



# **Statement of Common Ground**

**Between**

**London Borough of Newham**

**and**

**London City Airport**

**Stage: Newham Submission Draft Local Plan (Reg. 19)**

**Date: April 2025**

## **1. Introduction**

- 1.1. This Statement of Common ground addresses key matters/issues between the two signatories, the London Borough of Newham and London City Airport, as relevant to:
  - the preparation of the Newham Draft Submission Local Plan and its progression to public examination.
- 1.2. London City Airport made a number of comments and suggested modifications to a number of policies in the draft Submission Local Plan, this Statement of Common Ground relates to policies GWS1, T5, D4, N1, N2, N3, N4, N5 and N17.
- 1.3. This Statement of Common Ground sets out the areas of agreement between the London Borough of Newham and London City Airport, and outlines resulting minor modifications and/or proposes additional modifications to the Submission Local Plan, which will be provided to the Inspector for their consideration during the examination. These modifications have been agreed to by both parties.
- 1.4. In addition, Appendix 1 sets out a Statement of Fact on matters not agreed between London Borough of Newham and London City Airport.

## **2. Background**

- 2.1. London City Airport is located in the heart of the Royal Docks. It is London's most central airport, just six miles to the City of London, two miles to Canary Wharf and half a mile from the ExCeL Exhibition and Conference Centre.
- 2.2. The Airport site extends over 60 hectares and includes operational infrastructure such as the runway, parallel taxiways, the main passenger terminal, a corporate aviation terminal (known as the Jet Centre), fuel farm and a digital control tower. Other passenger and supporting infrastructure include the staff office building (City Aviation House), surface parking, engineering and storage facilities.
- 2.3. The passenger terminal is served by a forecourt for drop-off and pick-up as well as a dedicated station on the Docklands Light Railway. The terminal is also served by three bus routes; the 473, 474 and 129.
- 2.4. Since opening in 1987, the Airport has grown to be one of the Borough's largest employers. At its peak in 2019 (prior to the onset of the Covid-19 pandemic), 5.1 million passengers passed through the Airport. Passenger numbers continue to recover since the pandemic. In 2024, 3.4 million passengers used the airport representing around 70% of the pre-pandemic levels.
- 2.5. The Airport has planning permission (13/01228/FUL) to extend its terminal building and infrastructure under the City Airport Development Programme (CADP1) A recent variation to this consent (22/03045/VAR) has allowed passenger growth to 9 million passengers per annum, as well as to increase the number of flights during the morning The section 73 permission has not yet been implemented by London City Airport.

### 3. Agreed amendments between London Borough of Newham and London City Airport

Text proposed to be inserted in **bold**

Text proposed to be removed in ~~striketrough~~

Chapter	Policy / Section / Paragraph	Agreed outcome
Green and Water Spaces	GWS1 Green spaces	<p>In relation to comment reference <b>Reg19-E-200/048</b> the following updates have been agreed to be made to the supporting evidence of the submission version of the Local Plan.</p> <p>The modification both parties agree to is to update the SINC report, Policies Map and Key Diagram, for the inspector's consideration during the examination.</p>
Transport	T5 Airport	<p>In relation to comment reference <b>Reg19-E-200/035</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p><del>T5: Airport</del> <b>T5: London City Airport</b></p>
Transport	T5 Airport	<p>In relation to comment reference <b>Reg19-E-200/037</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>Development that facilitates the <b>development or</b> use of zero carbon technologies at the airport will be supported</p>
Transport	T5 Airport	<p>In relation to comment reference <b>Reg19-E-200/039</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p>

		<p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>However, <b>53 per cent of staff in 2023 used</b> <del>nearly 60 per cent of airport staff still use</del> private cars to travel to the airport.</p>
Design	D4 Tall Buildings	<p>In relation to comment reference <b>Reg19-E-200/028</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>Add '<b>subject to airport height constraints</b>' to:</p> <ul style="list-style-type: none"> <li>- TBZ5: Gallions Reach</li> <li>- TBZ7: King George V/Pier Parade</li> <li>- TBZ8: Store Road / Pier Road</li> <li>- TBZ11: Lyle Park</li> <li>- TBZ12: Custom House</li> <li>- TBZ13: Canning Town</li> <li>- TBZ21: Excel West</li> <li>- TBZ22: Thameside East</li> </ul>
Design	D4 Tall Buildings	<p>In relation to comment reference <b>Reg19-E-200/034-a</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>Add '<b>subject to airport height constraints</b>' to:</p> <ul style="list-style-type: none"> <li>- TBZ5: Gallions Reach</li> <li>- TBZ7: King George V/Pier Parade</li> <li>- TBZ8: Store Road / Pier Road</li> <li>- TBZ11: Lyle Park</li> <li>- TBZ12: Custom House</li> <li>- TBZ13: Canning Town</li> </ul>



