

London Borough of Newham

Authority Monitoring Report 2019-2022

APPENDICES

November 2023

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Appendix 1 – Spatial Policies

S-OP-1 Strategic Site Progress [Target: progress in line with criteria and delivery timeline set out in Appendix 1]

Table 1.1 Strategic Site Progress

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
S05 Stratford Central	Stratford and West Ham	18/19 - 32/33	<p>Morgan House (18/03088/FUL) – Application approved in 21/22.</p> <p>61 Broadway (20/02402/PRECOU) – Under construction in 21/22.</p> <p>Stratford Office Village (19/00920/PRECUJ) – Approved in 19/20 and completed in 21/22.</p> <p>104 – 106 Broadway (19/01932/FUL) – Application submitted in 19/20 and approved in 21/22.</p>	<p>Good. Detailed permission granted large part of site and implementation of other schemes across site.</p>

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
S10 Abbey Mills	Stratford and West Ham	23/24 – 32/33	No activity.	Neutral. Too early to assess.
S29 Plaistow North	Stratford and West Ham and Plaistow	18/19 – 27/28	Valetta Grove – (17/00951/FUL). Application under construction in 19/20. 259 Plaistow Road – (17/02586/FUL). Application not implemented. 259 Plaistow Road (21/03194/OUT). Application submitted and withdrawn in 21/22.	Good. Delivery on large part of site and developer interest in remainder of site.
S21 Silvertown Quays	Royal Docks	23/24 – 32/33	Silvertown Quays (14/01605/OUT). Application not implemented. Silvertown Quays Phase 1 (19/02657/REM). Application submitted and approved in 19/20.	Good. Detailed permission granted for phase one and outline for remaining site.
S22 – Minoco Wharf	Royal Docks	18/19 - 22/23	Royal Wharf (11/00856/OUT & 15/00577/VAR). Completed in 19/20.	Good. Royal Wharf delivered in line with Local Plan indicative phasing. Rest of site coming forward as expected.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
			<p>Deanston Wharf – (16/00527/FUL). Application approved in 19/20 and under construction in 20/21.</p> <p>1 Bradfield Road - (19/00517/FUL). Application approved in 19/20.</p> <p>Royal Wharf North - (21/01268/FUL). Application submitted in 21/22.</p>	
S09 – Silvertown Landing	Royal Docks	23/24 – 32/33	Thameside West and Carlsberg Tetley Dock Road (18/03557/OUT) – Application approved in 21/22.	Good. Detailed permission granted for phase one and outline for remaining site. Site being progressed with S08 (Thames Wharf).
S07 – Central Thameside West	Royal Docks	18/19 – 27/28	<p>Peruvian Wharf (07/01816/LTGDC, 14/00206/NONMAT) - Started</p> <p>Land at Central Thameside West (18/02183/FUL)</p> <p>Land at Central Thameside West (19/01776/FUL) Application submitted in 19/20</p>	Good. Industrial uses being brought forward on the land aligned. with strategic site allocation.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
			Plaistow Wharf (18/03543/FUL) – Application Submitted	
S20 – Lyle Park West	Royal Docks	18/19 – 27/28	<p>1 Knights Road - (15/02808/FUL). Completed in 19/20.</p> <p>Land adjacent to West Silvertown DLR (19/01791/FUL). Application submitted in 19/20 and approved in 20/21.</p> <p>12 Bradfield Road – (20/01507/FUL). Application submitted in 20/21 and approved in 21/22.</p>	Neutral. Too early to assess. Majority of site has yet to be implemented or been subject to a planning application.
S23 – Connaught Riverside	Royal Docks	23/24 - 32/33	<p>Royal Docks Service Station (17/00363/FUL). Under construction in 20/21 and completed in 21/22.</p> <p>Unit 3 Thames Road (20/01046/FUL). Submitted in 20/21 and approved in 21/22.</p> <p>Etap Accor Hotel - (18/00678/FUL and 22/00418/FUL) – Submitted in 21/22.</p>	Good. Delivery in line with Local Plan Indicative Phasing.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
			Thames Road Industrial Estate - (21/02450/OUT). Application submitted in 2021/22.	
S04 – North Woolwich Gateway	Royal Docks	18/19 – 32/33	2 Pier Road (17/04003/FUL). Completed in 20/21. 124 Pier Road/Store Road - (17/02106/FUL). Under construction in 21/22.	Good. Delivery in line with Local Plan Indicative Phasing.
S08 – Thames Wharf	Custom House and Canning Town	23/24 – 32/33	Thameside West and Carlsberg Tetley Dock Road (18/03557/OUT) – Application approved in 21/22.	Good. Detailed permission granted for phase one and outline for remaining site. Site being progressed with S09 (Silvertown Landing).
S11 – Parcelforce	Custom House and Canning Town	23/24 – 32/33	Stephenson Street - (17/01847/OUT). Application under construction in 20/21.	Good. Half of strategic site under construction.
S13 – Manor Road	Custom House and Canning Town	23/24 – 27/28	Manor Road (18/03506/OUT) – Application approved in 20/21 and under construction in 21/22.	Good. Delivery in line with Local Plan Indicative Phasing.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
S14 – Canning Town Central	Custom House and Canning Town	18/19 – 27/28	Area 7 & 1C (17/04046/REM & 17/04045/VAR) – Under construction in 19/20. 19/01701/REM – Approved in 19/20.	Good. Delivery in line with Local Plan Indicative Phasing.
S15 – Canning Town East	Custom House and Canning Town	18/19 – 27/28	No activity.	Neutral. Too early to assess as no application has yet to come forward for redevelopment of site.
S16 – Silvertown Way East	Custom House and Canning Town	23/24 – 32/33	No activity.	Neutral. Too early to assess.
S17 – Silvertown Way West	Custom House and Canning Town	18/19 – 27/28	Brunel Street Works (16/03428/FUL) – Application delivered in 21/22.	Good. Delivered in line with Local Plan indicative phasing.
S18 – Limmo	Custom House and Canning Town	23/24 - 32/33	River Wall Works – (20/01313/FUL). Application submitted and approved in 20/21.	Neutral. Too early to assess as no application has yet to come forward for redevelopment of site.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
			Retention of existing buildings to secure and maintain site – (21/01506/FUL). Application submitted and approved in 21/22.	
S28 – Custom House / Freemasons	Custom House and Canning Town	23/24 - 27/28	No activity.	Neutral. Too early to assess.
S30 – Royal Victoria West	Custom House and Canning Town	18/19 – 27/28	New City Hall (20/02288/FUL) – Application submitted and approved in 20/21.	Good. Delivered in line with Local Plan indicative phasing.
S12 – Canning Town Riverside	Custom House and Canning Town	23/24 - 32/33	No activity.	Neutral. Too early to assess.
S06 – Coolfin North	Custom House and Canning Town	23/24 – 27/28	No activity	Neutral. Too early to assess.
S19 – Albert Basin	Beckton	18/19 - 27/28	Great Eastern Quays, Phase 2 (12/01881/OUT & 18/00022/REM) –Completed in 20/22	Good. Delivery in line with Local Plan Indicative Phasing.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
			<p>Gallions Quarter (14/00664/OUT) –</p> <p>Phase 1A and 2A: Completed in 21/22</p> <p>Phase 2A: Under construction in 20/21</p> <p>Phase 3B: Under construction in 21/22</p>	
S31 – Royal Albert North	Beckton	18/19 – 27/28	Land North of Royal Albert Dock (18/00251/REM) – Office element in Phase 1 completed.	Neutral. Too early to assess. Office has been delivered but no further activity on site.
S01 – Beckton Riverside	Beckton	23/24 – 32/33	No activity	Neutral. Too early to assess.
S02 – Alpine Way	Forest Gate	23/24 – 32/33	No activity	Neutral. Too early to assess.
S24 – Woodgrange Road West	East Ham	18/19 – 27/28	<p>Development site at 39A to 49A Woodgrange Road (16/02395/FUL). Under construction in 20/21.</p> <p>138 Earlham Grove (18/02488/FUL) – Under construction.</p>	Good. Delivery on large part of site and applications coming forward on remainder of site.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
			<p>140-150 Earlham Grove (18/03268/VAR) – Under construction.</p> <p>Durning Hall (20/02849/FUL). Application submitted in 20/21. Resolution to grant in 21/22.</p>	
S25 – East Ham Market	East Ham	23/24 – 27/28	<p>The Shopping Mall, Myrtle Road(17/03612/FUL). Under construction.</p> <p>Sainsburys, Myrtle Road (17/02737/FUL). Permission not implemented and lapsed in 21/22.</p> <p>St Johns Road Car Park (16/03805/FUL) and (19/03403/VAR) approved in 20/21. Under construction in 21/22.</p>	Good. Delivery on large part of site.
S26 – East Ham Town Hall Campus	East Ham	23/24 – 27/28	<p>Town Hall Annex (18/03232/VAR) – Site under construction in 21/22</p> <p>Old Fire Station site (18/03319/VAR) – Application delivered in 21/22</p>	Good. Delivery in line with Local Plan Indicative Phasing.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2019/20, 2020/21 and 2021/22 (FY)	Progress against indicative timescales
S03 – East Ham Western Gateway	East Ham	23/24 – 27/28	Former Harley Centre (20/02264/FUL). Application approved in 21/22. Bilal Mosque (20/01206/FUL) Application submitted in 20/21.	Good. Applications coming forward despite complex landownership.
S27 – Queen’s Market	Green Street	23/24 - 27/28	No activity.	Neutral. Too early to assess.

S-OUT-1-A Place People Choose to Live, Work and Stay

- a. S-OUT1a Population Change through Migration [No specific target: churn should be reducing towards pan-London levels through in-migration likely to continue to be high due to strategic housing growth];

Table 1.2 Population Change through Internal Migration

Year	Population outflow	Population inflow	Total estimated population, previous year	Year on Year Churn Ratio (inflow + outflow)	Pan-London Year on Year Churn Ratio (inflow + outflow)

	Total	Under 15s	Over 65s	Total	Under 15s	Over 65s			
to June 2019	34,510	6,450	750	24,680	3,020	350	352,005	16.81%	6.79%
to June 2020	29,700	5,130	660	21,290	3,400	250	353,136	14.44%	6.02%

Sources: ONS Internal migration for local authorities in England and Wales, by sex and five-year age groups, (rounded to nearest 10); GLA, Housing-led population projections 2020-based

Appendix 2 – Creating Successful Places

Table 2.1: SP-OP3 Healthy Urban Planning

Sample of major planning applications			
Reference	Address	Decision	Development Description
18/01889/FUL	Development Site At 656 To 666 Romford Road, Manor Park, E12 5AQ	Approved	Demolition of existing buildings and redevelopment of the site to deliver a five-storey building (plus enlargement of the existing basement level) comprising a 579 sqm retail unit (Use Class A1) at basement and part ground floor and a total of 28 residential (Class C3) units (8 x one-bed, 9 x two-bed, 11 x three-bed) across part ground floor and all upper floors together with associated vehicle parking, amenity space and landscaping.
18/02574/FUL	44-46 Rear Of Balaam Street, Plaistow, E13 8AQ	Approved	Demolition of existing auto-fitting centre and erection of 2no. two to four storey blocks comprising a total of 21 apartments (Block A and Block B), together with associated means of access and landscaping. Block A proposes 3 units Block B proposes 18 units This application is adjoining a Grade II Listed Building (42 Balaam Street and attached Railings) This application is affecting the setting of Grade II Listed Building (Memorial Baptist Church).
18/03268/VAR	140 - 150 Earlham Grove, Forest Gate, E7 9AB	Approved	Section 73 application to vary condition 2 (approved plans and documents) for the following amendments;- building footprint and internal layout changes; plant room relocation and a basement created under Block B; parking and refuse/cycle store changes and building height and elevational changes attached to planning permission 17/00467/FUL dated 6th September 2017 which granted full planning permission for: Redevelopment of the site to provide three residential buildings of 5 to 6 storeys in height comprising 78 units (20 no. 1 bedroom, 27 no. 2 bedroom and 31 no. 3 bedroom residential units) with associated car and cycle parking, landscaping, plant and refuse areas and associated development.
19/00517/FUL	1 Bradfield Road Silvertown E16 2AX	Approved	Redevelopment of the site to provide a single building of 12 storeys in height comprising 55 residential units, with associated cycle parking, plant and refuse areas, resident amenity areas and associated development.

