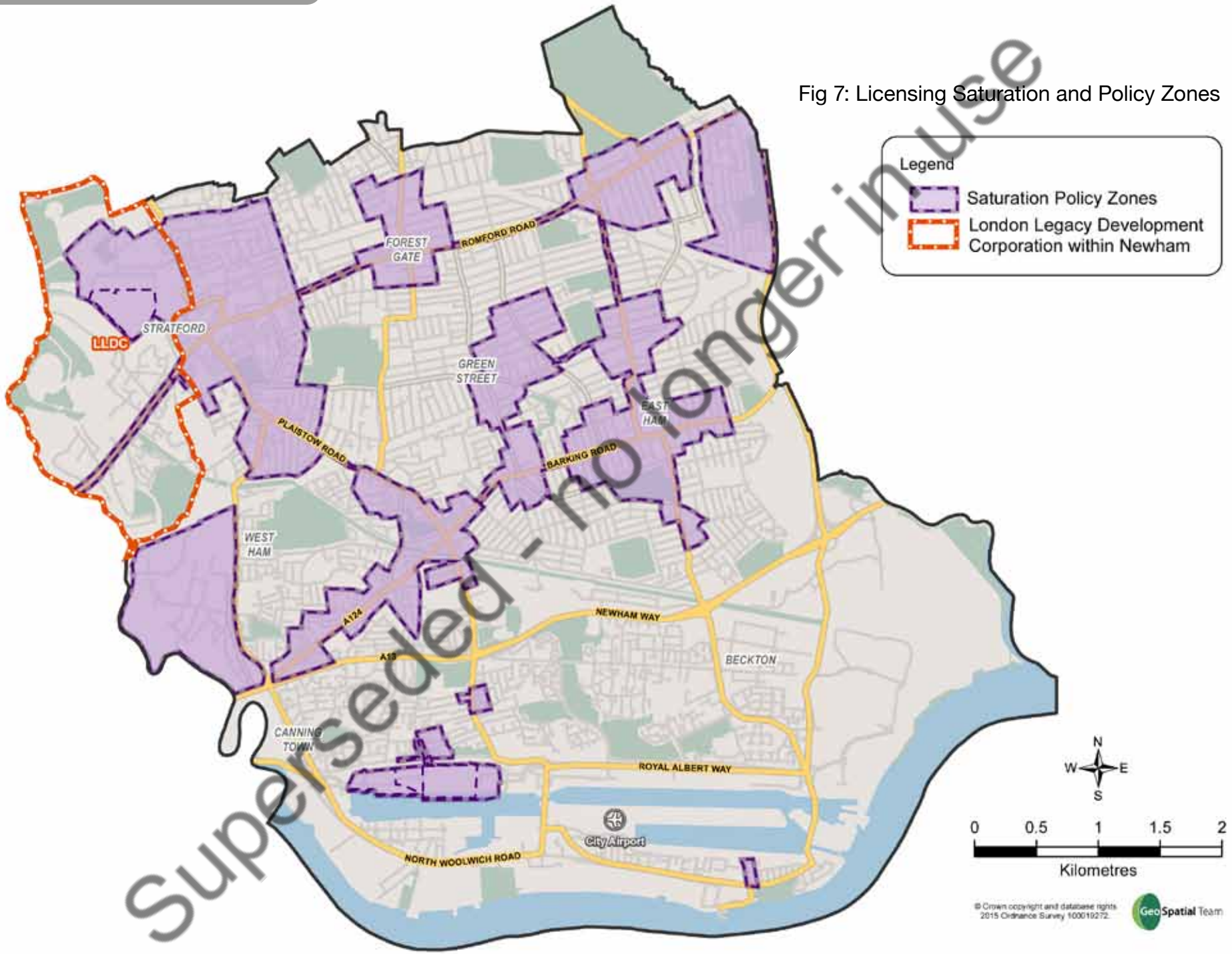
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Fig 6: Access to Nature Deficiency Areas



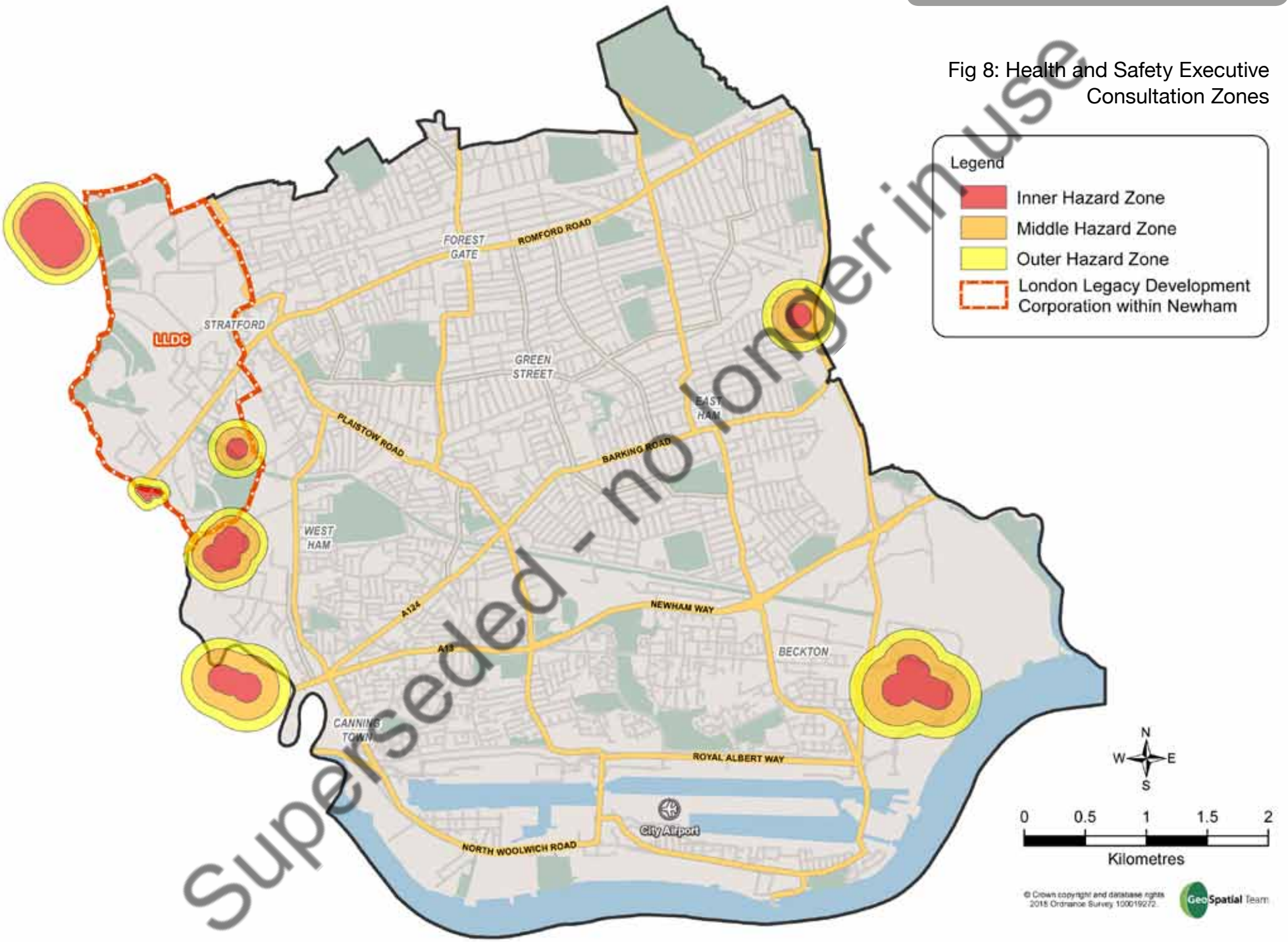
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Fig 7: Licensing Saturation and Policy Zones



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Fig 8: Health and Safety Executive Consultation Zones



