



Statement of Common Ground

Between

London Borough of Newham

and

Tate & Lyle Sugars

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 Tate & Lyle Sugars, as relevant to:
 - the preparation of the Newham Draft Submission Local Plan and its progression to public examination.
- 1.2. Tate & Lyle Sugars 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 N1 and D6.
- 1.3. This Statement of Common Ground sets out the areas of agreement between the London Borough of Newham and Tate & Lyle Sugars, and outlines resulting minor modifications. 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 Tate & Lyle Sugars.

2. Background

- 2.1. Tate & Lyle Sugars operates two linked manufacturing sites in the London Borough of Newham (LBN) employing approximately 800 people. The two sites are located approximately one mile apart, with the most of the journey between the two being carried out along North Woolwich Way. Tate & Lyle Sugars (TLS), like many other businesses in Newham has a viable future at its existing sites in the Royal Docks. They have no plans to move from these sites.
 1. [Thames Refinery, Factory Road, Silvertown, London E16 2EW](#)
 2. [Plaistow Wharf, Knights Road, Silvertown, London E16 2AT](#)
- 2.2. Tate & Lyle Sugars started refining sugar at Thames Refinery in Silvertown, East London, in 1878. Thames Refinery is the largest cane refinery in Europe and can produce around 8% of all European sugar demand/50% of UK sugar demand, when able to run at capacity. It is a site of national importance, being the only UK cane refinery and currently producing around 1/3 of the UK's sugar. Thames Refinery and contiguous land owned by Tate & Lyle Sugars forms a site of nearly 50 acres in size straddling the area between Factory Road and the River Thames, as far East as the EMR Metal Recycling site. It forms the vast majority of the **Thameside East SIL** and shares a boundary with SA3 *Connaught Riverside* site allocation. TLS make extensive use of public transport, the road network and the River Thames via a safeguarded wharf to transport raw materials, finished products and staff to and from both sites.
- 2.3. Tate & Lyle Sugars Plaistow Wharf factory, located on Knights Road, has been in operation since 1881 when Abram Lyle established the business and produces the iconic Lyle's Golden Syrup. Since 2012 over £20 million has been invested in a new syrup production line, 9 new packing lines and other upgrades to the Plaistow Wharf factory, more than doubling the number of jobs to over 100. It is the most profitable site in the global group. It is a 3.5 acre site that is part of the **Thameside West SIL** and borders the N3.SA2 *Lyle Park West*.

3. Agreed amendments between London Borough of Newham and Tate & Lyle Sugars

New wording change since our meeting in **bold underlined**

Text proposed to be inserted in **bold**

Text proposed to be removed in ~~striketrough~~



Chapter	Policy / Section / Paragraph	Agreed outcome
Neighbourhoods	N1 North Woolwich	<p>In relation to comment reference Reg19-E-239/005 the following word change has been agreed.</p> <p>The modification both parties agree to is below, which has been made as a new policy part to the submission version of the Local Plan:</p> <p>Policy N2: The vision for Royal Victoria will be achieved by....appropriate mitigation and buffering between residential and industrial uses.</p> <p>Policy N4: The vision for Canning Town will be achieved by....appropriate mitigation and buffering between residential and industrial uses.</p> <p>Policy N11: The vision for Beckton will be achieved by....appropriate mitigation and buffering between residential and industrial uses.</p>
Design	D6 Neighbourliness	<p>In relation to comment reference Reg19-E-239/009 the following word change has been agreed.</p> <p>The modification both parties agree to is below, which has been made to the submission version of the Local Plan:</p> <p>To secure the long-term viability of new existing and future employment uses on employment land (including intensification in line with Policy J2) floorspace and compatibility of proposals close to designated employment</p>

