



Authority Monitoring Report

5 Year Land Supply Update

September 2020

5 Year Land Supply and Housing Trajectory

Table 1: LB Newham¹ Housing Trajectory and Delivery (as at 25/09/19, subject to continual updating)

Year	Policy Year	Annual Figures			Cumulative Figures			Managed Delivery Figures	
		Housing Target	Net Additional dwellings ² (projected completions)	Surplus/deficit	Net Additional Dwellings (actual or projected completions)	Cumulative Target	Cumulative surplus/deficit	Managed Delivery Target (cumulative deficit annualised over remaining plan period in addition to housing target)	Surplus/deficit
18/19	1	2,752	1911	-841	1911	2,752	-841	2,752	-841
19/20	2	2,752	2470	-282	4381	5,504	-1,123	2,812	-342
20/21	3	2,752	2065	-687	6446	8,256	-1,810	2,838	-773
21/22	4	2,752	2508	-244	8954	11,008	-2,054	2,903	-395
22/23	5	2,752	4088	1,336	13042	13,760	-718	2,939	1,149
23/24	6	3,956	3282	-674	16324	17,716	-1,392	4,028	-746
24/25	7	3,956	4753	797	21077	21,672	-595	4,111	642
25/26	8	3,956	4152	196	25229	25,628	-399	4,030	122
26/27	9	3,956	3639	-317	28868	29,584	-716	4,013	-374
27/28	10	3,956	3419	-537	32287	33,540	-1,253	4,075	-656
28/29	11	1,892	3245	1,353	35532	35,432	100	2,143	1,102
29/30	12	1,892	3358	1,466	38890	37,324	1,566	1,867	1,491
30/31	13	1,892	2966	1,074	41856	39,216	2,640	1,370	1,596
31/32	14	1,892	2733	841	44589	41,108	3,481	572	2,161
32/33	15	1,892	2214	322	46803	43,000	3,803	-1,589	3,803
TOTALS		43,000	46,803						

Source: LDD 2020/Planning Policy Monitoring Figures 2020

¹ As per the current definition of housing targets, this does not include sites under the administration of the London Legacy Development Corporation

² As defined at Policy 3.3 footnote 1 in the London Plan (March 2016), includes new development, conversion, and household spaces in NSC accommodation.

Introduction

- 1.1 Tables 1 and 3 provide a summary of the Council's Housing Trajectory and 5 Year Land Supply position respectively as at September 2020. Both tables are forward projections for the coming years and as such are assessed against the stepped housing target as set out in the Newham Local Plan, adopted in December 2018, which seeks to deliver a total of 43,000 homes by 2033.³ As per London Borough of Newham's (LBN) Housing Delivery Test (HDT) result, a 20% buffer has been applied to LBN's land supply requirement⁴.
- 1.2 Table 4 provides a breakdown of the 5 Year Land Supply via Community Neighbourhood areas (CNAs): these align with Local Plan spatial policy areas, although Plaistow, Forest Gate, Manor Park and East Ham are included in one single spatial policy area within the Local Plan, described as 'Urban Newham'. All figures are accurate as at September 2020, though are subject to continual updates.

Methodology for site inclusion and phasing

- 2.1 This year, LBN has adopted a more standardised approach to estimating delivery timescales for developments included in the five year land supply. This has included generating a methodology for site phasing, based on delivery timescales information sourced from the Borough's housing trajectory. This methodology has been arrived at, in part, in order to better understand the implications of the COVID-19 crisis on future year's housing delivery.
- 2.2 As highlighted in Newham's 2020 Action Plan document, separate pieces of research undertaken by Barton Willmore⁵, Knight Frank⁶ and the Greater London Authority⁷ predict that completion rates are anticipated to fall by around one third this financial year, with delivery rates not expected to recover to 2019 levels until 2022 at the earliest. In applying a standardised approach to phasing expectations for housing permissions, the Borough has been better able to apply a consistent means of anticipating delays to construction timeframes as a result of the pandemic.
- 2.3 Taking national guidance as a starting point, the National Planning Policy Framework (NPPF) glossary provides a definition as to what sites should be considered 'deliverable':

*To be considered deliverable, sites for housing should be **available now**, offer a **suitable location for development now**, and be*

³ NB. This target does not include the area of the Borough administered by the LLDC

⁴ Paragraph 73, NPPF (2019) requires 20% unit buffer against the 5 Year Land Supply, where delivery falls below 85% of the Borough's housing requirement as measured against the Housing Delivery Test (HDT).