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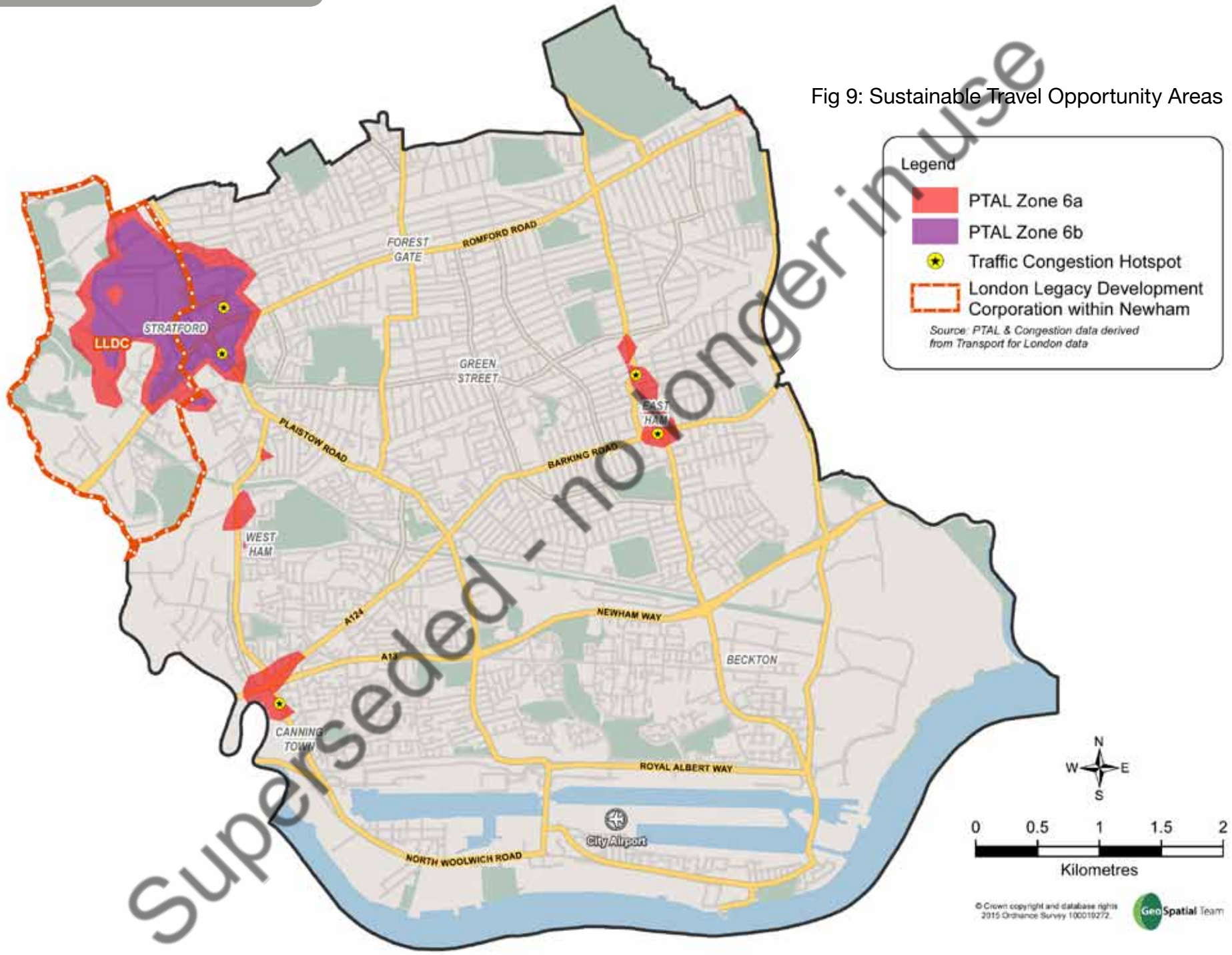
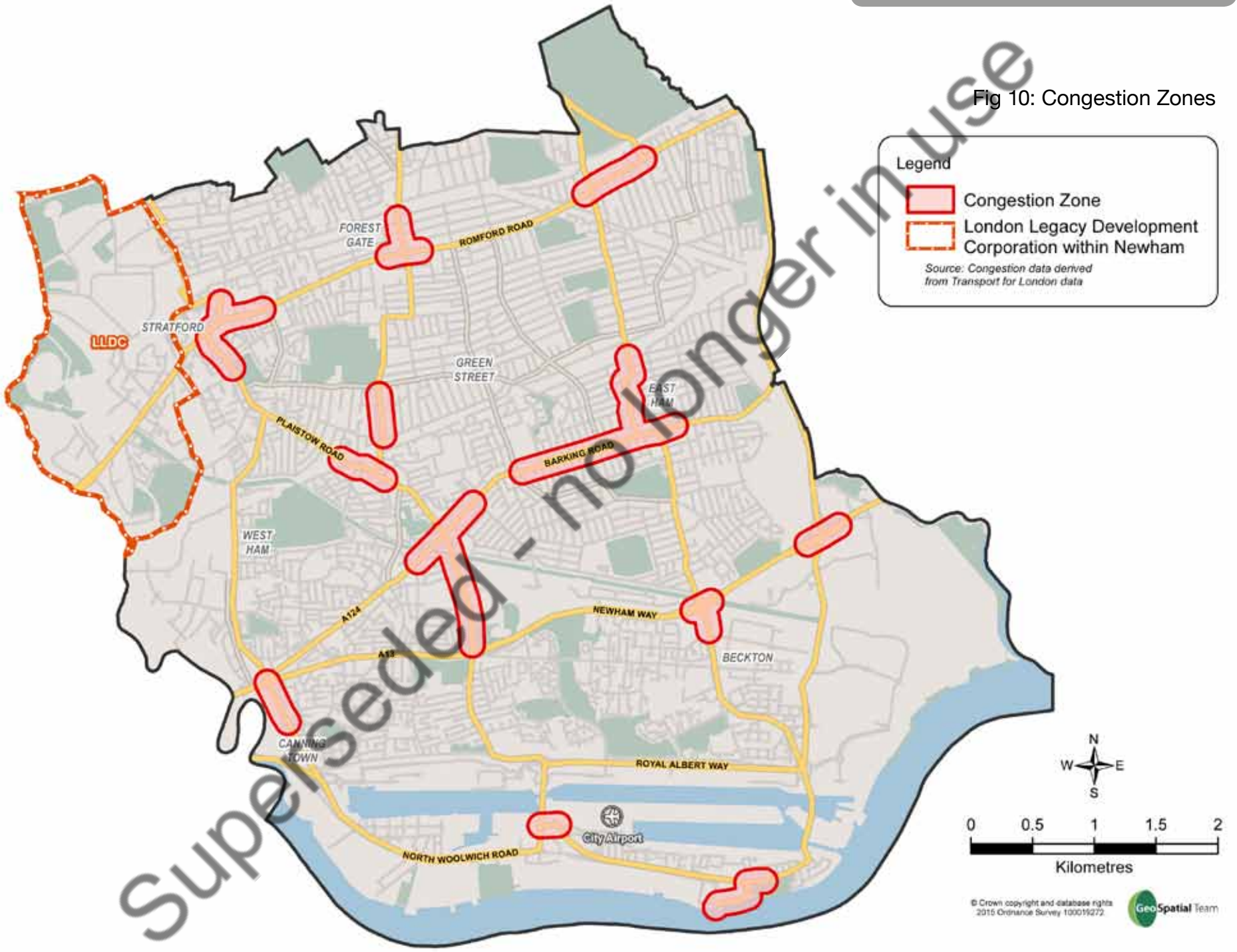