Sample of major planning applications			
Reference	Address	Decision	Development Description
19/01335/FUL	23 Harold Road Upton Park E13 0SE	Approved	Full planning for demolition of existing prefabricated nursery buildings to enable the construction of a four/five storey, mixed use development to provide a new facility for the nursery and a residential component comprising of 8 no. 1 Bedroom units, 15 no. 2 Bedroom units and 5 no. 3 bedroom units including ancillary waste and bike storage.
20/00130/VAR	Royal Docks Service Station North Woolwich Road Silvertown	Approved	Application under Section 73 to vary Condition 2 (Documents and Drawings) attached to planning permission 17/00363/FUL dated 12th October 2017 which granted full planning permission for: Redevelopment of former Royal Docks Service Station to provide a new residential development comprising of 295 residential units set across four buildings ranging in height from 5 storeys to 13 storeys with single basement level, landscaping, amenity space, and ancillary associated development. Proposed amendments comprise; - Removal of oversail to Block A - Adjustments to buildings massing including height and footprint - Internal reconfiguration including removal of duplex units in Block B - Amendment to basement layout including reduction in car parking spaces from 121 to 106 - Alterations to housing mix and affordable housing - Relocation of substation - Alterations to external elevations This application site affects the settings of Listed Buildings - Grade II* Former St Mark's Church and the Grade II War Memorial at the Former St Mark's Church.
20/01046/FUL	Unit 3 Thames Road Silvertown E16 2EZ	Approved	Demolition of the existing warehouse and redevelopment of the site to provide 161 units comprising three residential buildings of 8, 12 and 9 storeys, including site access, landscaping and associated works.
20/02538/VAR	Rear Of 44 - 46 Balaam Street Plaistow E13 8AQ	Refused	Section 73 application to vary Condition 2 (Development in accordance with Approved Plans) for reconfiguration of 3rd floor elevations and roof to Block B, and rear section of Block A in face brickwork with zinc front elevation to Block B incorporating flat roofs surrounded by parapet walls and aluminium capping attached to planning permission 18/02574/FUL dated 16.08.2019 which granted permission for; "Demolition of existing auto-fitting centre and erection of 2no. two to four storey blocks comprising a total of 21 apartments (Block A and Block B), together with associated means of access and landscaping. Block A proposes 3 units Block B proposes 18 units _This application is adjoining a Grade II Listed Building (42

Sample of major planning applications			
Reference	Address	Decision	Development Description
			Balaam Street and attached Railings) _This application is affecting the setting of Grade II Listed Building (Memorial Baptist Church)"
21/02996/LA3	Development Site At Hathaway Crescent Manor Park E12 6LU	Approved	Demolition of existing buildings and erection of 3 no. buildings of 7, 6 and 6 storeys (maximum height of 28m) across three development parcels to provide 72 residential units (Use Class C3), comprising a tenure of: sixteen no. 1-bed units, twenty eight no. 2-bed units and twenty eight no. 3-bed units with associated access and infrastructure works, refuse and recycling storage, cycle parking, disabled car parking, hard and soft landscaping and all ancillary works, together with estate-wide public realm interventions including hard and soft landscaping, highways alterations, new and replacement car parking, cycle parking, refuse and recycling storage, play equipment, and all ancillary works and associated development.
21/01978/FUL	University Of East London Stratford Campus Water Lane Stratford E15 4LZ	Approved	Provision of landscaping improvements including movable stepped seating structures, 3D feature letters, movable seating/planting, moveable showcase displays, a graphic wall as well as soft landscaping and improvements to the surface treatment (Application is located within University Conservation area and affects the settings of Grade II and Grade II* Listed Buildings and Statue).
21/01737/LA3	Manor Park Fitness Centre 464 High Street North Manor Park E12 6QN	Approved	Demolition of existing building and erection of three blocks comprising an eight storey building, a part two/part three/part seven storey building and a five storey building to provide a replacement gym (Use Class E (d)) and 81 affordable residential units (Use Class C3). Proposal to include associated landscape improvements, cycle parking, car parking and refuse storage. This application affects the setting of the following listed buildings:- Coronation Cinema now Snooker Hall (Grade II) and Earl of Essex Public House (Grade II).
21/01628/LA3	Development Land John Street Stratford E15 3EY	Approved	Construction of a part four, part twelve storey block of flats fronting Church Street with a row of three storey townhouses and a four storey corner block fronting John Street to provide 70 residential units (Use Class C3), comprising of a tenure of: twenty no. 1-bed units, fifteen no. 2-bed units and 28 no. 3-bed units at London Affordable Rent; three no. 1-bed, three no.2-bed and one no. 3-bed wheelchair accessible M4(3) units at London Affordable Rent; with a central open space and associated landscaping, boundary treatments, three on-site disabled parking spaces and 129 cycle spaces.

Sample of major planning applications			
Reference	Address	Decision	Development Description
21/00965/FUL	ExCel 1 Western Gateway Canning Town London E16 1XL	Approved	Extension of existing ExCeL London building, for use as an exhibition and conference centre and ancillary uses (Sui Generis), new landscaping, public realm and new floating walkway and associated works. This application is accompanied by an Environmental Statement for the purposes of Environmental Impact Assessment under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). This application affects the setting of the following listed buildings and monuments:- The Connaught Tavern (Grade II), Silo D (Grade II), Stothert and Pitt Cranes (Grade II).
20/02264/FUL	Former Hartley Centre 267 Barking Road East Ham London E6 1LB	Approved	The construction of a part 5, part 7 and part 9 storey mixed-use development comprising a circa 1,646sqm community use/health centre (use class E) and age restricted residential accommodation being 75 one and two bed apartments (use class C3), with associated parking (9 car parking spaces and cycle parking), public realm improvements and landscaping. (This application affects the setting of Listed Buildings and East Ham Town Centre Conservation Area).
20/02028/FUL	Glory House 2 Tabernacle Avenue Plaistow London E13 8EG	Refused	Demolition of existing church buildings and erection of a new mixed use development of 3, 5 and 6 storeys to provide a community use (Use Class E), 80 self-contained residential apartments, amenity space, refuse storage and cycle parking This is a Major Application This application site affects the setting of a Grade II Listed Building, Fairbairn Hall.

Table 2.2 SP-OP 3 Healthy Urban Planning Unresolved Public Health or Environmental Health objections

Sample of planning applications cases for A3, A4, A5, B2 and B8 uses					
Reference	Address	Environmental objection	Health	Decision	Development Description
21/01492/FUL	London Teleport Site Pier Road North Woolwich London E16 2JJ	No objections in principle, but conditions are recommended to control likely loss of amenity.		Approve	Change of use to metal recycling facility together with associated buildings, walls and fencing.
20/01864/FUL	Land East Of Sainsburys Claps Gate Lane Beckton London E6 6JF	No objections in principle, but conditions are recommended to control likely loss of amenity.		Approved	Erection of a self-storage building (Use Class B8) (8,832sqm) and an industrial building to flexibly accommodate Use Classes E/B2/B8 (3,331sqm), with associated cycle/refuse storage, landscaping, car parking and new vehicular accesses. This application is a Departure from The Development Plan
20/00088/FUL	212 Upton Lane Forest Gate London E7 9NP	No objections in principle, but conditions are recommended to control likely loss of amenity.		Approved	Renovation of the C15th to C19th elements of the listed building, following demolition of C20th additions internally and externally to provide pub bar, restaurant, lounge/coffee bar, meeting rooms, reinstated conservatory and garden at ground, function room with bar at basement and 9 suites at 1st and 2nd floors; construction of new 4 storey 68 bedroom hotel extension, with ancillary leisure and staff facilities at basement and a pergola at ground linking the listed building and the new hotel extension; 1 new tree compensating for removal of 1 existing tree. (This application site is a Grade II Listed Building and affects the setting of Grade II Listed Building - Red House)
19/02768/FUL	Beckton Sewage Treatment Works Jenkins Lane East Ham London IG11 0AD	No comments received.		Approved	Construction and operation of an extension to Activated Sludge Plant 4 (ASP4) and the provision of additional sludge plant at Beckton Sewage Treatment Works. This is a Major Planning Application. This application site affects the setting of a Grade II Listed Building "Chimney to Beckton Sewage Works". This application is accompanied by an Environmental Statement for the purposes of Environmental Impact Assessment under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Sample of planning applications cases for A3, A4, A5, B2 and B8 uses					
Reference	Address	Environmental objection	Health	Decision	Development Description
19/01919/FUL	Part Former Showcase Cinema Car Park Jenkins Lane East Ham London	No objections in principle, but conditions are recommended to control likely loss of amenity.		Approved	Redevelopment of the site for new build self-storage accommodation comprising 9657sqm and associated landscaping, car parking, new access and cycle parking (The application is a Departure from the Development Plan)
18/03263/FUL	Gillian House Stephenson Street Canning Town London E16 4SA	Concerns raised with respect to noise attenuation measures and grease trap facilities relating to the Café/Kitchen.		Approved	Time limited consent for the retrospective change of use of - part of the first floor from an existing Printworks (Use Class B2) to a mixed use events space (D2/Sui Generis) including the provision of a café/bar area (Use Class A3/A4)
20/01605/FUL	236A Boleyn Road Forest Gate London E7 9QJ	Refusal recommended and no mitigation is practicable.		Refused	Change of use of workshop and storage space (Use Class B8) into mixed use of (Use Class A5) part of ground floor to commercial kitchen for hot food takeaway for uber eats including installation of extraction flue. Part of the ground and first floor to (Use Class C3) for 1 studio flat, 1 x 1 bedroom flat with amenity space including refuse and cycle storage space.
20/01563/FUL	88 Upton Lane Forest Gate London E7 9LW	Refusal recommended and no mitigation is practicable.		Refused	Proposed change of use of part of the ground from retail (Use Class A1) to restaurant (Use Class A3) with ancillary takeaway (Use Class A5) including installation of extractor flue and the retention of 2No. Use Class A1 shops at the rear.
21/03024/FUL	237 Barking Road Plaistow London E13 8EQ	No objections in principle, but conditions are recommended to control likely loss of amenity.		Approved	Change of use of the ground floor from E(ii) Professional services to E(b) Restaurant and cafes including the installation of an extraction system at the rear. Alterations to shop front.
21/02888/FUL	49 Leytonstone Road Stratford London E15 1JA	No objections in principle, but conditions are recommended to control likely loss of amenity.		Approved	Change of use of ground floor from financial services to restaurant/cafe including erection of rear extension and installation of extraction flue on rear elevation.
21/02053/FUL	363 Katherine Road Forest Gate London E7 8LT	No objection, concerns raised with respect to noise attenuation measures and grease trap facilities relating to the		Refused	Proposed conversion of a betting shop to a restaurant including the installation of ventilation ducting (Application site affects the setting of a Grade II Listed Building - Duke of Fife Public House).

Sample of planning applications cases for A3, A4, A5, B2 and B8 uses					
Reference	Address	Environmental objection	Health	Decision	Development Description
		kitchen.			
21/02584/FUL	35 Plashet Grove East Ham London E6 1AD	No objections in principle, but conditions are recommended to control likely loss of amenity.		Approved	Installation of extraction system and associated flue to the rear of the building to facilitate conversion of the ground floor unit to a restaurant E(b).
20/02248/FUL	375 Katherine Road Forest Gate London E7 8LT	No objection, concerns raised with respect to grease trap facilities relating to the kitchen.		Refused	Change of use from a commercial unit to a restaurant (Use Class E) with the inclusion of a new flue extractor to the rear elevation.
19/02758/FUL	Development Land At 1 Ray Massey Way East Ham London E6 1JA	Refusal recommended, but with mitigation in suggested conditions if other planning aims override refusal. The extract ventilation system does not meet standards.		Refused	Change of use from retail (Use Class A1) to restaurant (Use Class A3) to two of the Ground Floor Units including the installation of two ventilation grills in the south elevation.
19/01061/FUL	135-139 Balaam Street Plaistow London E13 8AF	No objections in principle, but conditions are recommended to control likely loss of amenity.		Refused	Change of use from A1 (pet shop) to A3 (restaurant) use class and the construction of a single storey rear extension with new external extractor fan.

Table 2.3 OP-7 Strategic direction of tall buildings

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
19/03053/FUL	7-11 Barking Road East Ham London E6 1PW	8 storeys	Exception site, PTAL above 4, Local Centre and generous public realm	Committee date: 21 st April 2020 Notes: The site sits primarily within Boleyn Local Centre, along Barking Road Key Movement Corridor with a PTAL of 5, and adjacent Boleyn Grounds development under construction (which is 3 to 13 storeys in height). The upper floors are set back to provide a break in the massing. Public realm improvements to the East of the site and to Castle Road formed part of the proposal. Exception test met. Design quality of suitable high standards.
19/00517/FUL	1 Bradfield Road, Silvertown, E16 2AX	12 storeys	S22 strategic site, up to 18 storeys	Committee date: 11 th September 2019 Notes: The site is located within the Minoco Wharf (S22) Strategic Site, which has an indicative height range of 10 to 12 storeys, and up to 18 storeys at key locations. The scheme is considered to effectively integrate with the emerging public realm along North Woolwich Road, and contribute to the regeneration of the area. The design of the building is considered to be of high quality.
20/01046/FUL	Unit 3, Thames Road, Silvertown, E16 2EZ	12 storeys	S23 strategic site, up to 15 storeys	Committee date: 17 th November 2020 Notes: The development site forms a small portion, along the western boundary, of the Connaught Riverside Strategic Site Allocation. Amendments to the scheme have addressed previous concerns about the layout and the overall scale and density of the proposed development on this site. The proposals relate well to the surrounding existing and emerging residential development within the immediate and wider area. Quality of the public realm is secured through legal agreement terms, including further masterplanning engagement relating to the remainder of the strategic site.
21/02996/LA3	Site At Hathaway Crescent, Manor Park, E12 6LU	7 storeys	Exception site, local context and generous public realm	Committee date: 28 th March 2022 Notes: The application sites comprises three separate plots and the central open space on the Hathaway Estate. The existing buildings on the estate were built in the late 1960s and are predominantly 4 or 8 storeys in height, with one 16 storey tower. The proposed buildings would constitute a natural continuation of the

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
				existing cluster of tall buildings on the estate and would not materially affect longer range views of the area. In addition to this the proposals comprise improvements to the open space and public realm in the centre of the estate which would support the higher density housing. The proposals seek to respond to the characteristics of the adjacent buildings replicating some of their features in a contemporary way.
20/02264/FUL	Former Hartley Centre 267 Barking Road East Ham London E6 1LB	9 storeys	S03 strategic site, up to 8 storeys	Committee date: 7 th April 2021 Notes: While the proposed building heights are at their tallest one storey in excess of the indicative building heights for the site, the proposals have been independently reviewed by the Newham DRP who are supportive of the scheme, including the scale. In arriving at this view DRP took into account the overall quality of design, including significant improvement to the public realm along Barking Road, and the quality of the architecture and the residential accommodation.
20/00758/LA3	Garage 1 To 43 Opposite 16 To 26 New City Road Plaistow London	6 storeys	Exception site, PTAL above 4, local context and generous public realm	Committee date: 13 th July 2020 Notes: The site is considered to present an opportunity for a higher built form by reason of the lack of immediate residential neighbours to the north west, south east and south west boundaries of the site. The corner of the site within which the 6 storey building is proposed has a PTAL of 4. The proposal will preserve the mature trees to the front of the site and will create a new area of high quality landscaping between the application site and Jacobs House.
20/00544/FUL	West End Car Park Western Gateway Canning Town London E16 1XL	22 storeys	Exception site, local context and generous public realm	Committee date: 22 nd June 2020 Notes: The principle of tall buildings on the site was established under 18/01257/FUL. The height of the tallest element within that permission remains unchanged by the current application. Whilst that is so, an extra floor has been added across the remainder of the development. The site is surrounding by tall buildings. The proposal includes improvements to Seagull Lane and the creation of new areas of public realm at the base of the building.