⁵ Barton Willmore '[The importance of housing as part of the exit plan](#)'

⁶ The Times '[Housebuilders in lockdown hits supply of new homes](#)' (April 2020)

⁷ GLA '[London's Housing Delivery Recovery Plan](#)' (July 2020)

achievable with a **realistic prospect that housing will be delivered on the site within five years**. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

2.4 While recent announcements from the Secretary of State⁸ indicate that the above glossary definition does not form a ‘closed list’, the definition provides limited leeway for Council’s to include schemes without consent within their five year land supply. Indeed, inclusion will only be considered acceptable where there is clear evidence sites have a realistic prospect of delivering homes within the next five years.

2.5 Taking this into consideration, LBN have analysed evidence of housing delivery timescales utilising information from its housing trajectory, and have included the following types of sites, phased according to the methodology outlined at Table 2.

Table 2: 5 Year Land Supply Phasing Methodology⁹

Consent type	Phasing
Started schemes	<ul style="list-style-type: none"> • ≤ 50 units/bed spaces: expect to complete within 1 year • > 50 units/bed spaces: expect to complete within 2 years from commencement year
Not started schemes	<ul style="list-style-type: none"> • ≤ 50 units/bed spaces: expect to complete within 2 years

⁸ Planning Resource ‘Secretary of state accepts that ‘deliverable’ housing site definition is wider than NPPF’s “closed list” (June 2020)
<https://www.planningresource.co.uk/article/1687090/secretary-state-accepts-deliverable-housing-site-definition-wider-nppfs-closed-list>

⁹ Identified 5 year land supply sites primarily comprise consented schemes and applications with a resolution to grant from a development committee (89% of sites within the 5 year land supply). Sites with planning permission or a resolution to grant are listed individually within the 5 year supply. The anticipated housing delivery from the remaining minority of sites are amalgamated under the following categories for each CNA: sites within strategic and non-strategic site allocations (identified by the Newham Local Plan 2018), are included under ‘Remaining Strategic Sites (probability adjusted estimate)’ and ‘Other Local Plan 2018 Allocations (probability adjusted estimate)’. Other non-allocated sites anticipated to deliver in the 5 years are included under ‘Other Potential Development Sites (probability adjusted estimate)’. Further detail on this approach is provided in paragraph 2.9.

	<ul style="list-style-type: none"> • > 50 units/bed spaces: expect to complete within 3 years
Prior approvals	<ul style="list-style-type: none"> • Expect to complete within 3 years from date of consent
Hybrid permissions	<ul style="list-style-type: none"> • Expect to complete within 3.5 years • If all detailed phases benefit from consent (or resolution to grant), phase as per 'Not started schemes'
Outline permissions	<ul style="list-style-type: none"> • Expect to complete within 4 years
Resolution to grant	<ul style="list-style-type: none"> • + 0.5 years on top of above phasing expectations¹⁰
COVID-19	<ul style="list-style-type: none"> • + 1 year on top of above phasing expectations for started schemes ≤ 150 units

2.6 In instances where a developer, applicant, agent or landowner supplies information to the Borough around phasing expectations, this information will take precedent over the above outlined phasing assumptions.

2.7 With regards to this year's publication, it is recognised there are schemes included within the 5 years land supply which gained consent or commenced following the close of last year's starts and completions exercise. In these instances, timescales are based either on the date of consent, when a resolution to grant was obtained or when a scheme is indicated to have commenced. This helps to ensure that phasing expectations are applied consistently for those schemes which have been granted consent or started construction within the past year.