Fig 9: Sustainable Travel Opportunity Areas

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Fig 10: Congestion Zones



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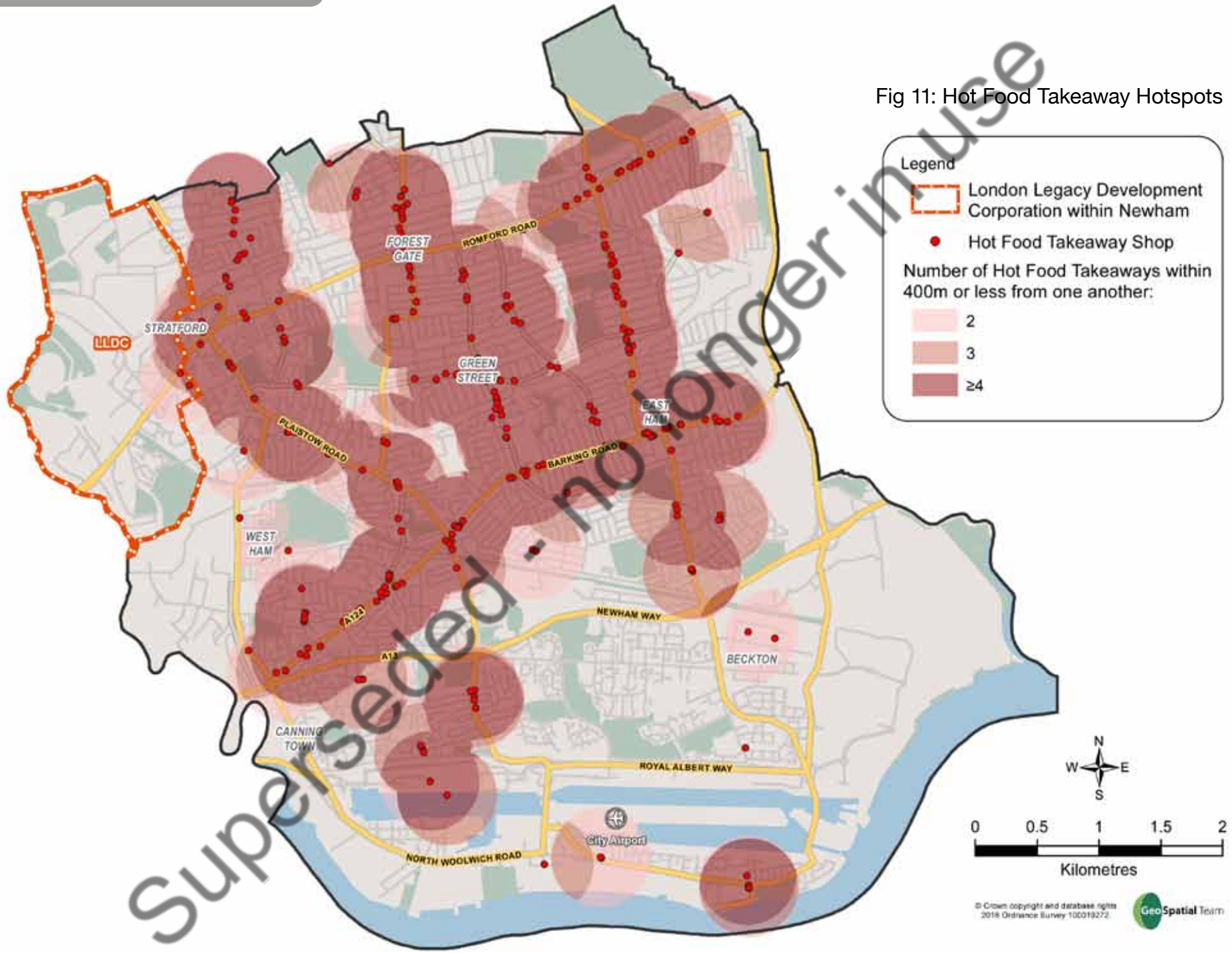
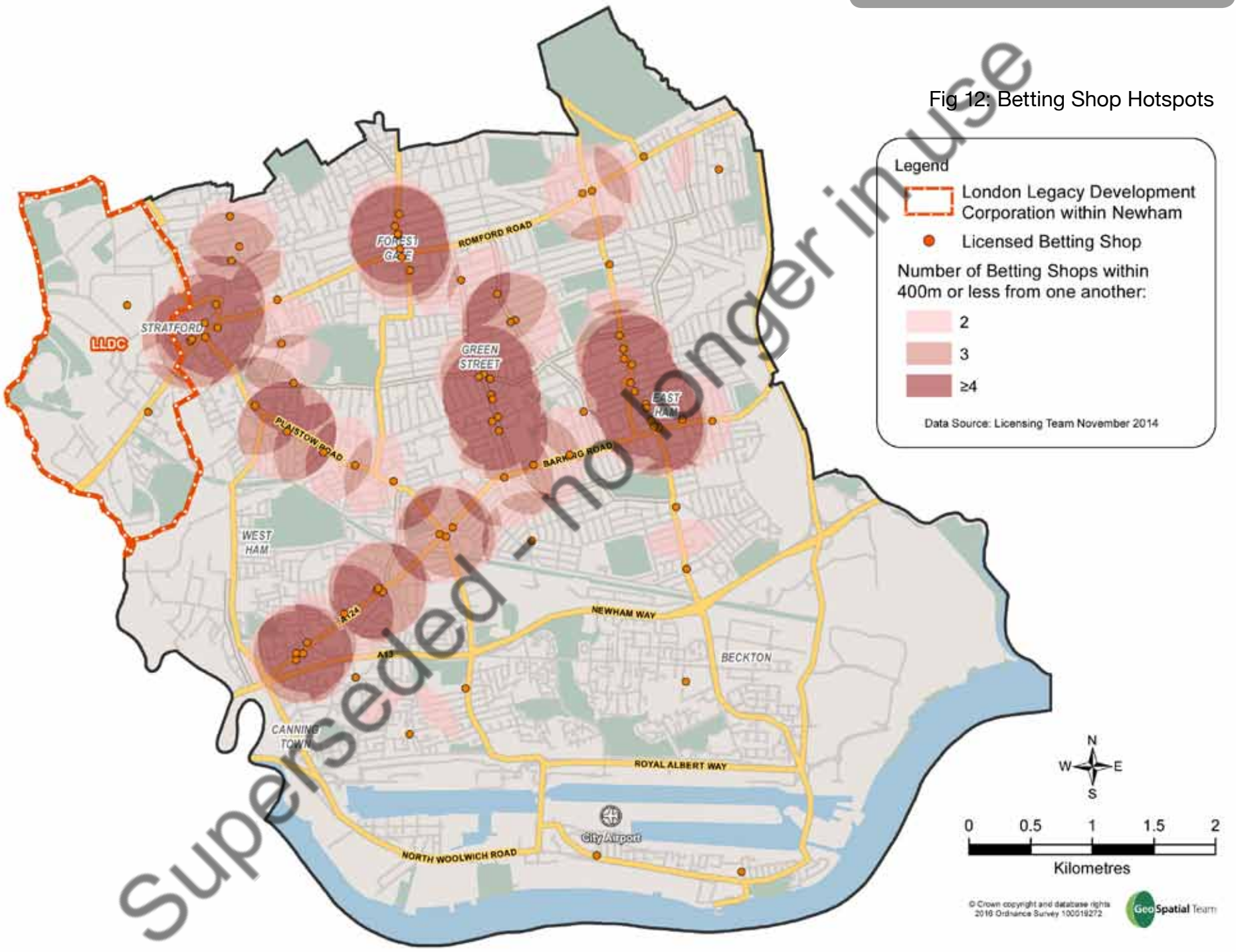


Fig 11: Hot Food Takeaway Hotspots

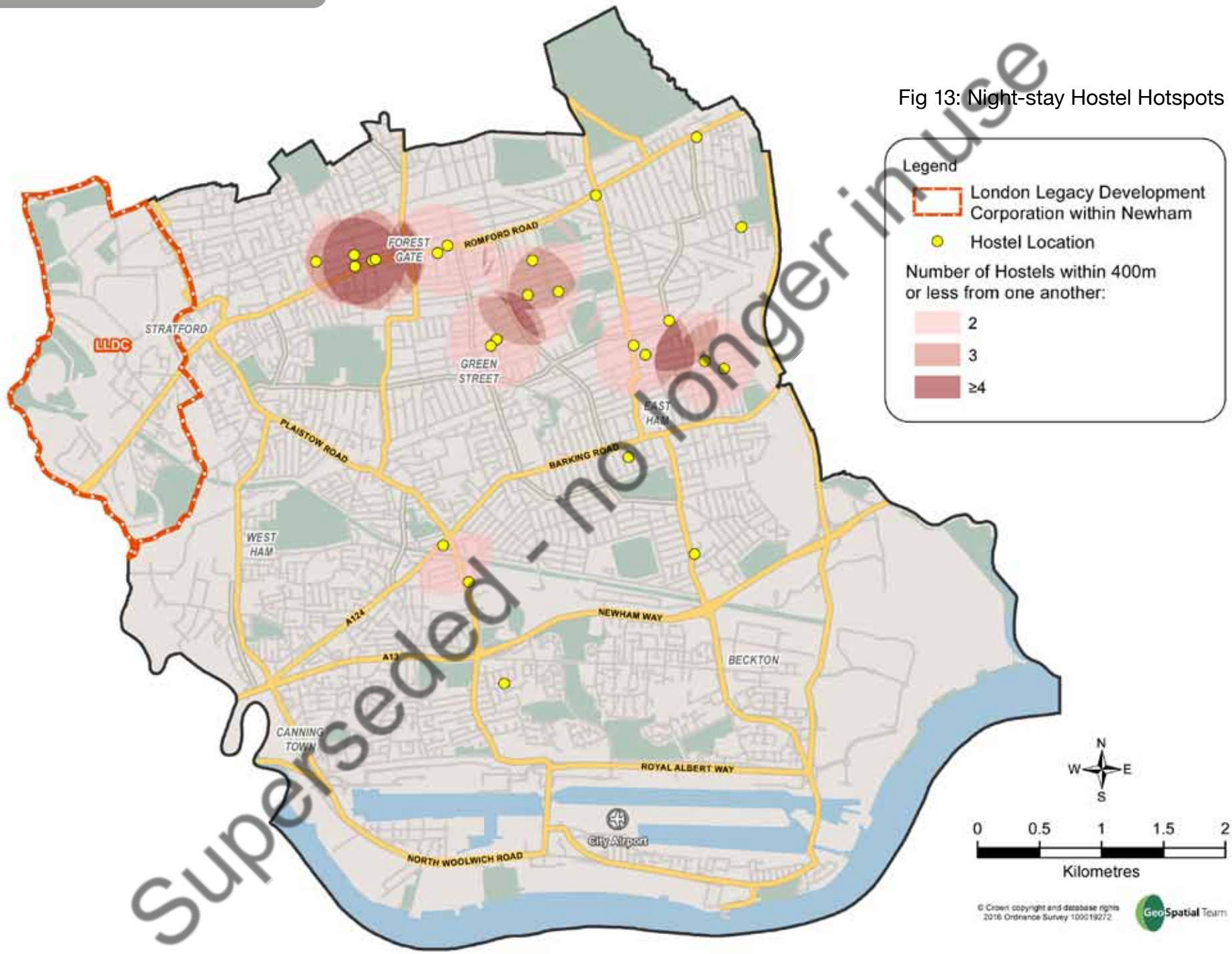
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Fig 12: Betting Shop Hotspots



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Fig 13: Night-stay Hostel Hotspots



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Appendix 2: Housing Allocations

Fig 14: Non-strategic Residential Site Allocations Schedule

Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further information	Partners and Phasing
HSG1	North of Forest Gate Station E7 9BB (169-180 Forest Lane & 79-119 Woodgrange Road)	Residential-led, mixed use See also Policies INF5, S6, SP5	Low to medium density Medium to high family	Within Forest Gate Town Centre Conservation Area (refer to Appraisal areas 4 & 7) Medium noise exposure PTAL 4	Private sector Medium to Long term
HSG2	1-2 Bow Street, E15 1HD	Residential See also Policy S6	Medium density Medium to high family	Medium noise exposure Within AQMA Within APA PTAL 3 Interim use as a hostel has consent until 2020.	Public/Private sector Short-medium term
HSG3	Methodist Church Community Centre, E7 0QH (Woodgrange Road)	Residential-led, mixed use See also Policies INF5, S6, SP5	Low to medium density Medium to high family	Within Forest Gate Town Centre Conservation Area (refer to Appraisal Area 15). High noise exposure PTAL 4	Private Sector/ community group Medium to long term