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
19/03281/LA3	Garages 2 To 16 Forest View Road Manor Park London	6 storeys	Exception site, local context	Committee date: 10 th January 2020 Notes: The application site is considered to present a unique opportunity to present a higher built form by reason of the lack of immediate residential neighbours to the north and south of the site, the 4 storey height and blank side elevations of adjoining blocks to the east and west. The PTAL is anticipated to increase to 4 with the introduction of Crossrail. The layout, scale, form, materiality and detailing of the development are supported.
19/01791/FUL	Land Adjacent West Silvertown DLR Station Knights Road Silvertown London E16 2AT	20 storeys	S20, up to 18 storeys at key locations	Committee date: 22 nd January 2020 Notes: The site is located adjacent to West Silvertown DLR Station and is the part of the strategic site allocated to deliver mixed uses associated with the creation of a new local centre, and generous public realm. Overall the scheme is supported by the Design Review Panel (DRP) which noted that the scheme had evolved positively. The massing creates a comfortable and appropriate transition in scale between lower and taller buildings.
18/03506/OUT	Land Comprising Former HSS Site And 300 Manor Road Canning Town London	33 storeys	S13, partially Canning Town Tall Building Area (20+ storeys)	Committee date: 13 th August 2019 Notes: The evolution of the tower during DRP processes has progressed into a proposal which is suitable in its location taking into consideration scale, height and massing. Further the positioning of the tallest building within the site also allows for a generous area of open space at its base linking into the new linear park and the removal of the existing retaining wall on the southern boundary allows direct pedestrian access to the building and park. Whilst noting the indicative heights, as set out in the site allocation, are 6-8 storeys, Officers take the view that the height and massing across the masterplan is acceptable within the context of the surrounding area as well as taking into consideration the positives of the scheme which are provision of 50% affordable

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
				homes and significant public realm improvements. As part of the Masterplan and resultant design code, the design hallmarks (simple form, roofline, stacking balconies/fenestration) are intended to guide the detailed design of future phase buildings.
18/03088/FUL	Stratford Centre And Morgan House Development Site The Mall Stratford London	42 storeys	S05, Stratford Tall Building Area (20+ storeys)	Committee date: 13 th August 2019 Notes: Officers considered the overall massing of the residential buildings now proposed to be far superior to that within the previous permission which was to retain and extend the Morgan House building. The proposed hotel and office buildings create an incremental massing and a successful transition in scale between existing low rise building in the area, including the St John's Conservation Area, and the proposed taller residential towers. The form and mass now proposed provides much more relief within the group rather than retention of the bulky and horizontal form of Morgan House. The development will create new public space that is largely open area ensuring its flexibility for a range of uses, including markets and other occasional events. Landscaping, including trees, will soften the overall appearance of the space and mitigate the impacts of wind on the development.

Appendix 3 – Homes

H-OP-1 Building Mixed and Balanced Communities

a) Net additional dwellings and housing trajectory and 5 Year Housing Land Supply against housing supply targets (Annual Delivery Target: 2752 as per Local Plan 2018)

Net additional dwellings

Table 3.1: Net additional dwellings completed

Source type	2018/19	2019/20	2020/21	2021/22
Net additional dwellings: self-contained including C4 and C3a/b/c, and small C2 units ¹ .	1927	2542	1814	2330
Net additional dwellings / bed spaces: non self-contained ²	-16	-15	42	5
Total	1911	2527	1856	2335

Source: Kibana 2022

b) Housing density for major housing developments (No specific target. Monitor against density ranges of the London Plan)

Table 3.2: Density Matrix Targets in New Developments (Gross approvals)

Year	% of units at density matrix levels	% of units above density matrix levels	% of units below density matrix levels
2018/19	18.8%	80.8%	0.4%
2019/20	21.2%	78.3%	0.4%
2020/21	21.6%	77.7%	0.7%

Source: Kibana 2022

¹ C3(a) is a house or flat occupied by a single person or family, C3(b) is a house or flat occupied by up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. C3(c) allows for groups of people (up to six) living together as a single household. C4 is a small house in multiple occupation (3-6 persons living together, not as a single household). C2 units residential institutions. These have previously been counted by the LDD on a per unit self-contained basis if 6 beds or less. As such, this year's monitoring bulletin counts these forms of accommodation on the same basis, consistent with the approach of 2018/19 monitoring year.

² Includes C1 student halls, sui generis student flats, C2 institutions of 7+ bed spaces and sui generis Homes in Multiple Occupation (more than 6 bed spaces).

c) Housing mix and choice

I. Family housing

Gain (Approvals and Completions; Target: 39% 3 bed)

Table 3.3: 3+ Bed Dwelling Gains

Year	3+ bed Approvals (gross)		3+Bed Completions (gross)		3+ Bed Completions (net)	
	No.	% of total	No.	% of total	No.	% of total
2018/19	1242	21%	356	18%	310	16%
2019/20	2229	23%	567	22%	536	21%
2020/21	763	23%	625	33%	615	33%
2021/22	164	25%	638	27%	617	26%

Source: Kibana 2022

Table 3.4: 3+ Bed House Gains

Year	Proportion of 3+ bed house approvals (gross)		Proportion of 3+ bed house completions (gross)	
	No.	% of total 3+ bed units	No.	% of total 3+ bed units
2018/19	34	3%	98	28%
2019/20	72	3%	42	7%
2020/21	25	3%	62	10%
2021/22	15	9%	38	6%

Source: Kibana 2022

- II. **The proportion of units, based on size, delivered in each tenure** [no specific target for more balanced provision, notable upward trend in market provision of family units]

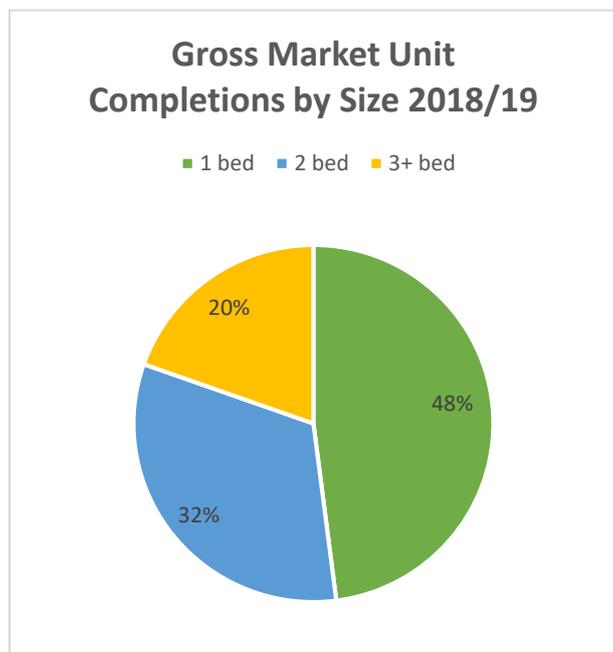
Table 3.5: Gross completions by size – tenure breakdown

Year	Unit size by tenure	% Market	Affordable %		
			% Total	% Low Cost Rent	% Intermediate
2018/19	3+ bed	97%	3%	1%	2%
	1 bed	85%	15%	5%	10%
2019/20	3+ bed	59%	41%	28%	13%
	1 bed	82%	18%	10%	8%
2020/21	3+ bed	56%	44%	24%	20%
	1 bed	75%	25%	8%	17%
2021/22	3+ bed	67%	33%	24%	8%
	1 bed	78%	22%	12%	10%

Source: Kibana 2022

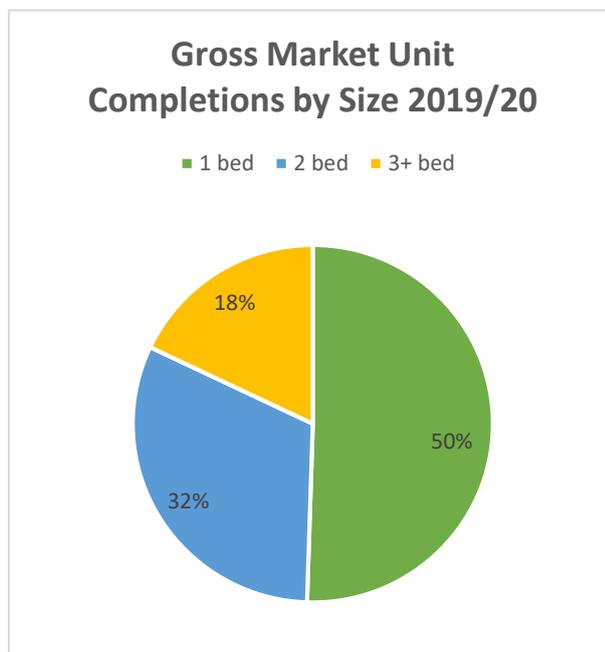
III. Overall size mix within tenures (no specific target; monitor for expected upward trends from policy intervention)