2.8 In most instances where a developer has not supplied more detailed phasing information, a market absorption rate of around 150 units / bed spaces delivering per year has been assumed. This figure has been arrived at through an examination of Newham's historic delivery levels, which have demonstrated that on average larger-scale, major schemes deliver at a rate of least 150 units per year, reflective of the scale of strategic delivery on site allocations which comprise the bulk of the Borough's housing target.

2.9 The majority of schemes within the 5 year land supply benefit from planning consent or have gained a resolution to grant planning permission from a Development Committee. However, some schemes which are yet to progress to this stage have still been included in the 5 year land supply, namely where linked to grant funding or where developers have indicated a scheme will deliver sooner. These schemes represent approximately 7% of total supply identified within the 5 years. Where this is the case, these schemes are aggregated within each community neighbourhood and the total is discounted to reflect reduced certainty of delivery. A further 4% of supply is anticipated to come forward on 'small sites' (under 5 units), a figure which has been based on average delivery trends of sites of this size from the previous 5 years.

¹⁰ The 0.5 years is added from the date the resolution to grant is obtained

- 2.10 With regards to the COVID-19 crisis, it is apparent the pandemic has resulted in delays to construction timeframes. As highlighted in Newham's 2020 Action Plan, many building sites – including the Council's own projects – have had to down tools for a number of months to protect the safety of their staff. Latest economic data from the Office for National Statistics shows that the UK economy shrank by 20.4% in April 2020, the largest contraction since records began.¹¹ Job losses and furloughing of staff have also been prevalent across many businesses. It is clear the COVID-19 crisis is likely to have continuing social and economic repercussions stretching into future years as recovery from the pandemic takes shape. That being said, at this juncture it is too early to predict with any accuracy the exact nature of the recovery and what this may mean for the housebuilding sector across the capital in the coming years.
- 2.11 On this basis, Newham have formulated a standard assumption to help anticipate scheme delays which may occur as a result of the pandemic. This assumption has been based both on information in the Borough's Housing Trajectory as well as the aforementioned pieces of research around expected reductions in completions in 2020.
- 2.12 Research suggests that completions are expected to drop by between 33-35% this financial year, with small and medium size enterprise (SMEs) being highlighted as particularly vulnerable to economic shocks. Looking at Newham's 5 year land supply, around 23% of units are derived from smaller builders (schemes delivering 150 units or below). Taking this into consideration, Officers have added an additional year's phasing for schemes which have commenced and are at a scale of 150 units / bed spaces or less.
- 2.13 While this delay would only be applicable to around 23% of sites included within the 5 year land supply, this delay reflects the Borough's particular circumstances, noting the vast majority of units being delivered each year come from larger house builders which are better positioned to benefit from economies of scale and 'catch up' with their original delivery timescales. We consider this approach provides a realistic picture of delivery within the Borough.
- 2.14 Notwithstanding the above, LBN are committed to ensuring this approach continues to represent an accurate picture of delivery timescales, and as such the above phasing expectations may be subject to amends in future years as new information comes to light.

¹¹ BBC '[UK economy shrinks record 20.4% in April due to lockdown](#)' (June 2020)

Analysis

- 3.1 The COVID-19 crisis coupled with the strict deliverability definition within the NPPF has prompted the Council to adopt a more stringent approach to site inclusion within the five year land supply.
- 3.2 Table 3 shows that Newham is unable to demonstrate a 5 year housing land supply, a position that is worsened when a 20% buffer applied to the Borough's capacity derived housing target. LBN's objections to the application of a 20% buffer as required by the HDT are outlined in full in Newham's 2019 and 2020 Action Plan documents published on the [Council's website](#).
- 3.3 It is important to note that for financial year 2023/24 (year 5 of the five year land supply), Newham's annualised housing target increases from 2752 units to 3956 units per annum, reflecting the increased delivery expectations for the medium term phase of the Local Plan period upon its adoption. Following the developments which have taken place across the past 7 months as a result of the COVID-19 pandemic, the realisation of the plan's medium term housing aspirations will be challenging. Alongside pauses to construction timeframes, furloughing, job losses and redundancies across the built environment sector are likely to have rippling implications for the speed at which new development are able to be brought forward in line with the Local Plan's medium term delivery expectations (as reflected by the Borough's stepped housing target).
- 3.4 Notwithstanding these challenging circumstances, Table 1 demonstrates that Newham has a healthy supply of sites identified within its 15 year trajectory, with the Borough on target to meet its housing target across the remainder of plan period. As outlined in Newham's 2020 Action Plan, the Borough is committed to undertake a range of actions to support delivery in future years occurring faster, helping to overcome present delivery constraints.