		<p>land, the policy requires applicants to demonstrate that proposed vulnerable uses (such as residential uses or schools) exposed to the various amenity impacts generated by a range of uses on employment land can successfully co-exist long-term in the context of their site., particularly when proposing uses that may be more vulnerable to the amenity impacts, such as residential uses or schools. The area and intensity of amenity impacts will vary between different uses (e.g. a wharf vs. a paper recycling centre). The assessment and mitigations should reflect a reasonable worst case scenario for the baseline amenity impacts (see further in this section) as well as a proportional assessment the potential for intensification of amenity impacts from potential future intensification of employment land as part of the lawful and planned intensification of use on SILs and LILs, having regard to national regulatory context and the spatial strategy of this Plan.</p>
Climate Emergency	CE2 Zero Carbon development	<p>In relation to comment reference Reg19-E-239/003 the following word change has been agreed.</p> <p>The modification both parties agree to, which has been added as a new part of the policy for the inspector's consideration during the examination is below:</p> <p>[CE2.6] Development of sites occupied by existing energy intensive industries subject to the UK Emissions Trading scheme will not be subject to the other policy requirements of Policy CE2 provided that: - New development results in an substantially lower carbon intensity per m2 GIA/yr over the site; and - At the point of application, a long term decarbonisation strategy, which the Council considers to be suitably ambitious, is in place for the site; and - The proposed development demonstrates consistency with the agreed decarbonisation strategy.</p>
Climate Emergency	CE2 Zero Carbon development	<p>In relation to comment reference Reg19-E-239/003 the following word change has been agreed.</p> <p>The modification both parties agree to, which has been added for the inspector's consideration during the examination is below:</p> <p>[CE2 Justification] Given our climate emergency commitments, the Council wishes to incentivise industries to use less fossil fuels, improve local air quality and reduce greenhouse gas emissions, as part of meeting the targets set. However, it is recognised that existing energy intensive industries subject to the UK Emissions Trading scheme will take time</p>

		<p>to decarbonise. In the interim, the Council does not wish to prevent development that will substantially reduce carbon emissions and improve air quality. This policy therefore encourages steps to substantially reduce the carbon intensity of energy intensive industries, while also ensuring that a decarbonisation strategy will be delivered over the long term.</p>
Climate Emergency	CE2 Zero Carbon development	<p>In relation to comment reference Reg19-E-239/003 the following word change has been agreed.</p> <p>The modification both parties agree to, which has been added as a new section for the inspector's consideration during the examination is below:</p> <p>[CE2.6 Implementation]</p> <p>This policy considers existing energy intensive industries to be those that are subject to the UK Emissions Trading scheme. Evidence of this should be submitted as part of any planning application.</p> <p>It should be demonstrated that the carbon intensity of the industrial site overall will drop substantially, and as low as possible, as a result of the new development. The Council will not support development that results in a greater use of fossil fuels overall by the industrial site. The carbon intensity of the development should be reduced in line with the latest technological ability. Where the carbon intensity of the development does not meet the levels possible by the latest technological ability, the Council will seek a one-off carbon offset payment for the difference in carbon emissions. In order for the Council to assess a development proposal, funds will be sought from the applicant for an independent energy assessor.</p> <p>The decarbonisation strategy should be suitably ambitious, considering modern and up-to-date technology, and reflect national, regional and local policies regarding decarbonisation. The plan should also demonstrate the timescales within which decarbonisation will be delivered.</p> <p>The decarbonisation strategy should be published and formally endorsed by the company's governance structure, prior to submission of the planning application. Development proposals should demonstrate consistency with the decarbonisation strategy. The Council will not support development if the decarbonisation strategy is not considered to be suitably ambitious, does not reflect policies regarding decarbonisation or omits timescales within which decarbonisation will be delivered.</p>

4. Signatories

- 4.1. We confirm that both parties consider that this statement reflects the agreed position, excluding matters listed in Appendix 1, in advance of the Examination of the Submission Newham Local Plan.

Signed on behalf of London Borough of Newham:  Name: Ellie Kuper Thomas Date: 22/05/2025 Position: Planning Policy Manager, Planning and Development Directorate	Signed on behalf of Tate & Lyle Sugars:  Name: Chris Abell Date: 19/05/2025 Position: Head of Property & Local Affairs
---	--

Appendix 1 – Statement of Fact on matters not agreed between London Borough of Newham and Tate & Lyle Sugars

There remains a number of items raised by Tate & Lyle Sugars 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.

Chapter	Policy / Section / Paragraph
Climate Emergency	CE2: Zero Carbon development <i>Supportive of the proposed modification text as highlighted above relating to Zero Carbon Development, but retain their comments on other parts of the policy.</i>
Neighbourhoods	N3.SA2 Lyle Park West
Neighbourhoods	N2.SA3 Connaught Riverside
Design	D6 Neighbourliness
Waste & Utilities	W4 Utilities and Digital Connectivity Infrastructure