		<ul style="list-style-type: none"> <li>- TBZ21: Excel West</li> <li>- TBZ22: Thameside East</li> </ul>
Neighbourhoods	N1 North Woolwich	<p>In relation to comment reference <b>Reg19-E-200/034-b</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>Add '<b>subject to airport height constraints</b>' to:</p> <ul style="list-style-type: none"> <li>- TBZ7: King George V/Pier Parade</li> <li>- TBZ8: Store Road / Pier Road</li> <li>- TBZ22: Thameside East</li> </ul>
Neighbourhoods	N2 Royal Victoria	<p>In relation to comment references <b>Reg19-E-200/034-c-d-e-f-g</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>Add '<b>subject to airport height constraints</b>' to:</p> <ul style="list-style-type: none"> <li>- TBZ11: Lyle Park</li> <li>- TBZ13: Canning Town</li> <li>- TBZ21: Excel West</li> </ul>
Neighbourhoods	N4 Canning Town	<p>In relation to comment reference <b>Reg19-E-200/034-i</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>Add '<b>subject to airport height constraints</b>' to:</p> <ul style="list-style-type: none"> <li>- TBZ13: Canning Town</li> </ul>
Neighbourhoods	N5 Custom House	<p>In relation to comment reference <b>Reg19-E-200/034-j</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p>

		<p>Add '<b>subject to airport height constraints</b>' to:</p> <p>- TBZ12: Custom House</p>
Neighbourhoods	N17 Gallions Reach	<p>In relation to comment reference <b>Reg19-E-200/034-k</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>Add '<b>subject to airport height constraints</b>' to:</p> <p>- TBZ5: Gallions Reach</p>
Neighbourhoods	N1 North Woolwich	<p>In relation to comment reference <b>Reg19-E-200/050</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the last part of the policy in the submission version of the Local Plan:</p> <p><b>requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</b></p>
Neighbourhoods	N2 Royal Victoria	<p>In relation to comment reference <b>Reg19-E-200/051</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the last part of the policy in the submission version of the Local Plan:</p> <p><b>requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</b></p>
Neighbourhoods	N3 Royal Albert North	<p>In relation to comment reference <b>Reg19-E-200/052</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the last part of the policy in the submission version of the Local Plan:</p> <p><b>requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</b></p>

Neighbourhoods	N4 Canning Town	<p>In relation to comment reference <b>Reg19-E-200/053</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the last part of the policy in the submission version of the Local Plan:</p> <p><b>requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</b></p>
Neighbourhoods	N5 Custom House	<p>In relation to comment reference <b>Reg19-E-200/054</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the last part of the policy in the submission version of the Local Plan:</p> <p><b>requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</b></p>
Neighbourhoods	N17 Gallions Reach	<p>In relation to comment reference <b>Reg19-E-200/055</b> the following word change has been agreed, to be made to the submission version of the Local Plan.</p> <p>The modification both parties agree to is below, which has been made to the last part of the policy in the submission version of the Local Plan:</p> <p><b>requiring development within this neighbourhood to address airport height constraints and engagement in line with Policy T5.6.</b></p>

#### 4. Signatories

4.1. We confirm that both parties consider that this statement reflects the agreed position in advance of the Examination of the Submission Newham Local Plan.

<b>Signed on behalf of London Borough of Newham:</b>  <b>Name:</b> Ellie Kuper Thomas <b>Date:</b> 09/05/2025 <b>Position:</b> Planning Policy Manager, Planning and Development DirectorateService	<b>Signed on behalf of London City Airport:</b>  <b>Name:</b> Stephen Allen <b>Date:</b> 09/05/2025 <b>Position:</b> Head of Planning
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## **Appendix 1 – Statement of Fact on matters not agreed between London Borough of Newham and London City Airport**

There remains a number of items raised by London City Airport in their response to the Regulation 19 consultation which are not agreed, and therefore their comments in their representation still stand. In summary these relate to the policies or site allocations below.

<b>Chapter</b>	<b>Policy / Section / Paragraph</b>
Building a Fairer Newham	BFN1: Spatial Strategy
Transport	T5: Airport
Green and Water Spaces	GWS3: Biodiversity, urban greening, and access to nature
Neighbourhoods	N2: North Woolwich