Table 3: Five Year Land Supply Summary¹²

5 year supply target	14,964
Forecast Provision	14,413
Surplus/Deficit	-551
20% buffer	2,993
5 year supply target plus 20% buffer	17,957
Surplus/Deficit	-3,544
Percentage of housing supply above/below housing requirement	-3.68%
Years' worth of housing capacity	4.82
Percentage of housing supply above/below housing requirement including 20% buffer	-19.74%
Years' worth of housing capacity including 20% buffer	4.01

¹² As required by the NPPF

Table 4: Five Year Land Supply Sites

5 Year Housing Supply as at September 2020						
(subject to continual amendment as updated information becomes available; figures net and are most reliable at the Borough level and when totalled across 5 years).						
		19/20	20/21	21/22	22/23	23/24
	5 year	1	2	3	4	5
VERY SMALL SITES						
Total Small Sites <5 units (estimated based on previous 5 year average and excluding LLDC area)	585	117	117	117	117	117
LARGE SITES (>=5 net units)						
S19 Great Eastern Quays (12/01881/OUT)	468	0	156	156	156	0
S19 Gallions Quarter - Phase 1 , 2A, 2B (Armada South) (14/00664/OUT)	800	146	146	0	253	255
East Ham Industrial Estate LMUA4 (17/01247/FUL)	391	0	168	81	69	73
2 Dewberry Gardens (20/00533/FUL)	5	0	0	0	5	0
Gallions 3B (18/00623/FUL)	238	0	0	0	119	119
Remaining Beckton Strategic Sites (probability adjusted estimate)	281	0	0	0	140	141
Other Beckton Local Plan 2018 Allocations (probability adjusted estimate)	95	0	0	0	0	95
45 Beckton Road (16/03417/FUL)	8	0	8	0	0	0
Astor Court (18/00056/FUL)	5	0	5	0	0	0
HSG21 Baxter Road/Alnwick Road (16/03029/FUL)	15	0	0	15	0	0
Malmesbury Terrace (19/03284/LA3)	15	0	0	0	15	0
Anne Street (19/03268/LA3)	7	0	0	7	0	0
HSG16 215 Grange Road (18/03231/VAR)	77	0	0	77	0	0
HSG18 Former Garage Site Doherty Road (16/03025/FUL)	9	0	9	0	0	0
Chargeable Lane (16/03028/FUL)	12	0	0	12	0	0
301-305 Barking Road (18/03457/FUL)	17	0	0	17	0	0
Red House, 299 Barking Road (18/00468/FUL)	-8	0	-8	0	0	0