Figure 3.1



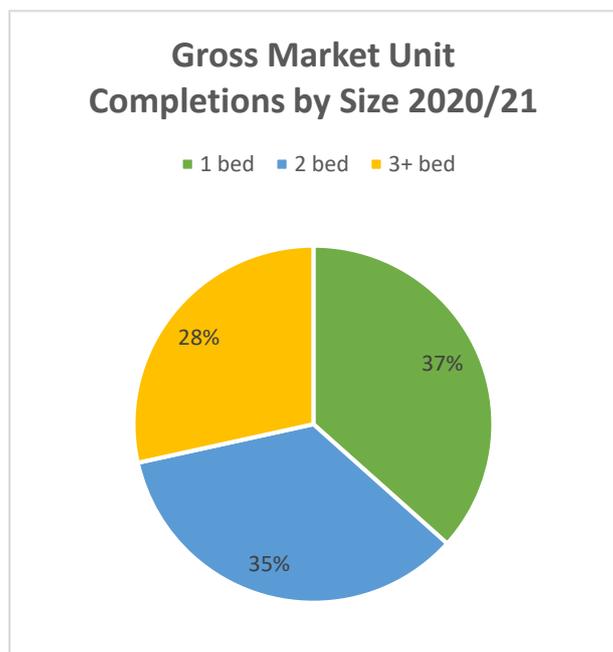
Source: LDD Analysis 2019

Figure 3.2



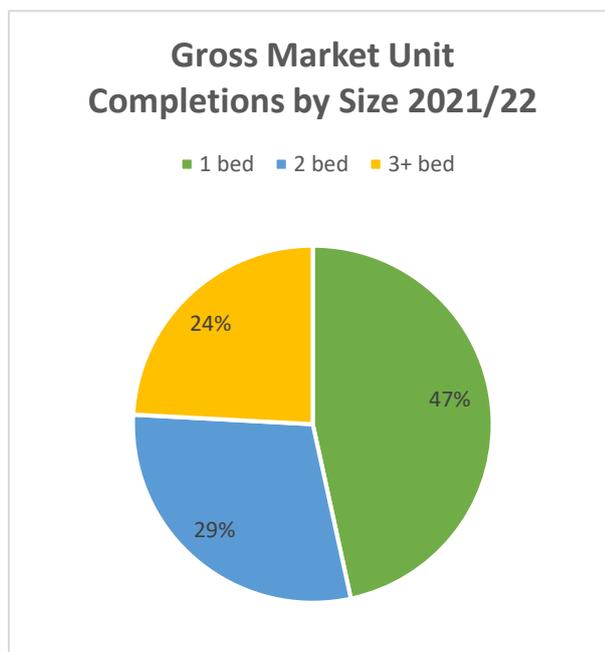
Source: Kibana 2022

Figure 3.3



Source: Kibana 2022

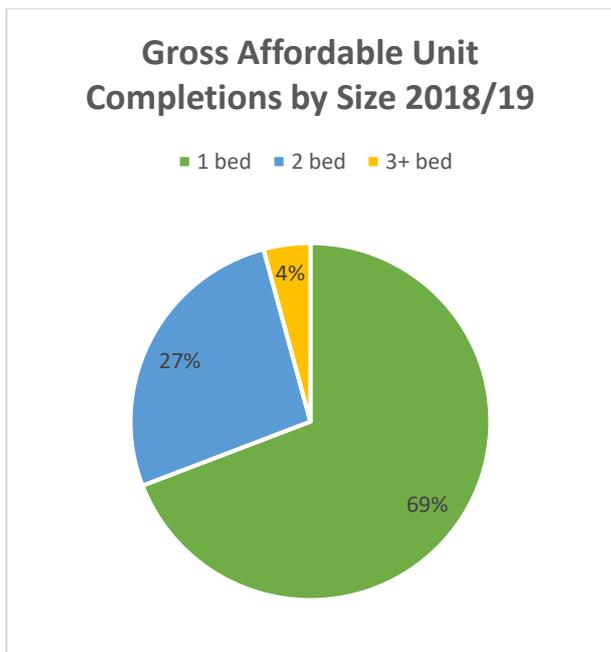
Figure 3.4



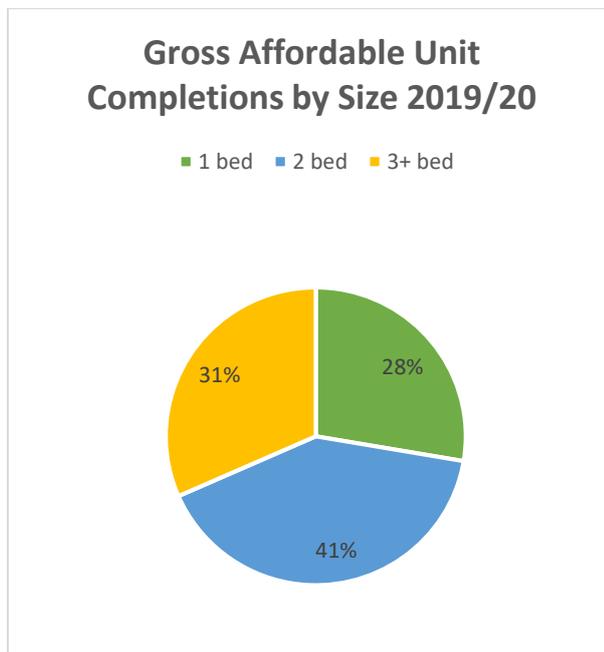
Source: Kibana 2022

Figure 3.5

Figure 3.6



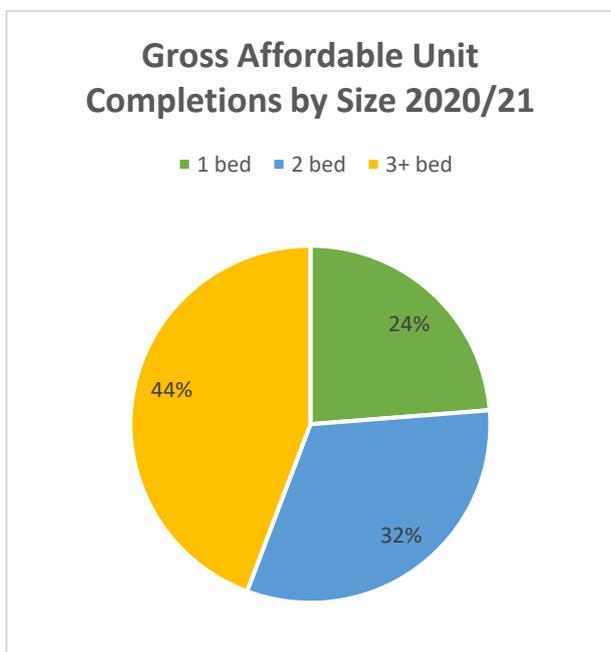
Source: LDD Analysis 2019



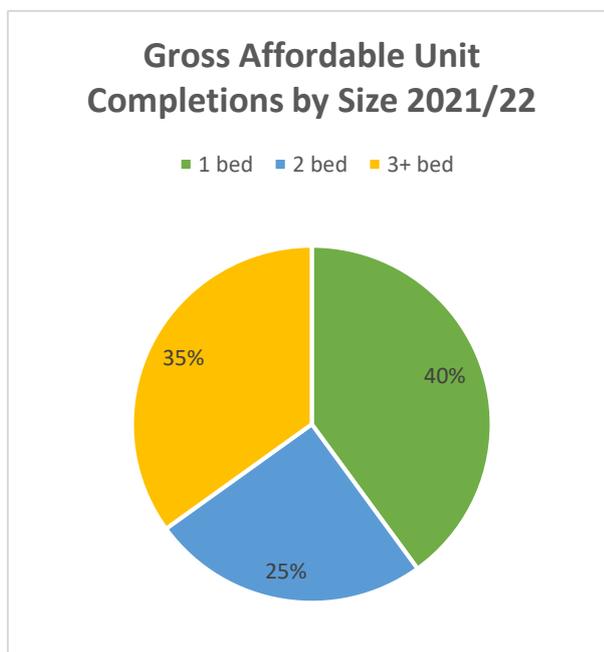
Source: Kibana 2022

Figure 3.7

Figure 3.8



Source: Kibana 2022



Source: Kibana 2022

d) Housing Quality

- i. **Space standards (approvals; sample if necessary)** (Target: 100% of units approved through consent)

Table 3.6: Sample of approved schemes

Year	Number of schemes complying with space standards		Number of schemes complying with London Plan private amenity requirements	
	No.	% of total sample no.	No.	% of total sample no
2018/19	18	100%	16	89%
2019/20	20	95%	18	86%
2020/21	12	100%	10	83%
2021/22	5	83%	6	100%

- ii. **Delivery of wheelchair homes and number of households housed each year in wheelchair adapted homes (by size)** [Target: 10% of housing completions (by scheme) meet Part M; no specific target for households housed, but should be related to an improvement in monitoring indicator H-OUT1c]

Table 3.7: Delivery of wheelchair homes (gross completions)

Year	M4(3) Homes
	% of total completions
2018/19	9%
2019/20	8%
2020/21	9%
2021/22	8%

Source: Kibana 2022

Table 3.8: Number of households housed in wheelchair adapted homes (by size) for financial year 18/19

No. of bedrooms	Number housed			
	2018/19	2019/20	2020/21	2021/22
1	8	Data not available	Data not available	Data not available
2	16			
3	17			
4	2			
5	1			

Source: LBN Occupational Therapist data

- iii. **Existing stock improvements** [no specific target, reporting of activity to show general commitment to this principle]

Table 3.9: Enforcement Action

Enforcement Action	2018	2019	2020	2021	2022
HMO Notice served	34	29	15	15	24
Notice served against residential subdivision / unlawful residential use / residential outbuildings	15	18	4	12	15

Source: Enforcement Team Data Analysis 2022

Table 3.10 MHCLG Decent Home Standards

MHCLG Decent Home Standards	2018/19	2019/20	2020/21	2021/22
Dwellings made decent during year	325	127	345	285
Dwellings receiving work to prevent them becoming non-decent during year	278	185	Data no longer collected.	Data no longer collected.
Total number of private sector dwellings with Category 1 hazards made free from hazards as a direct result of action by Local Authority	63	86	Data no longer collected.	Data no longer collected.

Source: LAHS, 2018/19 – 2021/22

H-OP-3 Affordable housing

- i. **Gross completions split via tenure and as a percentage of new housing delivered, against policy targets** [Target: completions – 50% of net additional housing for that year, and Local Plan negotiation targets of 35-50%, 60:40 split; 35% affordable with 50:50 social and intermediate in Canning Town regeneration areas]

Table 3.11: Percentage of Affordable Housing in New Development

	Affordable Housing	Of affordable, proportion that's Affordable/Social Rent	Of affordable, proportion that's Intermediate
2018/19			
Gross Completions	11%	27%	73%
Net Completions	11%	26%	74%
Net Approvals	31%	44%	56%
2019/20			
Gross Completions	29%	56%	44%
Net Completions	29%	56%	44%
Net Approvals	31%	52%	48%
2020/21			
Gross Completions	32%	45%	55%
Net Completions	32%	46%	54%
Net Approvals	32%	60%	40%
2021/22			

Gross Completions	25%	59%	41%
Net Completions	25%	59%	41%
Net Approvals	40%	87%	13%

Source: Kibana 2022

Table 3.12: Percentage of Affordable Housing Delivery in Canning Town/Custom House

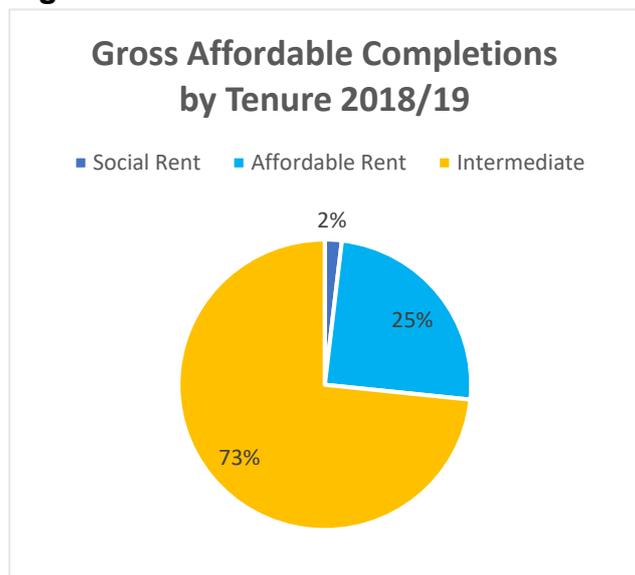
Canning Town				
Year		Affordable Housing	Of affordable, proportion Affordable/Social Rent	Of affordable, proportion Intermediate
2018/19	Gross Completions	9%	0%	100%
	Net Completions	9%	0%	100%
	Net Approvals	35%	38%	62%
2019/20	Gross Completions	No completions in Regeneration Area	N/A	N/A
	Net Completions	No completions in Regeneration Area	N/A	N/A
	Net Approvals	30%	38%	62%
2020/21	Gross Completions	37%	48%	52%
	Net Completions	37%	48%	52%
	Net Approvals	0%	0%	0%
2021/22	Gross Completions	34%	52%	48%
	Net Completions	34%	52%	48%
	Net Approvals	0%	0%	0%

Source: Kibana 2022

Those years with 0% approvals only delivered a small number of units which weren't subject to affordable housing requirements as they were minor schemes.³

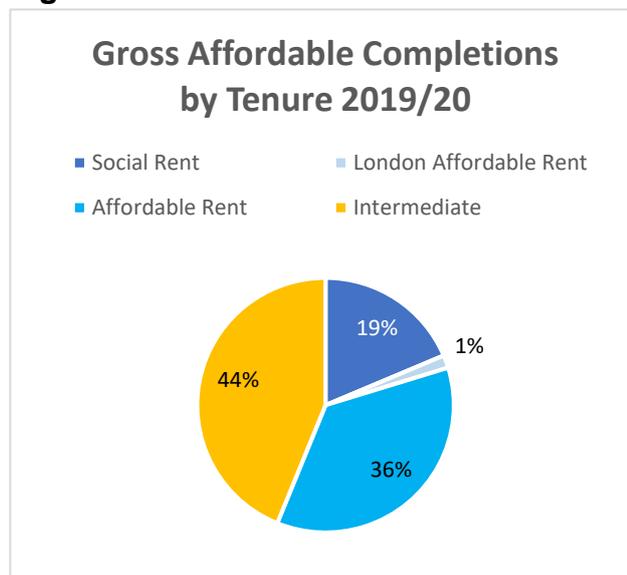
³ In 2018/19, monitoring of LDD data included all entries in Canning Town North, Canning Town South and Custom House wards, which inevitably included some schemes located outside of the Regeneration area, impacting the reliability of the percentage calculations against this monitoring indicator. From 19/20 onwards, schemes only reflect sites within the Canning Town Regeneration area.

Figure 3.9



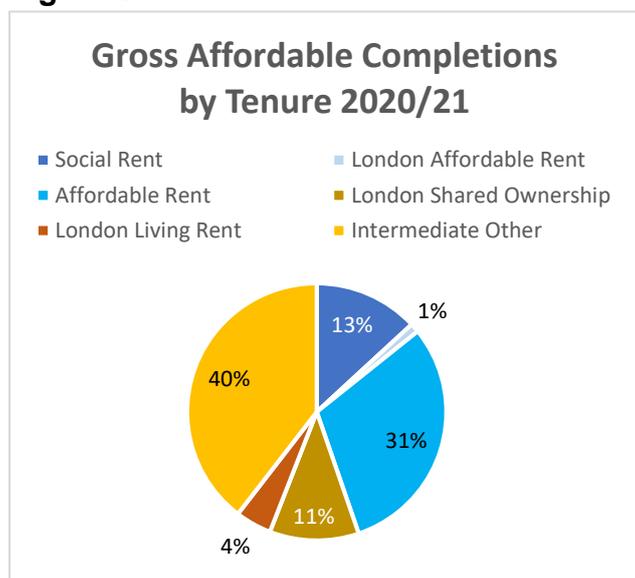
Source: Kibana 2022

Figure 3.10



Source: Kibana 2022

Figure 3.11⁴



Source: Kibana 2022

Figure 3.12



Source: Kibana 2022

H-OP-5 Specialist Forms of Housing

⁴ 'Intermediate Other' terminology in Figures 11 and 12 reflects the wording in the Greater London Authority's new Kibana monitoring system, which replaced the London Development Database. This reflects intermediate products not already counted in the chart (such as London Living Rent and London Shared Ownership).

i. Net completions of specialist accommodation:

- a. **student accommodation** [no specific target: monitor for proportionately to conventional housing];
 - b. **sui generis nightly-stay bed space** [no specific target, monitor for provision according to need in discussion with commissioners];
 - c. **Use Class C2 accommodation** [no specific target, monitor for provision according to need in discussion with commissioners];
 - d. **Older persons housing and extra care bed spaces** [no specific target, monitor for provision as part of housing mix, cognisant of London Plan benchmark];
- as a proportion of overall housing delivery.**

Table 3.13: Net⁵ Provision of Specialist Housing

	Net bed spaces	% of net housing completions	Net bed spaces	% of net housing completions
	2018/19		2019/20	
Student accommodation	0	0%	0	0%
Sui generis nightly-stay bed spaces	0	0%	0	0%
Use class C2 accommodation	7	0.37%	0	0%
Older persons housing & extra care bed spaces	0	0%	4	0.16%
	2020/21		2021/22	
Student accommodation	0	0%	0	0%
Sui generis nightly-stay bed spaces	56	3.02%	0	0%
Use class C2 accommodation	0	0%	0	0%
Older persons housing & extra care bed spaces	-14	0%	0	0%

Source: Kibana 2022

H-OP-7 Protecting and Re-Shaping Existing Housing

- a. **Net Loss of conventional homes (C3) including loss of family homes** [Target no net loss; and no loss of family homes unless in the circumstances the policy allows for];

Table 3.14: Loss of conventional homes (C3) (Completions)

No. of units (percent of which through conventional planning approval)				
	2018/19	2019/20	2020/21	2021/22
Losses to conversions	47 (9%)	46 (52%)	31 (29%)	52 (31%)
Losses to redevelopment	10 (100%)	9 (100%)	7 (100%)	4 (100%)
Total conventional losses	57 (26%)	55 (60%)	38 (42%)	56 (36%)
Net associated residential C3 gains (associated with total losses)	70	6	6	28

⁵ Calculated from gross gains minus gross losses in the same category.