Superseded - no longer in use

Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further Information	Partners and Phasing
HSG4	Carroll Close / 4 Chatsworth Road E15 1RE	Residential See also Policy S6	Low density Medium to high family	PTAL 2	Public sector Short term
HSG5	3-5 McGrath Road E15 4FA	Residential See also Policy S6	Low to medium family Medium density	PTAL 2	Public sector Short term
HSG6	236 Romford Road E7 9HZ	Residential See also Policy S6	Low family Medium density	Within AQMA Within APA High noise exposure PTAL 3	Public/private Short term
HSG7	16 Wordsworth Avenue E12 6SU	Residential See also Policy S6	High family Low density	Within APA PTAL 5	Private sector Short term
HSG8	42 West Ham Lane, E15 4PT	Residential See also Policy S2	Low family Medium density	Within AQMA Within APA Medium noise exposure PTAL 6a	Public/Private sector Long term

Superseded – no longer in use

Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further Information	Partners and Phasing
HSG9	156 - 158 Katherine Road, E6 1ER	Residential See also Policy S6	Low to medium density Medium to high family	PTAL 5	Private sector Long term
HSG10	Former Le Bon Club / John Street, E15 3EY	Residential See also Policy S2	High family Low density	Within APA PTAL 4	Public/private sector Long term
HSG11	95 Arragon Road E6 1QW	Residential See also Policy S6	Low density Medium to high family	PTAL 3	Public/private sector Long term
HSG12	236-242 Barking Road E6 3BB	Residential See also Policy S6	Low density Medium to high family	PTAL 4 Within APA Within AQMA High noise exposure	Private sector Medium - long term
HSG13	1-4 Nelson Street, High St North, E6 6EQ	Residential See also Policy S6	High family Low density	Within APA Medium Noise Exposure PTAL 5	Private sector Short term

Superseded - no longer in use

Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further Information	Partners and Phasing
HSG14	London Road Car Park , E13 0AT	Residential See also Policy S6	Low family Medium density	High noise exposure PTAL 4	Private sector Short term
HSG15	3 Pragel Street E13 9DW	Residential See also Policy S6	High family Low density	PTAL 4	Public sector Short term
HSG16	Grange Road (site former 48-54) E13 0EQ	Residential See also Policy S4	Medium to low density Medium to high family	Within APA PTAL 4	Private sector Short term
HSG17	Kent Street - Court Area (opposite 1 Kent St) E13 8RL	Residential See also Policy S6	Low density Medium to high family	PTAL 4	Public/private Long term

Superseded - no longer in use

Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further Information	Partners and Phasing
HSG18	Doherty Road (garages, 33A & 35) E13 8DR	Residential See also Policy S4	Medium to low density Medium to high family	PTAL 4	Public/private sector Short term
HSG19	3-5 Beckton Road, E16 4DT	Residential See also Policy S4	Medium density Medium to high family	Within AQMA High noise exposure PTAL 5	Public/private Sector Medium –long term
HSG20	Canning Town Area 4 (Ashburton Road and Freemasons Road) E16 3QL	Residential See also Policy S4	Medium to high density Medium to high family	PTAL 2 Within APA	Public/private sector Medium term
HSG21	52 Baxter Road/ Alnwick Road (land at corner of) E16 3EZ	Residential See also Policy S4	Low density Medium to high family	Within APA PTAL 2	Public/Private sector Short term

Superseded - no longer in use

Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further Information	Partners and Phasing
HSG22	Canning Town Area 5 (Hooper Road) E16 3QW	Residential See also Policy S4	Medium to high density Medium to high family	PTAL 2 Within APA	Public/private sector Medium term
HSG23	Canning Town Area 18 (Coolfin Road) E16 3AQ	Residential See also Policy S4	Medium to high density Medium to high family	Within APA PTAL 2	Public/private sector Medium to long term
HSG24	Cyprus 4 (Land at Ferndale St) E6	Residential See also Policy S5	Low to medium density Medium to high family	Within APA PTAL 3	Private sector Short-medium term
HSG25	ExCel Site 4 (Seagull Lane, site adjacent to carpark) E16 1AZ	Residential-led, mixed use See also Policy S3, S4	High density Medium to high family	Within an APA PTAL 2 High noise exposure	Private sector Medium term

Superseded - no longer in use

Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further Information	Partners and Phasing
HSG26	ExCel Site 3 (west End Carpark, Western Gateway) E16 1DR	Residential-led, mixed use See also Policy S3, S4	High density Medium to high family	Within an APA PTAL 2 High noise exposure	Private sector Medium term
HSG27	Leonard Street (land corner of Leonard St/ Newland St) E16	Residential See also Policy S3	Low density Medium to high family	Within APA Medium noise exposure PTAL 2	Public/private sector Long term
HSG28	Former Tate Institute/ Wythes Road (& 18 Albert Road) E16 2DW	Residential See also Policy S3	Low to medium density Medium to high family	Within APA Medium noise exposure PTAL 2	Public/private sector Medium to Long term
HSG29	Rymill Street E16 (land at junction of Ryland St/ Dockland St) E16 2	Residential See also Policy S3	Medium density Medium to high family	Within APA High noise exposure PTAL 2	Public/private sector Short to Medium term

Superseded - no longer in use

Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further Information	Partners and Phasing
HSG30	Barrier Park North (North Woolwich Road, carpark adjacent to Barrier Park) E16	Residential See also Policy S3	Medium to high density Medium to high family	Within an APA PTAL 2 Medium noise exposure	Public/Private sector Medium term
HSG31	268 Albert Road/242 Fernhill Street E16 2HX	Residential See also Policy S3	Medium density Medium to high family	Within APA Medium noise exposure PTAL 2	Public/private sector Long term
HSG32	Pier Road Crossrail works site E16 (land corner of Store Road/ Pier Road E16)	Residential See also Policy S3	Low to medium density Medium to high family	Within APA PTAL 2	Public/Private sector Short-Medium term
HSG33	2 Pier Road E16 2JJ	Residential See also Policy S3	Medium density Medium to high family	Within APA High noise exposure PTAL 2	Private sector Medium – long term

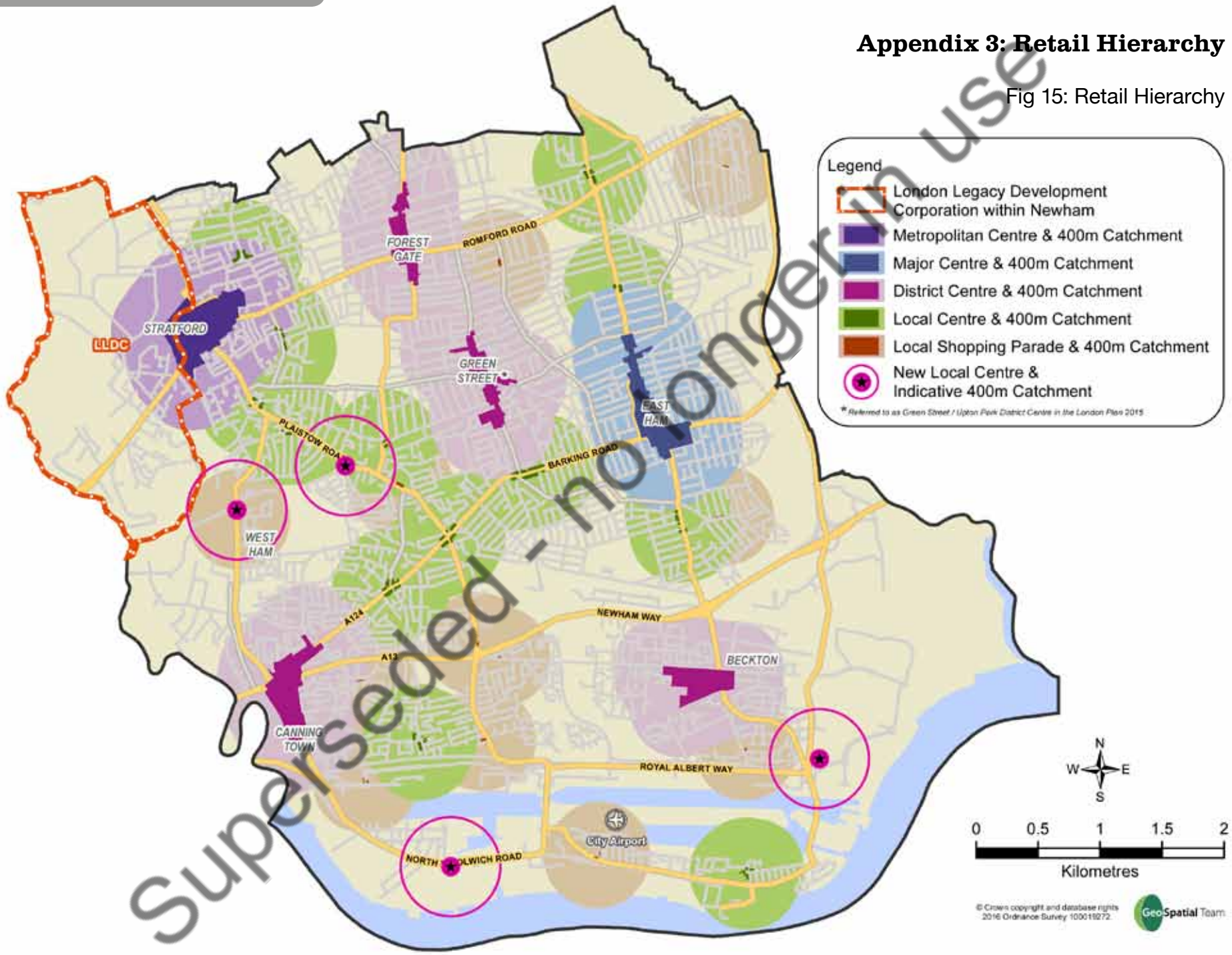
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Site Reference	Site	Allocation	Indicative residential typology (see Core Strategy H1 para 6.119 to 6.121)	Further Information	Partners and Phasing
HSG34	1-15 David Street (garage site, E15)	Residential See also Policy S2	Low density Medium to high family	PTAL 6a	Public/Private sector Medium term