101-103 Hermit Road (19/02812/FUL)	9	0	0	9	0	0
Rear of 44-46 Balaam Street (18/02574/FUL)	21	0	0	21	0	0
17-21 New Barn Street (19/03242/LA3)	8	0	0	8	0	0
269A - 279 Barking Road (16/01758/FUL)	18	0	18	0	0	0
356-358 Barking Road (16/00581/FUL)	5	0	5	0	0	0
Silvertown Way (16/03428/FUL)	975	0	310	560	105	0
Stephenson Street S11 Parcellforce (17/01847/OUT)	674	0	0	0	315	359
Areas 7 and 1C Barking Road (17/04046/REM & 17/04045/VAR)	488	0	0	0	300	188
S13 Manor Road (18/03506/OUT)	160	0	0	0	0	160
117-125 Freemasons Road (15/03632/FUL)	18	0	0	18	0	0
HSG25 & HSG26 West End Car Park (20/00544/FUL)	284	0	0	0	142	142
36 Shirley Street (17/03903/FUL)	77	0	0	0	77	0
Remaining Canning Town & Custom House Strategic Sites (probability adjusted estimate)	321	0	0	0	116	205
Other Canning Town & Custom House Potential Development Sites (probability adjusted estimate)	58	0	0	0	58	0
2 Pier Road (17/04003/FUL)	75	0	0	75	0	0
Silvertown Quays (14/01605/OUT & 19/02657/REM)	300	0	0	0	0	300
Etap Accor Hotel (18/00678/FUL)	77	0	0	0	77	0
S22 Minoco Wharf/Royal Wharf S22 (11/00856/OUT plus REMS)	1691	1691	0	0	0	0
HSG30 Pontoon Dock (16/00224/FUL)	236	118	118	0	0	0
1 Knights Road (15/02808/FUL)	76	0	76	0	0	0
The Royal Oak, 17 Woodman Street (18/00288/FUL)	8	0	8	0	0	0
3-17 Parker Street (18/00100/FUL)	9	0	9	0	0	0
Royal Docks Service Station (17/00363/FUL)	295	0	0	0	115	180
Land Corner Of Store Road And Pier Road (17/02106/FUL)	163	0	0	81	82	0
Land Adjacent 19 Woolwich Manor Way (18/03375/FUL)	9	0	0	9	0	0
Deanston Wharf (16/00527/FUL)	769	0	0	64	705	0
1 Bradfield Road (19/00517/FUL)	54	0	0	0	0	54
Land Adjacent West Silvertown DLR (19/01791/FUL)	126	0	0	0	0	126

S09 Land At Thameside West And Carlsberg Tetley (18/03557/OUT)	637	0	0	0	200	437
Other Royal Docks Local Plan 2018 Allocations (probability adjusted estimate)	12	0	0	0	0	12
OMM House (16/00752/PRECUJ)	10	10	0	0	0	0
51 Church Street (15/00574/FUL)	8	0	8	0	0	0
HSG34 David Street (19/02977/LA3)	12	0	0	12	0	0
The Office Village (19/00920/PRECUJ)	158	0	0	0	158	0
2A-2B Windmill Lane (17/03647/FUL)	23	0	0	23	0	0
196 Plaistow Road (19/01456/FUL)	9	0	0	9	0	0
Holden Point (17/04194/FUL)	1	0	1	0	0	0
3-7 Windmill Lane (17/02924/FUL)	9	0	9	0	0	0
The Cart And Horses, 1 Maryland Point (17/02285/FUL)	29	0	29	0	0	0
Eve Road (16/03030/FUL)	8	0	0	8	0	0
West Ham Baptist Tabernacle (18/00307/FUL)	17	0	17	0	0	0
80 Henniker Road (17/03501/FUL)	8	0	8	0	0	0
The Britannia (17/04194/FUL)	5	0	5	0	0	0
10 Victoria Street (17/02919/LA3)	6	0	6	0	0	0
Development Site at 101-123 Chobham Road (18/02473/FUL)	9	0	9	0	0	0
Elmsdown House (19/03530/FUL)	5	0	0	5	0	0
S29 Valetta Grove (Part) (17/00951/FUL)	82	0	0	41	41	0
S05 Morgan House (18/03088/FUL)	292	0	0	0	146	146
3 New Plaistow Road (18/03209/FUL)	26	0	0	26	0	0
Other Stratford & West Ham Local Plan 2018 Allocations (probability adjusted estimate)	36	0	0	0	36	0
Other Stratford & West Ham (excluding LLDC area) Potential Development Sites (probability adjusted estimate)	9	0	0	9	0	0
White Horse, 125 High St (15/01256/FUL)	22	0	22	0	0	0
1 Ray Massey Way (10/02277/FUL)	16	0	16	0	0	0