Gross conventional completions	1984	2596	1852	2386
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Source: Kibana 2022

Table 3.15: Loss of family homes (Completions)

No. of units (% of which through conventional planning approval)				
	2018/19	2019/20	2020/21	2021/22
Losses to conversions	34 (12%)	21 (24%)	3 (67%)	13 (15%)
Losses to redevelopment	3 (100%)	1 (100%)	0	0
Total 3+ losses	37 (20%)	22 (27%)	3 (67%)	13 (15%)
Gross completions 3 + bed	356	567	625	638

Source: Kibana 2022

b. Net loss of accommodation in C2, C4 and Sui Generis HMOs, monitored via approval data [Target: no overall net loss]

Table 3.16: Residential Losses (approvals)

	Gross Losses of C2, C4 and Sui Generis HMOs bed-spaces	Net associated residential non-self-contained gains (associated with total losses)
2018/19	-31	0
2019/20	0	0
2020/21	-14	0
2021/22	0	0

Source: Kibana 2022

H-OUT-1 Housing need

a. Homeless households in temporary accommodation;

Table 3.17: Households in temporary accommodation in Newham

	Total
At end of quarter January to March 2019	5,048
At end of quarter January to March 2020	6,042
At end of quarter January to March 2021	Data not available
At end of quarter January to March 2022	5,624

Source: Statutory homelessness in England (GOV.UK)

b. Number of households on the Local Authority waiting list [no specific target: should be decreasing; compare to surrounding boroughs and London average to assess convergence, and monitor as a market signal];

Table 3.18: Households on the Local Authority waiting list

	2018/19	2019/20	2020/21	2021/22
Newham	27,635	28,020	31,887	33,246
Tower Hamlets	19,826	20,073	21,152	21,840
Hackney	12,951	13,440	13,440	8,235
Waltham Forest	8,379	8,409	8,580	9,498
Redbridge	5,434	5,979	7,582	6,858
Barking and Dagenham	4,856	5,350	5,585	5,996
Greater London Average	7,380	7,604	8,979	9,144

Source: LAHS 2018/19 – 2021/22

c. Number of people waiting for a wheelchair adapted home by number of bedrooms required, and average waiting times [target: no specific target, should be decreasing];

Table 3.19: Average waiting times

Bed Size	Number Waiting	Average in Days	Average in Months	Average in Years
As of September 2018				
1	28	823	26	2.25
2	33	638	20	1.75
3	29	959	31	2.63
4	31	1352	44	3.70
5	2	2327	76	6.38
2019/20				
1	24	Data not available		
2	29			
3	35			
4	19			
5	3			
2020/21				
1	25	Data not available		
2	25			
3	35			
4	22			
5	2			
6	2			
2021/22				
1	29	Data not available		
2	28			
3	33			
4	24			
5	7			

Source: LBN Occupational Therapist Data 2022

H-OUT-2 Housing quality / stock conditions [no specific target, monitor for trends relevant to policy objectives].

Design – See Successful Places Monitoring Bulletin

Environmental Performance – See Sustainability and Climate Change Monitoring Bulletin

Table 3.20: Stock Condition

	2018/19	2019/20	2020/21	2021/22
Average EPC/SAP rating of Local Authority-owned dwellings (A-G)	C	C	C	C
Total number of Local Authority-owned dwellings with category 1 hazards (HHSRS)	0	0	0	0
Total number of dwellings in Private Rents Sector, following an inspection, found to have one or more category 1 hazards	128	154	44	768

Source: LAHS, 2018/19 – 2021/22

H-OUT-3 Housing affordability [no specific target, monitor as a market signal].

Table 3.21: Housing cost relative to earnings

	Ratio of lower quartile house price to lower quartile house earnings
2018	15.34
2019	14.39
2020	13.49
2021	12.62

Source: ONS 2022

Appeals section

Housing policies are well used, and have stood up well at appeal. The majority of appeals where housing formed a central reason for refusal were decisions related to the provision of new general needs housing, conversions to houses in multiple occupation and subdivision of properties to flats. Appeals were dismissed in the majority of these cases.

Where appeals were allowed by Inspectors, these were done so based on the following reasons:

- Proposed accommodation was considered to be of a suitable quality.
- A lack of external private amenity provision was compensated for internally in accordance with the GLA Housing SPG.
- There was an identified need for proposed specialist accommodation by LBN commissioners, which was found to outweigh the provisions of policy H4, which seeks to protect family housing from conversion to other uses.
- The proposed location of specialist accommodation was considered to be suitable given average access to public transport, which would provide suitable access to supporting facilities.

- Proposed specialist accommodation and HMO accommodation was not found to cause undue amenity impacts. In one case amenity impacts were considered to be suitably mitigated by a management plan.
- The proposed location of the accommodation was not considered suitable for family-housing, so conversion to an HMO in the specific industrial context was considered acceptable.
- The proposal, which subdivided an existing family home, provided a new three bedroom dwelling. This was not considered to undermine the quality of the existing family unit and contributed to the Borough's need for family homes.
- Agreement was reached between the Council and the appellant on a revised affordable housing offer.
- The expansion of an HMO was considered to be acceptable on a key movement corridor.
- Legal matters around the service of enforcement notices and specific circumstances of the breach in question, rather than relating to the provisions of the Borough's Local Plan.

In many of these cases, decisions were made based on the individual circumstances of these sites. On schemes where reasons for refusal were linked to accommodation quality, Inspectors placed weight on general needs housing needing to meet national space standards. Where these were met, adopted policy provided limited reasons to justify the refusal of a scheme. Similarly, Inspectors tended to make decisions on the extent of amenity impacts of specialist forms of accommodation based on the individual circumstances of the site in question. The location of specialist forms of accommodation tended to be supported where the accommodation had good access to public transport.

For three appeal decisions that allowed the loss of family-sized accommodation, Inspectors made a considered judgement around the impact of the loss of this needed form of accommodation. In these cases the individual circumstances of the site outweighed the need to protect existing family-sized accommodation, for reasons such as a re-provision of a high quality three bed unit or balancing this need against identified need for supported housing. As part of the upcoming review of the adopted plan, there may be scope to consider whether the subdivision of family homes could be considered acceptable where a high-quality three bedroom dwelling is re-provided alongside a new unit.

Appendix 4 – Sustainability and Climate Change

SC-OP-1: Environmental Resilience

a. Non-residential consents meeting required BREEAM standards.

[No specific target but trends should be positive];

Consented Year	Relevant consents identified	BREEAM rating achieved (SC1 requires 'very good')	Commentary
2019	7	Excellent (2) Very Good (5)	
2020	5	Very Good (4) Withdrawn (1)	Application was made to lower standard to 'Good' – application was withdrawn
2021	5	Excellent (1) Very Good (2) Withdrawn (2)	1 Application was made to lower standard to 'Very Good', 1 application was made to lower standard to 'Good' – both applications were withdrawn
2022	4	Excellent (1) Very Good (1) Refused (2)	1 application was made to lower standard to 'Very Good' – was refused. 1 application wished to remove BREEAM condition entirely – was refused.

b. Growing space achieved

[Target: no net or functional loss without compensatory capacity appropriate consistent with the strategic principles]

Consented Year	Relevant consents identified	Commentary
2019/20	0	
2020/21	2	Forest Gate Community Garden, Forest Gate (extension of 2016 temporary permission) New City Green, Plaistow
2021/22	1	Walton Road, Upton Park

SC-OP-4: Managing Flood Risk

a. Planning permissions granted contrary to EA flood risk advice

[Target is zero though occurrences should be examined to determine whether conditions have overcome concerns]

Initial objections from the Environmental Agency	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Flood Risk	12	19	16	21	24	21*	0	3
Water Quality	0	0	0	0	0	0	0	0
*6 applications in 2019/20 were permitted against EA advice								

SC-OP-7 Protecting and enhancing biodiversity

a. Biodiversity enhancements to be delivered as part of major consents

No specific target, monitor for proportionate commitment to policy objective

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Number of EIA applications submitted	1	3	6	9	6	5	3	4

SC-OUT-1 Resource Consumption

Water consumption per capita

no specific target, should be decreasing

Per capita consumption, litres per head per day (excludes supply pipe leakage)									
2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22

155	156	151	149	146	145	147	145	153	147
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a. Environmental Impact Rating (based on CO2 emissions) of newly lodged EPCs compared to London and national averages

no specific target should be improving

Number of New Dwelling Energy Performance Certificates lodged – Environmental Impact Rating												
Local Authority	Year	Number of Lodgements	EPC rating								Not Recorded	% C or higher
			A	B	C	D	E	F	G			
Newham	2010	807	69	674	56	8	0	0	0	0	0	99.0
Newham	2011	1102	831	230	25	12	4	0	0	0	0	98.5
Newham	2012	1754	1510	230	14	0	0	0	0	0	0	100.0
Newham	2013	1062	790	255	11	4	2	0	0	0	0	99.4
Newham	2014	386	186	182	18	0	0	0	0	0	0	100.0
Newham	2015	1045	330	682	18	12	3	0	0	0	0	98.6
Newham	2016	1700	1052	522	113	13	0	0	0	0	0	99.2
Newham	2017	3194	1877	1284	15	14	4	0	0	0	0	99.4
Newham	2018	2312	1460	816	21	14	1	0	0	0	0	99.4
Newham	2019	2209	1419	748	33	5	4	0	0	0	0	99.6
Newham	2020	2087	1148	830	62	36	11	0	0	0	0	97.7
Newham	2021	2957	1942	894	86	34	1	0	0	0	0	98.8
Newham	2022	2770	1865	847	53	5	0	0	0	0	0	99.8

b. Energy Efficiency Rating (based of fuel costs) of newly lodged EPCs compared to London and national averages,

No specific target, should be improving

Number of New Dwelling Energy Performance Certificates Lodged – Energy Efficiency

Local Authority	Year	Number of Lodgements	EPC Rating							% C or higher
			A	B	C	D	E	F	G	
Newham	2009	907	0	682	102	76	46	1	0	86.4
Newham	2010	807	7	666	107	26	1	0	0	96.7
Newham	2011	1102	5	758	323	3	13	0	0	98.5
Newham	2012	1754	8	1103	643	0	0	0	0	100.0
Newham	2013	1062	0	872	182	5	3	0	0	99.2
Newham	2014	386	1	359	23	3	0	0	0	99.2
Newham	2015	1045	9	964	67	4	1	0	0	99.5
Newham	2016	1700	5	1545	126	23	1	0	0	98.6
Newham	2017	3194	13	3054	110	11	6	0	0	99.5
Newham	2018	2312	2	2204	89	15	2	0	0	99.3
Newham	2019	2209	0	2133	64	8	4	0	0	99.5
Newham	2020	2088	6	1857	167	44	14	0	0	97.2
Newham	2021	2957	0	2715	200	42	0	0	0	98.5
Newham	2022	2770	1	2620	132	15	2	0	0	99.3

Source: MHCLG EPC dataset

SC-OUT-4 Biodiversity

a. River water quality

No specific target, should be improving in line with broader London trends where data is available

The EA makes an overall water quality assessment of river bodies, ranging from ‘High’ to ‘Bad’.

River Thames (Middle)

	2013	2014	2015	2016	2019	2022
Overall Water Quality	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Ecological	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Chemical	Fail	Fail	Good	Fail	Fail	Fail

River Roding (Loughton to Thames)

	2013	2014	2015	2016	2019	2022
Overall Water Quality	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Ecological	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Chemical	Fail	Fail	Good	Good	Fail	Fail

Lee (Tottenham Locks to Bow Locks/Three Mills Locks)

	2013	2014	2015	2016	2019	2022
Overall Water Quality	Poor	Bad	Bad	Bad	Bad	Bad
Ecological	Bad	Bad	Bad	Bad	Bad	Bad
Chemical	Fail	Fail	Good	Good	Fail	Fail

Appendix 5 – Infrastructure – Transport

INF-OP-1: Securing Strategic Transport Investment

c. Milestones in transport schemes

monitor as per project and planning milestones indicated in the IDP

Information has been provided in the indicator commentary, further details can be found within the Infrastructure Delivery Plan

INF-OP-3: Promoting a more sustainable pattern of movement

a. School Travel Plans in place

	Gold	Silver	Bronze
Schools with TfL STARS accreditation in 2021/22	13	9	38

b. Number of Car Free developments achieved on major schemes

	2018/19	2019/20	2020/21	2021/22
Car free developments secured through S106 agreements	9	28	25	22

Note that “car free” developments may include some car parking – blue badge parking bays, for example.

c. Electric vehicle charging points

FY	Electric Charging Points approved	Electric charging passive provision approved	Key schemes
2013/14	163	151	Great Eastern Quays (GEQ) Phase 1 (detail), GEQ Phase 2 (OUT), Atherton Leisure Centre, Goswell Bakeries site
2014/15	186	186	Royal Wharf (REM)
2015/16	399	342	ABP (Outline), Royal Wharf (REM)

2016/17	349	349	STQ, West Ham FC, Gallions Quarter
2017/18	115	115	1 Knights Rd, Office Village, Canning Town (CT) Area 8, East Ham Industrial Estate, Royal Docks Service Station, Jenkins Lane
2018/19	44	44	Gallions Quarter, CT Area 7, Woolwich Reach
2019/20	16	8	Forest Gate Community School, Silvertown Flyunder, Lidl Beckton, Lyle Park West
2020/21	17	2	West End Car Park Western Gateway, Colgrave School, Plaistow Wharf, Thames Road
2021/22	27	32	Thameside West, 267 Barking Road, Little Ilford School, London Teleport, John Street Stratford, Hathaway Crescent

INF-OUT-1 Environmental Impact of Transport

a. Complaints about transport noise

no specific target, should be decreasing

FY Year	Rail	Road	Associated Noise
2012-13	1	0	7
2014-15	4	3	3
2015-16	2	0	1
2016-17	9	1	0
2017-18	3	2	0
2018-19	7	0	1
2019-20	4	0	5

2020-21	12 (of which 9 were at Canning Town)	3	3
2021-22	20 (of which 19 were at Canning Town)	2	5

b. Transport related CO2 emissions

In 2022, carbon dioxide emissions from the transport sector were 112.5 Mt, a 3.8 per cent (4.2 Mt) rise from 2021, yet 7.7% (9.4 Mt) lower than in 2019.

