

Our Newham Local Plan: NEIGHBOURHOODS

Main Changes from the Draft (Regulation 18) to the Draft Submission (Regulation 19) Newham Local Plan

Neighbourhood boundaries

The following neighbourhood boundaries have changed and the relevant policies have been renamed and numbered:

- Canning Town and Custom House are now two neighbourhoods and the boundary between between the Canning Town and Manor Road neighbourhoods has changed so that the Canning Town Riverside site allocation sits entirely within Canning Town.
- The Beckton neighbourhood boundary has changed to include the area west of Stansfield Road in the new Custom House neighbourhood.
- The West Ham boundary has changed so that West Ham Park sits entirely within the West Ham neighbourhood.
- The Stratford and Maryland boundary has changed so that the University of East London Stratford campus sits entirely within the Stratford neighbourhood.
- The Gallions Reach boundary has changed so that the whole of the Albert Basin Local Centre sits within the neighbourhood

These changes have been made following representations received from residents, landowners, developers and community groups. We agreed that these neighbourhood boundaries should change so that the boundaries reflect neighbourhoods that residents recognise and do not result in places such as parks or local centres being split between neighbourhoods.

Neighbourhood policies – community facilities, high streets, green and water spaces and transport

The neighbourhood policy clauses related to high streets, community facilities, green and water spaces and transport have been updated to add further detail on the improvements and uses required and supported in each neighbourhood.

The changes to the high streets policy clauses have been made following internal review to ensure consistency with the high street chapter on the role of each town centre and how different uses are described.

The changes to the community facilities clauses have been made following an internal review on how to meet the need identified in the Community Facilities Needs Assessment so that relevant neighbourhoods support

new community facilities when they meet the requirements of Local Plan policy SI2.

The changes to the green and water spaces clauses have been made following the finalisation of the Green and Water Infrastructure Strategy, Built Leisure Needs Assessment and the Playing Pitch Strategy. These evidence base documents set out requirements for improvements to open space, green infrastructure and sports facilities that have been reflected for each neighbourhood.

The changes to the walking, cycling and public transport clauses have been amended following the finalisation Sustainable Transport Strategy and representations from Transport for London, particularly in relation to public transport improvements necessary to support development.



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Neighbourhood policies – design

The neighbourhood policy clauses relating to conserve and enhance areas have been updated to further detail to where they apply. The change to the conserve areas has been made following representations from Historic England and residents which outlined their concerns about the impact of development on heritage assets.

We agreed this needed a change in order to provide better clarity on how development should conserve the character of a neighbourhood, including the impact on heritage assets. This has also been addressed in relevant site allocations where tall buildings are proposed in proximity to heritage assets.

The change to the enhance areas has been made following representations from residents and developers which outlined their concerns about how this policy clause would be implemented and where it would be applied, particularly in neighbourhoods identified for high levels of growth.

We considered a change was necessary to add clarity that the clauses apply in enhance areas (identified in the Characterisation Study) to aid implementation.

Site allocations

Two new site allocations (Alpine Way and Excel Western Entrance) have been added to the Local Plan. One site allocation (Queen's Market) has been removed as a site allocation.

Alpine Way has been added following representations from the landowner which provided more certainty that this site will be developed.

Excel Western Entrance has been added following an internal review of how development could take place on this site whilst still protecting open space.

The change to Queen's Market has been made following an internal review with Regeneration colleagues and the on-going work the Council is undertaking with the local community as part of the Queen's Market and Hamara Ghar Investment Strategy. The Strategy is looking at what uses and what type of development may take place across the site allocation and these options were included in the Draft Local Plan. However, as this work has not yet concluded at the time the submission draft is being finalised, the site allocation has been removed from the Local Plan. This is because we must be able to demonstrate that a site is suitable, available and achievable and is therefore deliverable.

To demonstrate this to a Planning Inspector at the Local Plan Examination, we require certainty on which option is being progressed by the Council as the landowner.

The removal of the site allocation does not prevent the options being looked at from coming forward and policies in the Local Plan continue to protect the market, support improvements to the facilities at the market and its public realm, as well as support a range of uses that may come forward on the site.



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Site allocations – infrastructure requirements

The infrastructure requirements have been updated to add further detail about the type of open space required and to introduce play space requirements. These changes have been made following the finalisation of the Green and Water Infrastructure Strategy. This document sets out site-specific requirements for different types of open space and play space.

The infrastructure requirements have been updated to add additional requirements for different sports and recreation facilities, including leisure centres, sports halls and MUGAs. These changes have been made following the finalisation of the Built Leisure Needs Assessment and the Playing Pitch Strategy. These documents set out requirements for sports and recreation facilities, which have been reflected on suitable sites.

Site allocation maps

The maps accompanying each site allocation have been simplified. This change has been made following representations from landowners and developers who argued that they were too detailed, particularly in relation to the location of frontages and how routes were shown. We agreed a change was necessary to provide clarity on the key principles for each site whilst also ensuring flexibility.

Site allocations – community facilities

Development principles to add requirements for community facilities, unless the need had already been met, were added to certain sites. This change has been made following an internal review on how to meet the need identified in the Community Facilities Needs Assessment so suitable sites provide new community facilities.

Site allocations – tall buildings

Building heights have been amended to use meters as well as storeys. This change has been made following representations from developers and landowners which highlighted it was inconsistent for the tall building policy to be expressed in meters and for the site allocations to be expressed in number of storeys.

The building heights were amended to be consistent with the approach to using meters in the tall building policy to aid implementation. We agreed this change was necessary to provide clarity and consistency with the tall building policy.

Building heights have been amended for sites outside of tall building zones to include a specific height limit (below 21m) rather than including a specific height range in storeys. This change has been made following an internal review to ensure sufficient flexibility.



Submit your comments online, by email, by post or in-person at our drop-in sessions. Find out more by scanning the QR code or by visiting your local library.

Have your say before
5pm, 6 September 2024!