33 Vicarage Lane (17/03383/FUL)	5	0	5	0	0	0
Kempton Mews, 2A Kempton Road (16/03301/FUL)	37	0	37	0	0	0
The Shopping Mall, Myrtle Road (17/03612/FUL) S25	277	0	138	139	0	0
HSG9 156-158 Katherine Road (17/03028/FUL)	9	0	9	0	0	0
Coop St.Johns Rd Car Park (16/03805/FUL)	98	0	0	98	0	0
East Ham Jewish Cemetary (18/00130/FUL)	7	0	7	0	0	0
HSG13 2-4 Nelson St (16/03063/FUL)	8	0	8	0	0	0
104-106 High Street North (19/00204/FUL)	7	0	7	0	0	0
113 Wakefield Street (17/01540/FUL)	5	0	5	0	0	0
25 Folkestone Road (17/04101/FUL)	27	0	27	0	0	0
S26 Town Hall Annexe (18/03232/VAR)	185	0	0	148	37	0
S26 Old Fire Station (18/03319/VAR)	7	0	7	0	0	0
4A High Street North (17/02823/FUL)	-1	0	-1	0	0	0
60-62 Barking Road (19/03466/FUL)	24	0	0	0	24	0
Remaining East Ham Strategic Sites (probability adjusted estimate)	60	0	0	0	60	0
Other East Ham Potential Development Sites (probability adjusted estimate)	16	0	0	0	16	0
Idmiston Road (19/02978/LA3)	8	0	0	8	0	0
236 Romford Road (19/02604/LA3)	11	0	0	11	0	0
19 Water Lane (18/03200/FUL)	8	0	0	8	0	0
187 Romford Road (19/03202/PRECUJ)	8	0	0	0	8	0
Land Adjacent 3 Disraeli Road (19/01215/FUL)	7	0	0	7	0	0
The Learning Centre (19/03060/LA3)	25	0	0	25	0	0
15A Woodgrange Rd (16/02057/FUL)	9	0	9	0	0	0
Rear of 75 Carnarvon Road (16/01940/FUL)	5	0	5	0	0	0
12 - 14 Upton Lane (16/03744/FUL)	9	0	9	0	0	0
165 - 167 Romford Road (17/00431/FUL)	5	0	5	0	0	0

39A - 49A Woodgrange Road (16/02395/FUL)	74	0	0	74	0	0
Land At 100 To 104 Dames Road (16/01812/FUL)	9	0	9	0	0	0
61-63 Upton Lane (18/02939/FUL)	5	0	5	0	0	0
Bramall Close (15/03411/FUL)	16	0	0	16	0	0
Radlett Close (19/00436/FUL)	7	0	0	7	0	0
185 Earlham Grove (18/00833/FUL)	7	0	7	0	0	0
Land Rear of 2 Knox Rd (18/01105/FUL)	5	0	5	0	0	0
207 Romford Road (16/03448/FUL)	19	0	19	0	0	0
11-13 Upton Lane (18/01214/FUL)	9	0	9	0	0	0
Land at Stracey Road and Station Road (18/03243/VAR)	5	0	5	0	0	0
S24 138 Earlham Grove (18/02488/FUL)	36	0	0	0	36	0
140-150 Earlham Grove (18/03268/VAR)	78	0	0	78	0	0
Rear of Hollingwood House (19/02930/FUL)	8	0	8	0	0	0
297D-297E Romford Road (19/00364/FUL)	5	0	0	5	0	0
Palatine Building, 304 - 306 Romford Road (17/04083/FUL)	5	0	5	0	0	0
Development Site Rear Of Atherton Lodge (19/03175/FUL)	8	0	0	8	0	0
Land Between 2 and 2A Clinton Road (19/03451/FUL)	6	0	0	0	6	0
Methodist Church Hall (18/02396/FUL)	31	0	0	0	31	0
55-59 Upton Lane (18/02418/FUL)	20	0	0	20	0	0
Other Forest Gate Local Plan 2018 Allocations (probability adjusted estimate)	4	0	1	1	1	1
Rear Of 19 To 29 Shaftesbury Road (17/00870/FUL)	6	0	6	0	0	0
London Transport Bus Garage, Redclyffe Road (15/01730/FUL)	192	96	96	0	0	0
354 - 356 Green Street (17/01260/FUL)	9	0	9	0	0	0
Central Hotel (16/03420/FUL)	9	0	9	0	0	0
West Ham Football Ground (14/02893/FUL)	717	284	144	144	145	0