INF-OUT-2 Better Transport and Connectivity

a. Modal shift and share

number/percentage of walking, cycling, bus, tube/rail, car trips originating in the borough, should show a shift to more sustainable modes

Walking, cycling and public transport % mode share by Newham resident based on average daily trips						
2012/13 to 2014/15	2013/14 to 2015/16	2014/15 to 2016/17	2015/16 to 2017/18	2016/17 to 2018/19	2017/18 to 2019/20	2019/20 to 2021/22
72	71	72	71	74	76	77

Newham residents' trips % mode share (main mode) based on average daily trips 2017/18 to 2019/20							
Trips per day	National Rail/Overground	Underground / DLR	Bus/tram	Taxi/Other	Car/motorcycle	Cycle	Walk
554.2	4.1	18.4	18.1	1.2	22.9	2.2	33.1

b. Traffic volume and congestion (proxy)

Annual vehicle kilometres in Newham (millions)	
Observed	LIP target

2014	2015	2016	2017	2018	2019	2020	2021	2022	Percentage change by 2021	Percentage change by 2041	2022	2041
889	905	921	938	940	944	803	836	875	0%	-15% (high)	875	769
889	905	921	938	940	944	803	836	875	0%	-20% (low)	875	724

c. Road traffic casualties (KSIs) No specific target, should be improving

Bus speeds in Newham (mph)									
Observed							Percentage change by 2041	LIP target	
2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22		2021	2041
9.2	9.1	9.2	9.1	9.0	10	9.3	14%	Not set	10.5
							5%	9.3	9.7

Killed and seriously injured casualties in Newham											
Observed with back casting applied				Observed					LIP target		
2005-09 baseline	2010-14 baseline	2015	2016	2017	2018	2019	2020	2021	2022	2030	2041
175	136	136	124	149	108	135	102	130	61	41	0

Appendix 6 – Infrastructure – Waste and Recycling

INF-OUT-4 Reducing Waste

a. **Percentage of household waste sent for recycling, reuse or composting (%)** [No specific target, should be improving]

Table 6.1: Tonnes of LB Newham collected waste arising (t)

Year	Household – Total waste	Household waste sent for recycling/composting/reuse	Household – waste not sent for recycling (residual household waste)	% of household waste recycled
2018/19	120,309	20,374	99,936	17%
2019/20	120,211	24,406	95,805	20%
2020/21	125,284	26,175	99,109	21%

Source: LA Local Authority Waste Annual Results

b. **Percentage of local authority collected waste diverted from landfill in East London Waste Authority region (%)** [Barking & Dagenham, Havering, Newham, Redbridge]

Table 6.2: Management of Local Authority Collected Waste in ELWA Region

Year	Landfill (t)	Incineration with EfW (t)	Incineration without EfW (t)	Recycled/composted (t)	Other ⁶ (t)	Total collected waste (t)
2018/19	33,567 (7%)	189,322 (41%)	26,771 (6%)	111,849 (24%)	102,822 (22%)	464,330
2019/20	1,439 (0%)	163,159 (35%)	71,554 (15%)	116,060 (25%)	115,426 (25%)	467,638
2020/21	414 (0%)	213,010 (44%)	22,812 (5%)	122,142 (25%)	123,828 (26%)	482,206

Source: LA Local Authority Waste Annual Results

⁶ 'Other' includes waste treated-disposed through other unspecified treatment processes as well as process and moisture loss.

- d. **Household waste collected per head (kg)** [no specific targets, positive trends should be observed]

Table 6.3: Household waste collected per head (kg)

Year	Household – Total waste (kg)	Newham Population 2018	Total Household Waste per head (kg)
2018/19	120,309,000	352,005	342
2019/20	120,211,000	353,136	340
2020/21	125,284,000	355,265	353

Source: Local Authority Collected Waste (LACW) / GLA Housing-led population projections Identified Capacity scenario (2020)

Appendix 8 – Infrastructure – Town Centre

Table 8.1: Change in Town Centre floorspace (sq.m) 2019/20 to 2021/22 (completions)

Town Centre	Type	Retail	Professional services	Restaurants and cafes	Office (not ancillary to other uses)	Leisure (formerly D2 use class)	Total
Stratford*	New/renewed floorspace (gross)	0	0	45	0	500	545
	Net loss/gain floorspace	0	0	45	-112	500	343
East Ham	New/renewed floorspace (gross)	120	98	0	133	0	351
	Net loss/gain floorspace	28	98	0	-172	0	-46

Town Centre	Type	Retail	Professional services	Restaurants and cafes	Office (not ancillary to other uses)	Leisure (formerly D2 use class)	Total
Canning Town	New/renewed floorspace (gross)	0	0	0	0	1,684	1,684
	Net loss/gain floorspace	-669	0	0	0	1,684	1,015
East Beckton	New/renewed floorspace (gross)	0	0	0	0	0	0
	Net loss/gain floorspace	0	0	0	0	0	0
Forest Gate	New/renewed floorspace (gross)	0	0	0	0	0	0
	Net loss/gain floorspace	-43	0	0	0	0	-43

Town Centre	Type	Retail	Professional services	Restaurants and cafes	Office (not ancillary to other uses)	Leisure (formerly D2 use class)	Total
Green Street	New/renewed floorspace (gross)	461	0	0	0	0	461
	Net loss/gain floorspace	300	0	0	0	0	300
Local Centres	New/renewed floorspace (gross)	0	0	0	0	0	0
	Net loss/gain floorspace	-329	0	0	0	0	-329
Strategic Sites** outside town or local centre	New/renewed floorspace (gross)	6,086	3088	2719	57,927	5824	75,644
	Net loss/gain floorspace	6,033	3088	2719	57,927	5824	75,644

Town Centre	Type	Retail	Professional services	Restaurants and cafes	Office (not ancillary to other uses)	Leisure (formerly D2 use class)	Total
Other outside town or local centre	New/renewed floorspace (gross)	1,793	19	0	0	251	2063
	Net loss/gain floorspace	409	-268	-201	-2272	251	-2081
Borough wide total	New/renewed floorspace (gross)	8,460	3,205	2,764	58,060	8,259	80,748
	Net loss/gain floorspace	5,729	2,918	2,563	55,371	8,259	74,803

Source: LDD completions monitoring; * Excludes LLDC (London Legacy Development Corporation) area. ** Excludes commercial development delivered on strategic sites where the development phase is still under construction

Table 8.2: Forecast retail floorspace capacity from 2014/15 baseline, by market sub-areas (sq.m.)

Sub Area (Town Centres)	Convenience floorspace		Comparison floorspace		Total retail need to 2020	Total retail need to 2025	Net retail completed in town centre 2015/16-2021/22
	2020	2025	2020	2025			
North West (Stratford*)	2,338	4,420	20,371	52,392	22,709	56,812	1,150**
South East (East Ham, Green Street & East Beckton)	982	3,126	5,276	12,844	6,258	15,970	167
North East (Forest Gate)	38	81	195	535	233	616	-43
South West (Canning Town)	121	253	62	136	183	389	1,953

Source: Town Centre Retail Study 2016 Update, LDD completions monitoring: * Including LLDC town centre area; ** excluding applications completed in the LLDC area, refer to LLDC monitoring for complementary data.

Table 8.3: Town Centre Health – Progress against policy requirements/aspirations

Town Centre	London hierarchy		Policy requirements/aspirations		
	Current scale	Potential	INF5	Spatial Policy	Assessment
Stratford	Metropolitan	Potential for International and CAZ status.	Transformational change to the scale, layout and nature of the offer whilst continuing to meet local needs.	<p>Employment hub and centre for strategic retail growth, with significant amount of higher order comparison goods*. Focus for office, hotels and tourism, arts and culture developments. To accommodate higher and further education, market facilities, urban and green/blue spaces, community uses.</p> <p>Location for borough’s tallest buildings.</p> <p>Measure to integrate the old town centre with Stratford City and enhance links to neighbourhoods.</p> <p>Regeneration investment, and creation of two-way vehicle movement around the shopping centre gyratory.</p>	Transformational change largely within the area managed by the LLDC. Higher order comparison offer concentrated at Stratford City, with Stratford Centre and the Broadway and Stratford High Street presenting a complementary medium and low order offer and a higher focus on convenience shopping. Higher education campus at Angel Lane, complementing further provision at Here East within the area managed by the LLDC. Continued indoor (Stratford Centre) and outdoor (the Broadway) market facilities. Morgan House approval (18/03088/FUL) expected to provide 2,717 sqm flexible retail and leisure use, 299 new hotel rooms and 11,732 sqm office floorspace (compensating for recent losses through permitted development change of use to residential at Stratford Office Village), alongside new public realm.

Town Centre	London hierarchy		Policy requirements/aspirations		
	Current scale	Potential	INF5	Spatial Policy	Assessment
					Significant public realm and townscape change already completed, including transformation of gyratory system into two-way traffic. Further regeneration investment secured through Levelling Up Fund.
East Ham	Major	Major	Growth and renewal of floorspace, particularly aimed at improving its comparison, quality leisure and community offer; retaining its capacity to attract independent retailers.	Continued borough-wide importance, with recognised heritage assets, employment, civic and community spaces, good accessibility, and vibrant independent and multiplier offer mix. Better quality and mix of offer, including night-time economy uses. Improved public realm with attractive gateways and revitalised and enhanced heritage assets. Town centre will be less linear, with primary activity spreading out towards its wider boundaries at	Comparison offer, trade draw and market share has reduced as identified by the Town Centres and Retail Study 2016. New/ renewed retail and other town centre uses floorspace (alongside significant residential) are under construction as part of strategic sites development, but there have been no completions during reporting period. The strong independent offer is maintained. Community offer has been enhanced, particularly by new further education and adult training provision.

Town Centre	London hierarchy		Policy requirements/aspirations		
	Current scale	Potential	INF5	Spatial Policy	Assessment
				<p>the southern end, and clearer delineation at its northern end.</p> <p>Complementary high density residential development.</p>	<p>Night time economy and leisure offer remain limited compared to the major centre status, and there continues to be an over-representation of hot food takeaways, betting shops and amusement arcades.</p> <p>Temporary public realm interventions were delivered during the Covid-19 pandemic, with commitment to permanent enhancements being progressed jointly by the Highways and Regeneration teams.</p>
Green Street	District	District status retained	Maintain and develop specialist ethnic centre role. Growth and renewal of floorspace, creating a wider range of unit sizes and aiming to expand its	<p>Maintain specialist ethnic retail identity with a local to international draw, popular market place and independent shops and quality evening offer that continues to evolve.</p> <p>Development of complementary employment. Innovation in design</p>	<p>Strong independent offer building on specialist role continues. There has been a significant loss of convenience trade draw and of market share, as identified by the Town Centres and Retail Study 2016.</p> <p>The quantity of leisure floorspace has grown between 2018 and 2021 surveys as part of changes within existing floorspace, with quality improving,</p>

Town Centre	London hierarchy		Policy requirements/aspirations		
	Current scale	Potential	INF5	Spatial Policy	Assessment
			comparison, community and quality leisure offer but retain its independent retailers.	and formats, and better overall environment. Queens market will be an important meeting place for the local community, reinforced through co-location of other community uses and development densities appropriate for its public transport accessibility.	although still below Policy SP9 benchmarks. Queens Market continues to operate successfully and has received GLA Good Growth funding for enhancement of the space/facilities. Longer term strategy for the site is being progressed by Regeneration colleagues, with community involvement. A significant edge of centre development at former West Ham United FC grounds, including small community facility floorspace, is under construction. No significant change in the employment offer.
Forest Gate	District	District status retained	Growth and renewal of floorspace to better meet a wide range of	Attractive and vibrant centre, with cafes, community and cultural facilities and independent shops together with a medium-sized food store.	Strong independent offer is maintained. Small growth in trade draw and market share for both convenience and comparison shopping were recorded by the Town Centres and Retail Study 2016.