Superseded - no longer in use

Appendix 3: Retail Hierarchy

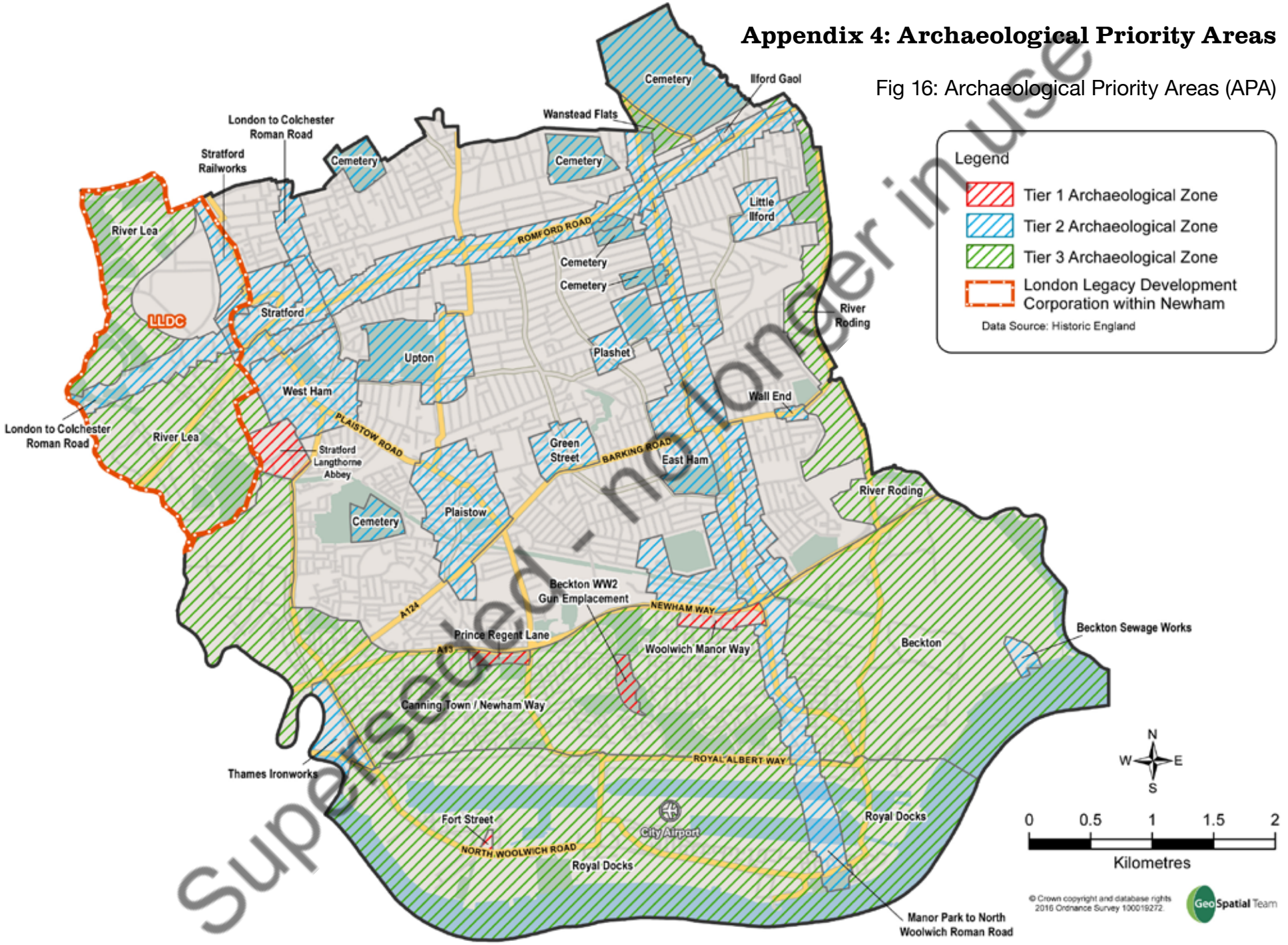
Fig 15: Retail Hierarchy



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Appendix 4: Archaeological Priority Areas

Fig 16: Archaeological Priority Areas (APA)



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Appendix 5: Protected Green Infrastructure

Fig 17: Green Infrastructure Designations

Site ID	Area (ha)	Type	London Plan Designation	Access	Other Designation	Community Neighbourhood	Approximate Postcode
GS1	2.03	Linear Open Space	Linear Open Space	Public Access	SINC, Green Belt	Manor Park	E12 5DS
GS2	1.02	Allotment	No Designation	No Public Access	SINC, Green Belt	Manor Park	E12 5DS
GS3	67.75	Cemetery	No Designation	Public Access	SINC, Green Belt	Manor Park	E12 5DG
GS4	0.25	Woodland	No Designation	No Public Access		Forest Gate	E7 0EF
GS5	0.26	Amenity	Pocket Park	Public Access		Manor Park	E12 5NR
GS6	0.25	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5JB
GS7	0.14	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5DS
GS8	8.18	Open Space	Metropolitan Park	Public Access	SINC, Green Belt	Manor Park	E12 5DF
GS9	0.04	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5JA
GS10	0.13	Education Land	No Designation	No Public Access		Manor Park	E12 5PB
GS11	0.40	Amenity / Play	Pocket Park	Public Access		Manor Park	E12 5FB
GS12	17.09	Cemetery	No Designation	Public Access	SINC	Manor Park	E12 5BX
GS13	0.03	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5HT
GS14	0.04	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5BP
GS15	0.07	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5BP
GS16	12.21	Cemetery	No Designation	Public Access	SINC	Forest Gate	E15 1SP
GS17	0.01	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5BP
GS18	0.26	Education Land	No Designation	No Public Access		Forest Gate	E7 0JW
GS19	0.03	Estate Amenity	Pocket Park	Public Access		Forest Gate	E7 0HQ
GS20	0.03	Railway Land	No Designation	No Public Access	SINC	Manor Park	E7 0NP
GS21	0.17	Estate Amenity / Play	Pocket Park	Public Access		Forest Gate	E7 0HQ
GS22	0.10	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5AX
GS23	0.01	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E7 0NP
GS24	0.01	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E7 0NS
GS25	0.03	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E7 0NT
GS26	10.46	Park	Local Park & Open Space	Public Access	SINC, MOL	Manor Park	E12 5LY

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GS27	0.67	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E12 5BB
GS28	0.17	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E7 0NH
GS29	0.42	Play / Sports Pitch	Small Open Space	Public Access		Forest Gate	E7 9BL
GS30	0.29	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5AD
GS31	1.26	Landscape Buffer	No Designation	No Public Access	SINC, MOL	Manor Park	E12 5NA
GS32	0.26	Amenity	Pocket Park	Public Access		Stratford & West Ham	E15 1TT
GS33	0.35	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E7 0NF
GS34	1.04	Park	Small Open Space	Public Access		Stratford & West Ham	E15 1DZ
GS35	0.45	Education Land	No Designation	No Public Access		Manor Park	E12 6AR
GS36	0.10	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E7 0NA
GS37	0.11	Estate Amenity	Pocket Park	Public Access		Manor Park	E12 6BE
GS38	0.39	Open Space	No Designation	No Public Access		Stratford & West Ham	E15 1AB
GS39	0.24	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 5AF
GS40	0.14	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6AB
GS41	0.09	Estate Amenity	Pocket Park	Public Access		Forest Gate	E15 1QZ
GS42	0.34	Church Yard	No Designation	Public Access	SINC	Manor Park	E12 6HA
GS43	0.08	Education Land	No Designation	No Public Access	SINC	Manor Park	E12 6HA
GS44	1.80	Park	Small Open Space	Public Access	SINC	Forest Gate	E15 1RL
GS45	0.21	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6AD
GS46	0.05	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E7 9AP
GS47	0.20	Amenity / Play	Pocket Park	Public Access	SINC	Forest Gate	E7 9BZ
GS48	0.13	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6UJ
GS49	0.13	Amenity / Play	Pocket Park	Public Access		Stratford & West Ham	E15 1JJ
GS50	0.34	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E15 4NT
GS51	0.29	Education Land	No Designation	No Public Access		Stratford & West Ham	E15 1JY
GS52	6.66	Cemetery	No Designation	Public Access	SINC	Manor Park	E12 6UG
GS53	0.59	Education Land	No Designation	No Public Access		Manor Park	E12 6ET
GS54	0.14	Estate Amenity	No Designation	No Public Access		Forest Gate	E7 0QS
GS55	0.31	Education Land	No Designation	No Public Access		Forest Gate	E15 1HB