249 - 251 Green Street (14/03024/FUL)	9	0	9	0	0	0
277B Green Street (18/02480/FUL)	7	0	7	0	0	0
453 Katherine Road (19/01122/FUL)	5	0	5	0	0	0
Shalimar House, 1 Harold Road (18/02032/FUL)	9	0	9	0	0	0
313-319 Katherine Road (19/00191/FUL)	21	0	0	21	0	0
The Boleyn Tavern (18/02248/COU)	-14	0	-14	0	0	0
2 Boleyn Road (18/03321/FUL)	42	0	0	42	0	0
Boleyn Cinema (19/03053/FUL)	79	0	0	0	0	79
23 Harold Road (19/01335/FUL)	28	0	0	0	28	0
Rear of 330 Romford Road (19/02679/FUL)	27	0	0	0	27	0
Land Adj. 18 Wordsworth Avenue HSG7 (16/03023/FUL)	11	0	11	0	0	0
Landseer Avenue (19/03282/LA3)	11	0	0	0	11	0
566 Romford Road (19/02315/FUL)	8	8	0	0	0	0
Earl Of Essex (14/02909/FUL)	9	0	9	0	0	0
659-663 Romford Road (18/03242/VAR)	7	0	7	0	0	0
819 Romford Road (17/02860/FUL)	5	0	5	0	0	0
217 High Street North (17/04094/FUL)	7	0	7	0	0	0
William the Conqueror (18/00367/FUL)	5	0	5	0	0	0
Jack Cornwell Street (15/02974/FUL)	9	0	9	0	0	0
2A Michigan Avenue (19/01001/PRECOU)	7	0	0	7	0	0
656-666 Romford Road (18/01889/FUL)	22	0	0	22	0	0
Forest View Road (19/03281/LA3)	27	0	0	27	0	0
272 High Street North (18/03418/FUL)	1	0	0	1	0	0
31 Second Avenue (19/02192/COU)	1	0	0	1	0	0
248 High Street North (20/00595/FUL)	6	0	0	0	6	0
Other Manor Park Potential Development Sites (probability adjusted estimate)	62	0	0	0	0	62

S29 London Road (Part) (17/00951/FUL)	100	0	0	50	50	0
Burke Lodge (16/00483/FUL)	6	0	6	0	0	0
The Victoria (16/01992/FUL)	8	0	8	0	0	0
2 - 4 Gwendoline Avenue (17/00661/FUL)	6	0	6	0	0	0
665 Barking Road (17/03610/FUL)	7	0	7	0	0	0
Kalbarri House (18/02081/PRECUJ)	21	0	21	0	0	0
39 Salmen Road (18/00959/FUL)	7	0	7	0	0	0
119 London Road (18/02687/FUL)	7	0	0	7	0	0
59 Southern Road (18/01930/FUL)	9	0	0	9	0	0
Coach and Horses (18/01394/FUL)	8	0	8	0	0	0
21 - 37 Third Avenue (16/02396/FUL)	9	0	9	0	0	0
9 Prince Regent Lane (18/02659/FUL)	36	0	0	36	0	0
585 Barking Road (18/01272/PRECUJ)	7	0	7	0	0	0
The Upton Centre (18/03413/FUL)	55	0	0	0	55	0
79-81 Prince Regent Lane (18/03572/FUL)	28	0	28	0	0	0
Francis House (19/03384/PRECUJ)	31	0	0	0	0	31
Garages at New City Road (20/00758/LA3)	28	0	0	28	0	0
Total	14413	2470	2065	2508	4088	3282

(Source: Planning Policy Figures 2020/LDD 2020)

Legend

Community Neighbourhood Area Colour Codes
Beckton
Canning Town & Custom House
Royal Docks
Stratford and West Ham (non-LLDC)
Urban Newham - East Ham
Urban Newham - Forest Gate
Urban Newham - Green Street
Urban Newham - Manor Park
Urban Newham - Plaistow