Town Centre	London hierarchy		Policy requirements/aspirations		
	Current scale	Potential	INF5	Spatial Policy	Assessment
			local community needs, targeting a medium-sized food store and comparison retailers but retaining its independent offer.	Town centre environment and development to complement, integrate with and enhance its heritage identity and popularity of local neighbourhoods, building on opportunities presented by Crossrail and identified development sites.	<p>No new retail floorspace was completed over the reporting period. Nevertheless, significant new retail and some leisure floorspace have been permitted on strategic site S24.</p> <p>The quality of leisure offer remains below Policy SP9 targets.</p> <p>Investment in public realm as part of Crossrail, Shape Newham public art projects have taken place, and other Highways programmes (secured in part through Levelling Up funding) are planned.</p>
Canning Town	District	District status retained	Transformational change to the scale, layout and nature of the offer whilst continuing to meet local needs.	Revitalised, expanded and re-oriented town centre, benefiting from a remodelled junction and public realm, a new food store south of Barking Road, a modernised market space, better	Significant regeneration is under way, with Hallsville Quarter phase 2 largely completed by the end of 2021/22, and developments at Silvertown Way (site S17) and Manor Road (site S13) under construction. Morrison's food store is now operational, alongside a range of new

Town Centre	London hierarchy		Policy requirements/aspirations		
	Current scale	Potential	INF5	Spatial Policy	Assessment
				<p>links to the station and bus interchange.</p> <p>Better quality and mix of shops and other uses, including night time economy.</p>	<p>smaller retail units. Diversification of leisure offer and improvement in its overall quality has taken place, primarily through new floorspace at Hallsville Quarter.</p> <p>Significant trade leakage to Stratford and out of borough was reported by the Town Centres and Retail Study 2016, as the new provision establishes itself. Vacancies in new frontages around Rathbone Market remain high.</p> <p>Further new/renewed public realm enhancements underway as part of approved developments.</p>
Beckton East	District	District status retained	Renewal of floorspace whilst enhancing its links with local neighbourhoods.	Consolidated at the eastern end close to public transport links. To become less island-based and inward-looking, with improved public realm and better links between the precinct and other	<p>No new floorspace permitted, minor shifts in existing floorspace composition have occurred.</p> <p>Trade draw remains healthy. The low quantity of units means there is only a small leisure offer, but it is of good</p>

Town Centre	London hierarchy		Policy requirements/aspirations		
	Current scale	Potential	INF5	Spatial Policy	Assessment
				shops/services in the area as well as local neighbourhoods.	<p>quality, with no concentration of leisure uses subject to cumulative control.</p> <p>Public realm enhancements of space outside Beckton Globe, as part of Shape Newham programme, have been delivered.</p>

* Higher order comparison goods refers to branded merchandise that is usually sold at higher prices.

Appendix 9 – Infrastructure – Community Facilities

NF-OP-16: Ensuring community facilities keep pace with need

Approvals

2019/2020: Community floor space approvals

D1 Gain (approvals)

Additional D1 community facility floor space came from 26 approved applications in 2019/20:

Community Centre / Unspecified Facility (5)

- Permission at Deanston Wharf, Silvertown, Strategic Site Allocation (S22) includes a new community facility (unspecified), 150 sq.m, to support the 769 residential units in Royal Docks (16/00527/FUL).
- Outline Application permitted, as part of a wider mix of uses within the Cody Dock masterplan, to provide an exhibition space and classroom/studio/community space (17/03659/OUT and 17/03659/OUTA), 150 sq.m and 50 sq.m, in Canning Town North. The proposed community uses are located outside of an identified town centre locations, and would therefore be ordinarily considered contrary to policy. However, in this case the uses were considered to be ancillary to the wider B1 and B2 employment floorpace and dockyard proposals. It is anticipated that these spaces will form exhibition and breakout spaces for the artists and other professionals that use the studio spaces, integrating the employment uses with the Cody Dock site and the wider community. These uses were therefore supported in principle in this location.
- Reserved Matter Permission at Gallions Reach, Strategic Site Allocation (S19) includes community floor space (unspecified), 440 sq.m, to support 800 residential units in Beckton (18/01169/REM).
- Reserved Matters Permission at Silver Town Quays, Strategic Site Allocation (S21) to deliver community uses (unspecified) and education use (primary school), 741 sq.m, to support 943 residential units in Royal Docks (19/02657/REM).

Places of worship (1)

- Mosque (with associated school), 1,348 sq.m, in Forest Gate (18/02191/FUL).

Education (7)

- School to accommodate 120 pupils (with associated Mosque) in Forest Gate (18/02191/FUL).
- Expansion of Secondary School (Brampton Manor Academy) to deliver a four-form entry expansion to the existing sixth form provision, 6,232 sq.m, in East Ham (18/02203/LA3).
- New class rooms and dining room for a Secondary School to accommodate bulge classes (Lister Community School), 384 sq.m, in Plaistow North (19/01163/LA3).
- Improvements to sports facilities at a Secondary School (Little Ilford School). Outdoor synthetic floodlit sports facilities, including cricket practice bays, long/triple jump, football pitch and jogging track, 6,543 sq.m, in Little Ilford (19/01162/FUL).
- Infill extension to a secondary school, 2,237 sq.m, (Forest Gate Community School) to accommodate an additional 300 pupils in Forest Gate North (19/00332/LA3).
- Change of use from office to provide educational facilities for a recover college focusing on combating homelessness, 1,110 sq.m, in Stratford North (19/00748/COU).

- Extension to a primary school (New City) dining hall, 52 sq.m, in Plaistow South (19/01019/FUL)

Childcare (3)

- Change of use of part of a first floor leisure facility (Flip Out, indoor trampoline park at the former Granada Cinema) to a day nursery in East Ham Central (18/03580/FUL).
- Time limited consent for a day nursery, 47 sq.m, in Royal Docks (19/01908/COU)
- Nursery school, 394 sq.m, part of a mixed development which includes 55 affordable homes in Plaistow North (18/03413/FUL).

Day Care (1)

- Change of use from a vacant office to a day care centre for individuals with special educational needs and disabilities, 270 sq.m, in Royal Docks (19/01475/FUL).

Training Centre (4)

- Change of use of a retail unit to a tuition centre, 92 sq.m, in East Ham (19/00213/COU).
- Change of use from a restaurant to a training, tuition and community centre, 143 sq.m, in East Ham South (19/00395/FUL).
- Retrospective change of use to a tuition centre, 41sq.m, in Plaistow South (19/00651/COU)
- Refurbishment and increase in capacity of an educational institute and community centre, 193 sq.m, in West Ham (19/00609/FUL).
- Change of use to a tuition centre, 88 sq.m, from a previous commercial unit in West Ham. This is an out of centre location but was considered acceptable due to the position off the main road and the good transport links (19/00326/COU).

Health (5)

- Development at Newham University Hospital. Construction of a single storey building with an adjacent small store for use by the hospital when carrying out internal clinical cleaning of hospital ambulances, 105 sq.m, in Plaistow South (18/03499/FUL).
- Change of use from a retail floor unit to a dental practice in Rathbone Market, 178 sq.m, in Royal Docks and Beckton Riverside (18/03645/COU)
- Facility for outpatient services for East London Foundation Trust (ELFT), 584 sq.m, in Plaistow North (19/00984/FUL).
- Change of use from a hairdressers to a dental practice, 53 sq.m, in Royal Docks and Beckton Riverside (19/02490/COU).
- Permission at Strategic Site Canning Town Central (S14) for community and health uses (unspecified), 2,246 sq.m, as part of a mixed use development delivering 620 residential and 50 extra care units in Canning Town South (17/04046/REM).

D1 Loss (approvals)

Loss of D1 community facility floor space came from 4 approved applications in 2019/20:

Places of worship (1)

- Loss of a Temple, to deliver two care homes and one residential unit in East Ham North, -492 sq.m. It should be noted that the worshipers have taken up a new Temple site in the borough (18/03418/FUL).

Education (1)

- Loss of a vacant education site in Forest Gate South, -390 sq.m, to a temporary hostel accommodation and assessment centre for persons identified as homeless. The proposed centre forms part of a Homelessness and Rough Sleepers Pathway and is critical as an initial stage of this Pathway (19/03060/LA3).

Health (1)

- Loss of a doctor surgery, -155 sq.m, to residential use in West Ham (2 2-bed flats) (19/01688/FUL).

D2 Gain (approvals)

Additional D2 community facility floor space came from 4 approved applications in 2019/20:

Community Facility (1)

- Community centre part of a mixed development, 845 sq.m, which includes 55 affordable homes in Plaistow North (18/03413/FUL).

Leisure (2)

- Temporary permission, for a period of five years, for ongoing use of levels 7 and 8 of existing car park as an urban park with associated cafe/bar, games and leisure activities, outdoor cinema, wet weather covered areas, 500 sq.m, in Stratford and New Town(19/01385/FUL).
- Permission at Strategic Site Canning Town Central (S14) includes leisure floor space (unspecified), 1,545 sq.m, as part of a mixed use development delivering 620 residential and 50 extra care units (17/04046/REM).

Training Centre (1)

- Motorcycle training facility operating in the grounds of the East London Community Sports Association rugby club, 5,050 sq.m, in Canning Town North (19/01330/FUL)

D2 Loss (approvals)

There was only 1 approval which led to the loss of D2 community facility floor space in 2019/20.

Leisure (1)

- Change of use of part of a first floor leisure facility (Flip Out, indoor trampoline park at the former Granada Cinema) to a day nursery, 404 sq.m, in East Ham Central (18/03580/FUL).

2020/2021: Community floor space approvals

D1 Gain (approvals)

Additional D1 community facility floor space came from 10 approved applications in 2020/21:

Places of worship (3)

- Redevelopment of an existing of a place of worship in Forest Gate to re-provide the worship space and to deliver new community space, 1,074 sq.m, 31 homes and retail at ground floor (18/02396/FUL).
- Place of worship with training facilities and a community centre, 1,047 sq.m, in Stratford (time limited consent, 19/03034/FUL).
- A community and nursery space, 399 sq.m, affiliated to an existing place of worship in Plaistow South (20/00596/FUL).

Education / childcare (4)

- 4-form Secondary School (Oasis Academy), 5,137 sq.m, in the Royal Docks (19/00281/FUL).

- Extension to an existing Secondary School (Lister Community School), 2,149 sq.m, to accommodate an increase of 150 pupils in Plaistow North (20/00771/LA3).
- An additional permission to Lister Community School to provide further additional class rooms and SEND provision, 371 sq.m (20/02122/LA3).
- Extension of Primary School (Colgrave), 1,561 sq.m, in Stratford and New Town to increase capacity from 3 to 4 forms of entry (20/01535/LA3).

Childcare (1)

- An extension to an existing nursery associated with Grange Primary School, 42 sq.m, in Canning Town North (20/00522/LA3).

Training Centre (1)

- After school tuition centre, 31 sq.m, in East Ham Central (20/00529/COU)

Health (1)

- Dental practice, 83 sq.m, in Green Street West (20/00516/FUL).

D1 Loss (approvals)

Loss of D1 community facility floor space came from 3 approved applications in 2020/21.

Childcare and ec (1)

- Redevelopment on an existing pre-fabricated nursery building to deliver a mixed-use development of 20 residential units and nursery facility in Green Street West, -105 sq.m (19/01335/FUL).

Health (1)

- Loss of a doctor surgery, -232 sq.m, to development of 4 1-bed flats in Plaistow West and Canning Town East (20/00952/FUL).

Exhibition space (1)

- Change of use of the Crystal building, in Canning Town South, from an exhibition and conference centre to a civic centre (sui generis). This proposal was to facilitate the move of part of the Greater London Authority functions to the Royal Docks, including the Mayor of London's office, -7,338 sqm (20/02288/FUL).

D2 Gain (approvals)

For D2 uses there was only 1 approval which saw a gain in community facility floor space in 2020/21.

Private Gym (1)

- Change of use in Forest Gate North which saw the approval of private gym, 76 sq.m, in a designated Employment Hub and Local Mixed Use Area (19/03111/COU).

D2 Loss (approvals)

There was only 1 approval which led to the loss of D2 floor space in 2020/21.

Working Mens Club (1)

- This was for the demolition of a 'Working Mens Club' in Boleyn, -581 sq.m. The permission seeks to deliver a replacement ground floor community facility for the East Ham Working Men's Club (incurring a 26% loss of floorspace) and 42 new residential units (18/03321/FUL).

2021/2022: Community floor space approvals

D1 Gain (approvals)

Additional D1 community facility floor space came from 11 approved applications in 2021/22:

Community Facility (3)

- Community floor space (unspecified), 215 sq.m, to support a residential-led mixed-use development within Strategic Site Allocation S20 (Lyle Park West) delivering 253 residential units in Royal Docks (19/01791/FUL)
- Mixed use scheme delivering 7 residential units and a new community use at ground floor in Forest Gate North. The application proposal would provide a ground floor community facility for the East London Black Women's Organisation (ELBWO). The facility is proposed to offer various support services to ELBWO's user base including counselling, domestic violence support, before and after school clubs, drop in advice services and support classes, youth leadership and intervention programmes, tuition classes, a women's support group and other general charitable services, 66 sq.m, (20/01352/FUL).
- Care leavers hub support, education, training and a general purpose community space to former care leavers, 375 sq.m, in East Ham Central (20/02442/LA3).

Place of Worship (1)

- Additional entrance to a place of worship in Green Street West (21/01546/FUL)

Education (4)

- New build extension and refurbishment to existing primary school in Little Ilford (Little Ilford School) incorporating a new single storey entrance pavilion, single storey SEN pod, sports hall & changing room and staff room extension, 650 sq.m. (20/02457/LA3).
- Two form entry expansion to a secondary school (Little Ilford School), 2,207 sq.m, in Little Ilford (21/00963/LA3).
- Reconfiguration of the entrance to a secondary school in East Ham (Langdon Academy) (21/01007/FUL).
- Change of use from a nursery to a higher educational facility in Stratford and New Town (21/00848/COU).

Childcare (1)

- Day nursery in Plaistow North, 371 sq.m, part of a development delivering 65 residential units (20/02187/LA3).