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GS56	0.41	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6AG
GS57	0.17	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E7 9AL
GS58	0.42	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6QS
GS59	0.56	Allotment	No Designation	No Public Access	MOL	Manor Park	E12 6JL
GS60	0.16	Estate Amenity	No Designation	No Public Access		Manor Park	E12 6JD
GS61	0.25	Education Land	No Designation	No Public Access		Manor Park	E12 6PW
GS62	0.19	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E15 4NR
GS63	0.15	Railway Land	No Designation	No Public Access	SINC	Forest Gate	E15 4NL
GS64	0.09	Play / Amenity	Pocket Park	Public Access		Manor Park	E12 6JF
GS65	0.23	Church Yard	No Designation	Public Access		Forest Gate	E7 8BD
GS66	0.38	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6JA
GS67	1.76	Playing Field / Sports Pitch	No Designation	No Public Access	MOL	Manor Park	E12 6JL
GS68	0.60	Open Space	No Designation	No Public Access	SINC, MOL	Manor Park	E12 6JL
GS69	0.34	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6LB
GS70	0.21	Railway Land	No Designation	No Public Access	SINC, MOL	Manor Park	E12 6JL
GS71	0.74	Amenity / Play	Small Open Space	Public Access		Manor Park	E12 6LR
GS72	0.03	Railway Land	No Designation	No Public Access	SINC	East Ham	E12 6LU
GS73	0.01	Railway Land	No Designation	No Public Access	SINC	East Ham	E6 2AU
GS74	0.26	Railway Land	No Designation	No Public Access	SINC	East Ham	E6 2AS
GS75	0.03	Railway Land	No Designation	No Public Access	SINC	East Ham	E6 2AU
GS76	0.05	Railway Land	No Designation	No Public Access	SINC	East Ham	E6 2AU
GS77	5.18	Cemetery	No Designation	Public Access		Manor Park	E12 6PG
GS78	0.25	Railway Land	No Designation	No Public Access	SINC	Stratford & West Ham	E15 1BJ
GS79	0.05	Play	Pocket Park	Public Access		Forest Gate	E7 9HQ
GS80	0.13	Estate Amenity	Pocket Park	Public Access		Forest Gate	E15 4JJ
GS81	0.39	Railway Land	No Designation	No Public Access	SINC	East Ham	E6 2AL
GS82	8.54	Open Space	No Designation	No Public Access	MOL	East Ham	E6 2AS
GS84	1.03	Football Ground	No Designation	No Public Access		Forest Gate	E7 9JT

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GS85	0.03	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6LL
GS86	7.57	Park	Local Park & Open Space	Public Access	SINC	Manor Park	E12 6SR
GS87	0.59	Church Yard	No Designation	Public Access		Stratford & West Ham	E15 1NG
GS88	0.10	Railway Land	No Designation	No Public Access	SINC	Manor Park	E12 6SE
GS89	0.41	Railway Land	No Designation	No Public Access	SINC	East Ham	E6 2AL
GS90	0.45	Education Land	No Designation	No Public Access		Manor Park	E12 6SR
GS91	0.52	Education Land	No Designation	No Public Access		Green Street	E7 9PS
GS92	26.67	Park	District Park	Public Access	SINC	Stratford & West Ham	E15 3QJ
GS93	0.30	Railway Land	No Designation	No Public Access	SINC	Manor Park	E6 1BG
GS94	6.79	Open Space	No Designation	No Public Access	SINC, MOL	East Ham	E6 2BP
GS95	0.20	Railway Land	No Designation	No Public Access	SINC	East Ham	E6 1JB
GS96	0.35	Education Land	No Designation	No Public Access		Green Street	E6 1AA
GS97	4.30	Park	Local Park & Open Space	Public Access		Stratford & West Ham	E15 4DR
GS98	0.43	Education Land	No Designation	No Public Access		Stratford & West Ham	E15 3NT
GS99	0.14	Railway Land	No Designation	No Public Access	SINC	Green Street	E6 1BW
GS100	0.24	Amenity	Pocket Park	Public Access		Stratford & West Ham	E15 4AJ
GS101	0.10	Amenity	Pocket Park	Public Access		Stratford & West Ham	E15 4AL
GS102	0.15	Railway Land	No Designation	No Public Access	SINC	Green Street	E6 1EU
GS103	0.08	Open Space	No Designation	Public Access		East Ham	E6 2LP
GS104	0.44	Amenity	Small Open Space	Public Access		Stratford & West Ham	E15 3HU
GS105	0.36	Education Land	No Designation	No Public Access		Stratford & West Ham	E15 3HU
GS106	0.10	Open Space	No Designation	Public Access		East Ham	E6 2LP
GS107	0.09	Railway Land	No Designation	No Public Access	SINC	Green Street	E6 1EA
GS108	0.21	Railway Land	No Designation	No Public Access	SINC	Green Street	E6 1DU
GS109	0.30	Education Land	No Designation	No Public Access	SINC, MOL	East Ham	E6 2LP
GS110	0.71	Church Yard	No Designation	Public Access	SINC	Stratford & West Ham	E15 3HU
GS111	0.05	Estate Amenity	No Designation	No Public Access		Stratford & West Ham	E15 3JY

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GS112	3.23	Park	Local Park & Open Space	Public Access	MOL	East Ham	E6 2LP
GS113	0.11	Estate Amenity	No Designation	No Public Access		Stratford & West Ham	E15 3PY
GS114	0.05	Railway Land	No Designation	No Public Access	SINC	Green Street	E13 9AT
GS115	0.20	Amenity	Pocket Park	Public Access		Stratford & West Ham	E15 3NT
GS116	0.07	Railway Land	No Designation	No Public Access	SINC	Green Street	E13 9AT
GS117	0.89	Amenity / Play	Small Open Space	Public Access		Stratford & West Ham	E15 3NN
GS118	0.15	Amenity	Pocket Park	Public Access		Green Street	E6 1DT
GS119	0.03	Amenity	Pocket Park	Public Access		Green Street	E6 1HB
GS120	0.20	Education Land	No Designation	No Public Access		Stratford & West Ham	E15 3HZ
GS121	3.03	Park	Local Park & Open Space	Public Access	SINC	Green Street	E6 1PX
GS122	0.13	Estate Amenity	Pocket Park	Public Access		Plaistow	E13 0NJ
GS123	0.22	Railway Land	No Designation	No Public Access	SINC	Green Street	E13 0SE
GS124	0.20	Railway Land	No Designation	No Public Access	SINC	Plaistow	E13 0PE
GS125	0.05	Play	Pocket Park	Public Access		Plaistow	E13 0NJ
GS126	1.50	Landscape Buffer	No Designation	No Public Access	SINC	East Ham	IG117BG
GS127	0.29	Amenity / Play	Pocket Park	Public Access		Stratford & West Ham	E15 3JZ
GS128	0.30	Estate Amenity	No Designation	No Public Access		Green Street	E13 9AX
GS129	0.20	Railway Land	No Designation	No Public Access	SINC	Plaistow	E13 0PB
GS130	1.43	Open Space	No Designation	No Public Access	SINC	East Ham	E6 2PS
GS131	0.18	Railway Land	No Designation	No Public Access	SINC	Plaistow	E13 0PE
GS132	11.07	Education Land	No Designation	No Public Access	MOL	East Ham	E6 2LP
GS133	0.04	Estate Amenity	No Designation	No Public Access		Stratford & West Ham	E15 3DP
GS134	0.21	Open Space	Pocket Park	No Public Access		Stratford & West Ham	E15 3NF
GS135	0.08	Estate Amenity	No Designation	No Public Access		Stratford & West Ham	E15 3DP
GS136	1.83	Allotment	No Designation	No Public Access		Plaistow	E13 9AQ
GS137	0.95	Sports Ground	No Designation	No Public Access		Green Street	E13 9AX
GS138	0.04	Railway Land	No Designation	No Public Access	SINC	Plaistow	E13 0LJ

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GS139	0.66	Open Space	Small Open Space	Public Access		Plaistow	E13 0JH
GS140	0.03	Railway Land	No Designation	No Public Access	SINC	Plaistow	E13 0HZ
GS141	0.82	Open Space	Small Open Space	Public Access		Plaistow	E13 0SA
GS142	0.01	Railway Land	No Designation	No Public Access	SINC	Plaistow	E13 0HZ
GS143	0.09	Amenity	Pocket Park	Public Access		Green Street	E6 1QB
GS144	0.27	Education Land	No Designation	No Public Access		Plaistow	E13 9DQ
GS145	0.29	Linear Open Space	Linear Open Space	Public Access	SINC, MOL	East Ham	E6 2PP
GS146	0.29	Education Land	No Designation	No Public Access		Plaistow	E13 9DQ
GS147	1.80	Waterway	No Designation	No Public Access	SINC	East Ham	E6 2PP
GS148	3.45	Playing Field	No Designation	No Public Access		East Ham	E6 2RU
GS149	0.18	Railway Land	No Designation	No Public Access	SINC, MOL	Plaistow	E13 0EB
GS150	0.15	Landscape Buffer	No Designation	No Public Access	SINC, MOL	East Ham	IG117BG
GS151	0.05	Railway Land	No Designation	No Public Access	SINC, MOL	Stratford & West Ham	E15 3HB
GS152	2.06	Playing Field	No Designation	No Public Access		Plaistow	E13 0BH
GS153	3.63	Open Space	Local Park & Open Space	Public Access	SINC, MOL	East Ham	IG117BG
GS154	9.89	Park	Local Park & Open Space	Public Access	SINC	East Ham	E6 3AA
GS155	0.26	Waterway	No Designation	No Public Access	SINC, MOL	East Ham	IG117NZ
GS156	0.15	Linear Open Space	Linear Open Space	Public Access	SINC, MOL	East Ham	IG117NZ
GS157	0.39	Amenity / Play / Sports Pitch	Pocket Park	Public Access		Plaistow	E13 0DG
GS158	0.52	Waterway	No Designation	No Public Access	SINC	Stratford & West Ham	E15 3NY
GS159	0.08	Amenity	Pocket Park	Public Access		Plaistow	E13 0DG
GS160	0.04	Landscape Buffer	No Designation	No Public Access		Plaistow	E13 0DR
GS161	0.75	TBC	Small Open Space	Public Access		Plaistow	E13 9LN
GS162	0.20	Amenity	Pocket Park	Public Access		Plaistow	E13 8AZ
GS163	3.94	Allotment	No Designation	No Public Access	MOL	East Ham	E6 6BX
GS164	0.06	Waterway	No Designation	No Public Access		Beckton	IG110AD

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GS165	0.37	Education Land	No Designation	No Public Access		East Ham	E6 3PA
GS166	0.30	Landscape Buffer	No Designation	No Public Access		Beckton	IG110AD
GS167	1.34	Waterway	No Designation	No Public Access	MOL	East Ham	E6 6AZ
GS168	12.36	Park	Local Park & Open Space	Public Access		Custom House & Canning Town	E13 0EA
GS169	0.04	Amenity	Pocket Park	Public Access		East Ham	E6 6BB
GS170	0.15	Estate Amenity	No Designation	No Public Access		East Ham	E6 6AU
GS171	3.81	Park	Local Park & Open Space	Public Access		Plaistow	E13 0AS
GS172	11.91	Cemetery	No Designation	Public Access	SINC	Custom House & Canning Town	E13 0DR
GS173	1.23	Open Space / Grazing Land	No Designation	No Public Access	MOL	Beckton	IG110AD
GS174	0.68	Waterway	No Designation	No Public Access	MOL	East Ham	E6 6AX
GS175	2.34	Sports Pitch	No Designation	No Public Access	MOL	Beckton	IG110AD
GS176	0.29	Community Garden	No Designation	No Public Access		Plaistow	E13 0EQ
GS177	0.25	Amenity	Pocket Park	Public Access		Plaistow	E13 8RJ
GS178	6.16	Open Space	No Designation	No Public Access	SINC, MOL	Beckton	IG110AD
GS179	2.68	Allotment	No Designation	No Public Access	MOL	East Ham	E6 6AX
GS180	1.21	Waterway	No Designation	No Public Access	MOL	Beckton	E6 6LH
GS181	0.25	Grounds	No Designation	No Public Access		Plaistow	E13 8RL
GS182	0.70	Linear Open Space	Linear Open Space	Public Access	MOL	Beckton	E6 6LH
GS183	1.51	Waterway	No Designation	No Public Access		Beckton	IG110AD
GS184	0.03	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E13 0EF
GS185	2.65	Open Space / Woodland	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 4TG
GS186	0.08	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E13 8AN
GS187	0.08	Estate Amenity	Pocket Park	Public Access		Custom House & Canning Town	E13 0EG
GS188	0.02	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E13 8AN
GS189	0.50	Linear Open Space	Linear Open Space	Public Access		Beckton	E6 6LH

Superseded - no longer in use

GS190	0.87	Waterway / Woodland	No Designation	No Public Access		Beckton	E6 6LH
GS191	18.08	Linear Open Space (Greenway)	Linear Open Space	Public Access	SINC, MOL, LVRPA	Borough Wide	E13 0AN
GS192	6.81	Park	Local Park & Open Space	Public Access	MOL	East Ham	E6 6AJ
GS193	0.65	Waterway / Grazing Land	No Designation	No Public Access		Beckton	IG110AD
GS194	9.77	Cemetery	No Designation	Public Access		East Ham	E6 3NN
GS195	3.28	Education Land	No Designation	No Public Access		East Ham	E6 3LB
GS196	0.73	Waterway / Woodland	No Designation	No Public Access		Beckton	E6 6LH
GS197	0.12	Education Land	No Designation	No Public Access		Custom House & Canning Town	E13 0EH
GS198	0.19	Estate Amenity	No Designation	No Public Access		East Ham	E6 3QY
GS199	0.28	Estate Amenity	No Designation	No Public Access		East Ham	E6 3QY
GS200	4.14	Amenity / Play	Local Park & Open Space	Public Access		Custom House & Canning Town	E13 0EH
GS201	0.06	Amenity	Pocket Park	Public Access		East Ham	E6 3QY
GS202	0.18	Open Space	No Designation	No Public Access		East Ham	E6 6HR
GS203	0.71	Linear Open Space	Linear Open Space	Public Access		Beckton	E6 6JF
GS204	0.40	Estate Amenity	No Designation	No Public Access		East Ham	E6 3PH
GS205	1.32	Grounds	No Designation	No Public Access		Plaistow	E13 8RT
GS206	1.17	Amenity / Woodland	Small Open Space	Public Access	SINC	Custom House & Canning Town	E3 3JQ
GS207	0.36	Education Land	No Designation	No Public Access		Custom House & Canning Town	E13 8DD
GS208	0.02	Estate Amenity	No Designation	No Public Access		Plaistow	E13 8RP
GS209	0.19	Open Space	No Designation	No Public Access		Custom House & Canning Town	E13 8BY
GS210	0.05	Estate Amenity	Pocket Park	Public Access		Plaistow	E13 8RP
GS211	3.73	Church Yard / Nature Reserve	Local Park & Open Space	Public Access	SINC	East Ham	E6 3PG

Superseded - no longer in use

GS212	12.78	Linear Open Space	Linear Open Space	Public Access	Part SINC, MOL	Beckton	E6 7FF
GS212a	3.18	Linear Open Space	Linear Open Space	Public Access	MOL	Beckton	E16 2BF
GS213	0.18	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 4HX
GS214	1.42	Amenity / Woodland	Small Open Space	Public Access		Beckton	E6 6JF
GS215	0.07	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 4JS
GS216	3.51	Education Land	No Designation	No Public Access		Plaistow	E13 8BL
GS217	3.08	Education Land	No Designation	No Public Access		Custom House & Canning Town	E16 4NH
GS218	1.10	Open Space	No Designation	No Public Access	SINC	Beckton	E6 7FF
GS218a	3.86	Open Space	No Designation	No Public Access	SINC	Beckton	E6 7FF
GS219	0.22	Landscape Buffer	No Designation	No Public Access		Beckton	E6 6JF
GS220	0.08	Woodland	No Designation	No Public Access		East Ham	E6 3SR
GS221	1.40	Education Land	No Designation	No Public Access		Plaistow	E13 8BF
GS222	5.67	Education Land	No Designation	No Public Access		East Ham	E13 8BL
GS223	0.37	Play / Amenity	Pocket Park	Public Access		East Ham	E6 3RZ
GS224	2.16	Open Space / Woodland	No Designation	No Public Access		Beckton	E6 6JF
GS225	0.45	Linear Open Space	Linear Open Space	Public Access	SINC	Plaistow	E13 8BL
GS226	1.82	Open Space	No Designation	No Public Access		Plaistow	E13 8BL
GS227	0.17	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E13 8JJ
GS228	4.49	Amenity / Vacant Land	Local Park & Open Space	Part Public Access	SINC	Beckton	E6 6JF
GS229	0.30	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 4HL
GS230	0.04	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E13 8EL
GS231	0.29	Landscape Buffer	No Designation	No Public Access	SINC	Plaistow	E13 8BL
GS232	0.06	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 4HH
GS233	1.80	Education Land	No Designation	No Public Access		Beckton	E6 5NX
GS234	5.37	Open Space	No Designation	Public Access		Plaistow	E13 8BL
GS235	4.02	Park	Local Park & Open Space	Public Access	SINC	Custom House & Canning Town	E16 4PN
GS236	0.21	Estate Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 4HL