Health (2)

- Health centre, 1,646 sq.m, as part of a mixed-use development delivering 75 residential units for people aged 55 and over in East Ham Central (20/02264/FUL).
- Permission for a dental surgery, 120 sq.m, in Forest Gate South (21/00942/FUL).

D1 Loss (approvals)

Loss of D1 community facility floor space came from 5 approved applications in 2021/22.

Community Facility (2)

- Loss of a day centre with training and meeting rooms in Canning Town North (20/02033/LA3)
- Great Eastern Quays sees the loss of community use (unspecified) in Beckton, albeit this use had not been built out, -166 sq.m (21/00079/COU).

Health (1)

- Loss of a doctor surgery, -61 sq.m, in Custom House (21/00197/FUL).

Civic (2)

- Loss of a registry office, -499 sq.m and -499 sq.m, in Plashet (21/01598/FUL and 21/01599/LBC).

D2 Gain (approvals)

For D2 uses there was only 1 approval which saw a gain in floor space in 2021/22.

Leisure (1)

- Installation of a temporary pontoon structure to the south of Excel to accommodate a publicly accessible floating garden, 315 sq.m, in Royal Docks and Beckton Riverside (21/00658/FUL).

D2 Loss (approvals)

There was only 1 approval which led to the loss of D2 community floor space in 2021/22.

Leisure (1)

- Great Eastern Quays see the loss of leisure use (unspecified) in Beckton, -727 sq.m, albeit this use had not been built out (21/00079/COU).

Sui Gain (approvals)

There were 2 approvals which led to the gain of Sui Generis community facility floor space in 2021/22.

Leisure (1)

- Change of use from a registry office to a theatre space, exhibition and arts centre with ancillary café, and office use, 499 sq.m, at the Passmore Edwards Building in East Ham North (21/01599/LBC).

Health (1)

- Change of use to a parental support centre, 146 sq.m, in Boleyn (21/01963/COU).

Use Class E Gain (approvals)

There were 3 approvals which led to the gain of use class E community facility floor space in 2021/22.

Community Facility (1)

- Change of use to E Class (unspecified), 1,482 sq.m, in Royal Docks and Beckton Riverside (21/00079/COU).

Leisure (1)

- Change of use from community centre (Class F2(b)) to amateur boxing club (Class E(d)) with community use (Class F2(b)) and associated cycle storage, 217 sq.m in Manor Park (21/01347/LA3).

Health (1)

- Purpose built container to be used as a sensory area, 7 sq.m, for children with Autism in Canning Town South (21/00789/FUL).

Use Class E Loss (approvals)

There were 3 approvals which led to the loss of use class E community facility floor space in 2021/22.

Municipal (2)

- New lift at former East Ham Library, -1,097 sq.m, in East Ham (21/01201/FUL).
- New lift at former East Ham Library, -1,097 sq.m, in East Ham (21/01202/LBC).

Leisure (1)

- Renovations to C15th – C19th elements of X, a listed building, -166 sq.m, in Forest Gate South (20/00089/LBC).

Completions

2019/2020: D1 Gain (completions)

13 completions delivered new D1 community facility floor space.

Community Facility (3)

- Delivery of 71 sq.m of community space at Gallions Quarter as part of an application to deliver up to 800 residential units in Beckton (14/00664)
- Delivery of 499 sq.m of unspecified community space at Minco Wharf in Royal Docks as part of an wider residential development (14/01654/REM).
- Delivery of 85 sq.m of unspecified community space at Pontoon Dock as part of a wider residential development to deliver 236 residential units in Royal Docks (16/00224/FUL)

Place of worship (1)

- Delivery of a place of worship with training facilities and a community centre in Stratford, 1,047 sq.m (time limited consent, 19/03034/FUL).

Education (6)

- Erection of a new two-storey secondary school for the Eleanor Smith SEBD (Social, Emotional and Behavioural Difficulties), 2,609 sq.m School in Wall End (15/03176/LA3).
- Erection of a new 750 place London Design & Engineering University Technical College (LDE UTC) for 14-19 year olds, 5,406 sq.m in Beckton (16/02590).
- Delivery of an education and community centre in East Ham (19/00395/FUL)
- Delivery of an education, training and counselling facility, 210 sq.m in East Ham (18/02295/FUL)
- Delivery of an extension to a primary school (New City) dining hall, 52 sq.m, in Plaistow South (19/01019/FUL)

Child Care (1)

- Delivery of a nurse, 192 sq.m in Forest Gate South (17/02240).

Tuition Centre (2)

- Delivery of a tuition centre, 92 sq.m in East Ham (19/00213/COU)
- Delivery of a tuition centre, 72 sq.m, (retrospective permission) in West Ham (19/00651/COU).

Health (1)

- Delivery of a change of use from a hairdressers to a dental practice, an additional 53 sq.m, in Royal Docks and Beckton Riverside (19/02490/COU).

2019/2020: D1 Loss (completions)

2 completions delivered a loss of D1 community facility floor space.

Education (1)

- Loss of a vacant education site, 390 sq.m, in Forest Gate South to a temporary hostel accommodation and assessment centre for persons identified as homeless. The proposed centre forms part of a Homelessness and Rough Sleepers Pathway and is critical as an initial stage of this Pathway (19/03060/LA3).

Health (1)

- Loss of a doctors surgery, 155 sq.m, to residential development (2 2-bed flats) in West Ham (19/01688/FUL).

2019/2020: D2 Gain (completions)

4 completions delivered new D2 community facility floor space.

Community Facility (2)

- Delivery of 1,944 sq.m of unspecified community space at Royal Wharf in Royal Docks (15/01225/REM).
- Delivery of 85 sq.m of unspecified community space at Pontoon Dock as part of a wider residential development to deliver 236 homes in Royal Docks (16/00224/FUL)

Leisure (2)

- Delivery of a temporary permission, for a period of five years, for ongoing use of levels 7 and 8 of existing car park as an urban park with associated cafe/bar, games and leisure activities, outdoor cinema, wet weather covered areas, 500 sq.m, in Stratford and New Town (19/01385/FUL).
- Delivery of a Pilates studio, 76 sq.m, in a designated Employment Hub and Local Mixed Use Area in Forest Gate North (19/03111/COU).

2019/2020: D2 Loss (completions)

1 completion delivered a loss of D2 community facility floor space.

Leisure (1)

- Loss of a 'Working Mens Club' in Boleyn, a replacement was provided but a smaller floor space provision the East Ham Working Men's Club in Boleyn. Loss of 581 sq.m (18/03321/FUL).

2020/2021: D1 Gain (completions)

17 completions delivered new D1 community facility floor space.

Community Facility (5)

- Delivery of community facility uses (community hall, policing facility) at Minoco Wharf in Royal Docks (11/00856/OUT).
- Delivery of a 270 sq.m community dining area ancillary to the existing Rahda Krishna Temple (12/01016).
- Delivery of a 766 sq.m community facility, Great Eastern Quays, Albert Basin in Royal Docks (12/01881/OUT).

- Delivery of 795 sq.m of unspecified community uses at ABP development site, in Royal Albert (14/00618/OUT).
- Delivery of 398 sq.m supporting community uses at Ivax Quays, Albert Basin in Beckton (16/02797/REM).

Leisure (1)

Education (7)

- Delivery of a new primary school (Royal Wharf), crèche and nursery school at Royal Wharf in Royal Docks, 9,600 sq.m (11/00856/OUT).
- Delivery of a new 2-form entry primary school at Royal Wharf (with additional 2-form entry nursery) 3,325 sq.m (17/01770/REM).
- Delivery of a 2-storey extension, 172 sq.m, to Star Primary School and a change of use from site supervisor's accommodation to provide a new nursery and support space facility in Canning Town North (18/02179/LA3).
- Delivery of a 6,532 sq.m three storey stand-alone teaching facility at Brampton Academy with adjoining sports and community facilities to accommodate 600 pupils and associated staff in East Ham South. Application includes the relocation of the seasonal athletics and track provision, MUGA and artificial pitch with flood lights is being proposed due to location of the new, year seven and to improve the accessibility to sports facilities for staff, pupils and the local community (18/02203/LA3).
- Delivery of a 4 storey infill block extension to Forest Gate Community School, 2,052 sq.m, in Forest Gate North (19/00332/LA3).
- Delivery of the refurbishment and increase in capacity of an educational institute and community centre in West Ham (19/00609/FUL).
- Delivery of improvements to sports facilities at a Secondary School (Little Ilford School). Outdoor synthetic floodlit sports facilities, including cricket practice bays, long/triple jump, football pitch and jogging track, 6543 sq.m, in Little Ilford (19/01162/FUL).

Childcare (1)

- Completion of an extension to an existing nursery associated with Grange Primary School, 42 sq.m, in Canning Town North (20/00522/LA3).

Training (2)

- Change of use to a tuition centre from a previous commercial unit in West Ham. This is an out of centre location but was considered acceptable due to the position off the main road and the good transport links. Delivering 88 sq.m (19/00326/COU).
- Delivery of an after school tuition centre, 31 sq.m, in East Ham Central (20/00529/COU).

Health (3)

- Delivery of a community facility (health centre) at Royal Wharf in Royal Docks (11/00856/OUT).
- Delivery of a 380 sq.m medical centre as part of a wider residential development in Canning Town South (18/00598/REM).
- Change of use of a vacant ground floor retail unit to a, 178 sq.m, dental practice (18/03645/COU).
- Delivery of a dental practice, 83 sq.m, in Green Street West (20/00516/FUL).

2020/2021: D1 Loss (completions)

1 completions delivered a loss of D1 community facility floor space

Exhibition (1)

- Change of use of the Crystal building, in Canning Town South, from an exhibition and conference centre to a civic centre (sui generis). This proposal was to facilitate the move of part of the Greater London Authority functions to the Royal Docks, including the Mayor of London's office. Loss of 7,338 sq.m of D1 space (20/02288/FUL).

2020/2021: D2 Gain (completions)

5 completions delivered new D2 community facility floor space.

Community Facility (2)

- Delivery of a 477 sq.m community facility, Great Eastern Quays, Albert Basin in Royal Docks (12/01881/OUT).
- Delivery of 795 sq.m of unspecified community uses at ABP development site, in Royal Albert (14/00618/OUT).

Leisure (1)

- Delivery of a 1,684 sq.m leisure use, a gym, as part of a wider residential development in Canning Town South (18/00598/REM).

Training (1)

- Delivery of a motorcycle training facility operating in the grounds of the East London Community Sports Association rugby club in Canning Town North (19/01330/FUL).

2020/2021: D2 Loss (completions)

No completions saw the loss of D2 community facility floor space.

2020/2021: SG Gain (completions)

1 completions delivered new SG community facility floor space.

Hostel

- Delivery of a temporary hostel accommodation and assessment centre for persons identified as homeless, 390 sq.m in Forest Gate South (19/03060/LA3).

2020/2021: SG Loss (completions)

No completions saw the loss of SG community facility floor space.

2021/2022: D1 Gain (completions)

7 completions delivered new D1 community facility floor space.

Community Facility (1)

- Delivery of 440 sq.m of unspecified community use at Gallions Quarter as part of a wider residential development with 800 homes, in Beckton (18/01169/REM).

Health (1)

- Delivery of a new GP Medical Practice, 79 sq.m, within the footprint of the existing sport hall of The Froud Community Centre in Little Ilford (18/00198/FUL).

Adults Health (1)

- Conversion of former NHS Health Care Centre into a day centre for adults with special needs, 36 sq.m, in Custom House (19/02475/FUL)

Education / Childcare (3)

- Delivery of a five-storey four-form entry secondary school (Oasis Academy Silvertown), 5,137 sq.m, in Royal Docks (19/00281/FUL).
- Change of use from a retail unit to a day nursery, 238 sq.m, in Boleyn (18/02674/COU).
- Change of use from a vacant office to a day care centre, 270 sq.m, for individuals with special education needs and disabilities (19/01475/FUL).

Childcare (1)

- Delivery of a nursery, 485 sq.m, as part of a wider residential development at Brunel Works delivering 975 homes in Canning Town South (16/03428/FUL).

2021/2022: D1 Loss (completions)

1 completion saw the loss of D1 community facility floor space.

Community Facility (1)

- Construction of a five-storey residential block of flats to provide 29 affordable residential units, sees the loss of a building formerly known as the Amber Project, -166 sq.m in Canning Town North (20/02033/LA3).

2021/2022: D2 Gain (completions)

3 completions delivered new D2 community facility floor space.

Places of Worship (1)

- Replacement church and community use, 536 sq.m, in West Ham (18/00307/FUL).

Leisure (2)

- Comprehensive mixed-use agreement, Minoco Wharf, delivering 3,000 sq.m commercial gym in Royal Docks (11/00856/OUT).
- Delivery of a gym, 485 sq.m, as part of a wider residential development at Brunel Works delivering 975 homes in Canning Town South (16/03428/FUL).

2021/2022: D2 Loss (completions)

1 completion saw the loss of D2 community floor space.

Leisure (1)

- Loss of a derelict boxing club (West Ham Boys Club), allowed on appeal, -520 sq.m, in Plaistow North (16/01635).

2021/2022: SG Gain (completions)

1 completion delivered new SG community floor space.

Civic (1)

- Change of use of the Crystal building, in Canning Town South, from an exhibition and conference centre to a civic centre (sui generis). This proposal was to facilitate the move of part of the Greater London Authority functions to the Royal Docks, including the Mayor of London's office, 6851 sq.m (20/02288/FUL).

2021/2022: SG Loss (completions)

1 completion saw the loss of SG community facility floor space.

Community Facility (1)

- Loss of unspecified community space at West End Car Park Western Gateway, 6,851 sq.m to deliver 854 residential dwellings, in Canning Town (20/00544/FUL) -