Superseded - no longer in use

GS237	0.12	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 4AS
GS238	0.24	Open Space	No Designation	No Public Access		Beckton	E6 5NX
GS240	10.56	Park	District Park	Public Access	SINC, MOL	Beckton	E16 3LJ
GS241	2.96	Linear Open Space	No Designation	No Public Access	SINC, MOL	Beckton	E6 7FF
GS242	0.12	Open Space	No Designation	No Public Access		Custom House & Canning Town	E16 3LJ
GS243	0.29	Amenity / Play	Pocket Park	Public Access		Custom House & Canning Town	E16 4AA
GS244	0.12	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 3SU
GS245	0.07	Amenity	Pocket Park	Public Access		Beckton	E6 5UH
GS246	0.94	Amenity	Small Open Space	Public Access	SINC	Beckton	E6 5NT
GS247	0.06	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E13 8JX
GS248	0.32	Education Land	No Designation	No Public Access		Custom House & Canning Town	E16 3LJ
GS249	1.34	Woodland	No Designation	No Public Access		Beckton	E6 5NX
GS250	0.34	Amenity	Pocket Park	Public Access		Beckton	E6 5XW
GS251	0.37	Amenity	Pocket Park	Public Access		Beckton	E6 5YF
GS252	0.45	Open Space	No Designation	No Public Access	SINC, MOL	Beckton	IG110DS
GS253	0.37	Amenity	Pocket Park	Public Access		Beckton	E6 5LY
GS254	0.48	Waterway	No Designation	No Public Access	SINC	Custom House & Canning Town	E14 0LA
GS255	0.62	Amenity	Small Open Space	Public Access		Custom House & Canning Town	E16 4HB
GS256	0.43	Linear Open Space	Linear Open Space	Public Access		Beckton	E6 5LY
GS257	0.22	Landscape Buffer	No Designation	No Public Access	SINC	Beckton	E6 5NT
GS258	0.10	Amenity	Pocket Park	Public Access		Beckton	E6 5TH
GS259	7.75	Park	Local Park & Open Space	Public Access		Custom House & Canning Town	E16 3JJ
GS260	0.04	Estate Amenity	Pocket Park	Public Access		Beckton	E6 5TR
GS261	1.18	Linear Open Space	Linear Open Space	Public Access		Beckton	E6 5RG
GS262	0.57	Linear Open Space	Linear Open Space	Public Access		Beckton	E6 6LE
GS263	0.73	Amenity	Small Open Space	Public Access		Beckton	E6 5LW
GS264	0.07	Railway Land	No Designation	No Public Access		Beckton	E6 5NT
GS265	0.25	Railway Land	No Designation	No Public Access		Beckton	E6 6LE

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GS266	0.07	Open Space / Woodland	No Designation	No Public Access		Beckton	E6 5NT
GS267	0.15	Amenity	Pocket Park	Public Access		Beckton	E6 6WH
GS268	0.21	Amenity / Sports Pitch	Pocket Park	Public Access		Custom House & Canning Town	E16 1JQ
GS269	0.83	Amenity / Woodland	Small Open Space	Public Access	SINC	Custom House & Canning Town	E16 1PN
GS270	1.60	Education Land	No Designation	No Public Access		Custom House & Canning Town	E16 3LU
GS271	0.22	Grounds	No Designation	No Public Access		Beckton	E6 5PA
GS272	0.54	Education Land	No Designation	No Public Access		Beckton	E6 6LE
GS273	1.32	Amenity / Play / Woodland	Small Open Space	Public Access		Beckton	E6 5LW
GS274	3.57	Woodland	No Designation	No Public Access		Beckton	E6 6LE
GS275	3.55	Education Land	No Designation	No Public Access		Beckton	E6 5JG
GS276	0.31	Estate Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 3RH
GS277	0.99	Linear Open Space	Linear Open Space	Public Access	SINC, MOL	Beckton	E6 5LW
GS278	0.79	Linear Open Space	Linear Open Space	Public Access		Beckton	E6 5RN
GS279	0.32	Woodland	No Designation	No Public Access		Beckton	E6 5QY
GS280	0.68	Allotment	No Designation	No Public Access	SINC, MOL	Beckton	E6 5PD
GS281	3.65	Park	Local Park & Open Space	Public Access	SINC	Custom House & Canning Town	E16 3HD
GS282	0.42	Amenity / Play / Sports Pitch	Small Open Space	Public Access		Custom House & Canning Town	E16 1GD
GS283	2.05	City Farm	Local Park & Open Space	Public Access	SINC	Custom House & Canning Town	E16 3HR
GS284	0.52	Woodland	No Designation	No Public Access		Beckton	E6 5NY
GS285	0.04	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 1LH
GS286	0.20	Linear Open Space	Linear Open Space	Public Access	SINC	Custom House & Canning Town	E16 3HR
GS287	1.06	Woodland	No Designation	No Public Access		Beckton	E6 5NG
GS288	0.09	Estate Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 3NP

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GS289	0.05	Estate Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 3EY
GS290	22.05	Park	District Park	Public Access	SINC, MOL	Beckton	E16 3RD
GS291	0.78	Education Land	No Designation	No Public Access		Custom House & Canning Town	E16 1LH
GS292	0.01	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 3NP
GS293	0.04	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 3EY
GS294	0.88	Education Land	No Designation	No Public Access		Custom House & Canning Town	E16 3ET
GS295	1.07	Allotment	No Designation	No Public Access		Beckton	E6 5NR
GS296	0.06	Amenity / Play	Pocket Park	Public Access		Beckton	E6 5ND
GS297	2.73	Park	Local Park & Open Space	Public Access		Custom House & Canning Town	E16 1LN
GS298	0.18	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 1DN
GS299	0.94	Woodland	No Designation	No Public Access		Beckton	E6 6FS
GS300	1.43	Park	Small Open Space	Public Access	SINC, LVRPA	Custom House & Canning Town	E14 0JG
GS301	6.74	Park	Local Park & Open Space	Public Access	MOL	Beckton	E6 5NA
GS302	0.06	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 1NE
GS303	0.19	Play / Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 1NE
GS304	1.01	Education Land	No Designation	No Public Access		Beckton	E6 5NA
GS305	0.29	Woodland	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 3ET
GS306	0.09	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 1LQ
GS307	1.62	Open Space	No Designation	No Public Access		Custom House & Canning Town	E16 3HJ
GS308	2.06	Education Land	No Designation	No Public Access		Custom House & Canning Town	E16 3HJ
GS309	2.07	Park	Local Park & Open Space	Public Access		Custom House & Canning Town	E16 3AU
GS310	0.08	Amenity	Pocket Park	Public Access		Beckton	E6 5PG
GS311	0.15	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 3QA
GS312	1.54	Allotment	No Designation	No Public Access		Custom House & Canning Town	E16 3RD
GS313	0.03	Woodland	No Designation	Public Access		Beckton	E6 5NP
GS314	0.54	Open Space	No Designation	No Public Access		Custom House & Canning Town	E16 3HJ

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GS315	0.91	Linear Open Space	Linear Open Space	Public Access	SINC	Custom House & Canning Town	E16 2FQ
GS316	0.11	Allotment	No Designation	No Public Access		Custom House & Canning Town	E16 3HJ
GS317	0.81	Allotment	No Designation	No Public Access		Custom House & Canning Town	E16 3HJ
GS318	2.03	Woodland	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 3HJ
GS319	0.25	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 1DN
GS320	0.78	Allotment	No Designation	No Public Access		Custom House & Canning Town	E16 3HJ
GS321	0.07	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 3BY
GS322	0.04	Amenity	Pocket Park	Public Access		Beckton	E6 5NA
GS323	0.27	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 3BY
GS324	0.08	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 3BY
GS325	0.57	Amenity	Small Open Space	Public Access		Beckton	E6 6FY
GS326	3.18	Landscape Buffer	No Designation	No Public Access		Beckton	E16 2QU
GS327	0.18	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 1DN
GS328	0.31	Amenity	Pocket Park	Public Access		Custom House & Canning Town	E16 3BY
GS329	0.28	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 3BY
GS330	1.24	Linear Open Space	No Designation	No Public Access	SINC	Custom House & Canning Town	E14 0FP
GS331	0.23	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E16 1DN
GS332	0.16	Landscape Buffer	No Designation	No Public Access	SINC	Custom House & Canning Town	E14 0FP
GS333	0.15	Railway Land	No Designation	No Public Access	SINC	Custom House & Canning Town	E14 0FP
GS334	0.58	Amenity	Small Open Space	Public Access		Royal Docks	E16 2AR
GS335	1.15	Linear Open Space	Linear Open Space	Public Access		Royal Docks	E16 2BE
GS337	0.06	Amenity / Play	Pocket Park	Public Access		Royal Docks	E16 2DZ
GS338	0.02	Amenity	Pocket Park	Public Access		Royal Docks	E16 2HL
GS339	0.03	Amenity	Pocket Park	Public Access		Royal Docks	E16 2DY
GS340	0.22	Amenity	Pocket Park	Public Access		Royal Docks	E16 2FY
GS341	0.46	Waterway	No Designation	No Public Access		Royal Docks	E16 2RG
GS342	0.12	Amenity	Pocket Park	Public Access		Royal Docks	E16 2JZ
GS343	0.18	Estate Amenity	Pocket Park	Public Access		Royal Docks	E16 2JE
GS344	0.58	Amenity / Play	Small Open Space	Public Access		Royal Docks	E16 2GN

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GS345	0.71	Estate Amenity	No Designation	No Public Access	SINC	Royal Docks	E16 2SB
GS346	0.46	Estate Amenity	Pocket Park	Public Access		Royal Docks	E16 2NH
GS347	0.59	Estate Amenity	No Designation	No Public Access		Royal Docks	E16 2EQ
GS348	0.08	Amenity	Pocket Park	Public Access		Royal Docks	E16 2JH
GS349	7.29	Park	Local Park & Open Space	Public Access	SINC	Royal Docks	E16 2FW
GS350	4.81	Park	Local Park & Open Space	Public Access	SINC	Royal Docks	E16 2FH
GS351	2.15	Park	Local Park & Open Space	Public Access	SINC	Royal Docks	E16 2AX
GS352	0.10	Estate Amenity	No Designation	No Public Access		Royal Docks	E16 2GD
GS353	0.04	Pocket Park	Pocket Park	Public Access		Stratford & West Ham	E15 4PH
GS354	0.13	Pocket Park	Pocket Park	Public Access		Custom House & Canning Town	E16 4AA
GS355	0.08	Pocket Park	Pocket Park	Public Access		Custom House & Canning Town	E16 4TL

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