



Statement of Common Ground

Between

London Borough of Newham

and

Royal Docks Team

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

May 2025

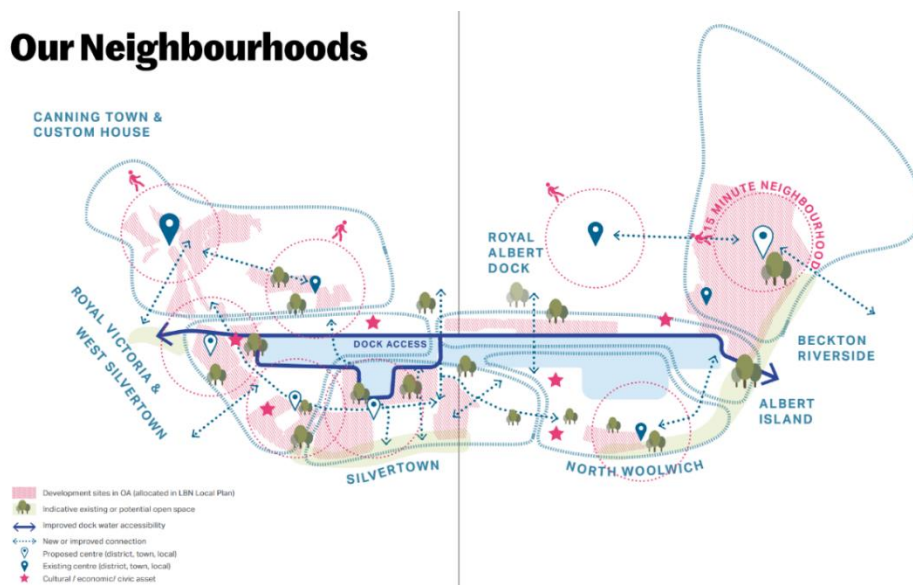
1. Introduction

- 1.1. This Statement of Common ground addresses key matters/issues between the two signatories, the London Borough of Newham and Royal Docks Team, as relevant to:
 - the preparation of the Newham Draft Submission Local Plan and its progression to public examination
- 1.2. Royal Docks Team, 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 BFN2, HS8, GWS2.
- 1.3. This Statement of Common Ground sets out the areas of agreement between the London Borough of Newham and Royal Docks Team, and outlines resulting minor modifications and/or proposes additional modifications to the Submission Local Plan, which will be provided to the Inspector 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 Royal Docks Team.

2. Background

- 2.1. The Royal Docks Team is a joint initiative between the Mayors of London and Newham. This multidisciplinary team is tasked with driving the comprehensive regeneration of the Royal Docks. The team oversees the Mayor of London's extensive land (175ha) and water assets (100ha) in the area, coordinating and collaborating across various stakeholder groups, driving change and enabling balanced and cohesive places. The team includes dedicated development management, economic, community and cultural resources. Recycled business rates from within the Royal Docks Enterprise Zone fund the team's investment in a variety of development, economic, public realm, cultural and marketing activities.
- 2.2. A [Delivery Plan](#) (2024-2029) sets out the vision and key objectives for the Royal Docks over the next 5 years. This focusses on six key neighbourhood areas (see below), driving an ambitious programme of growth, change and investment.

Our Neighbourhoods



2.3. The Royal Docks Team also acts for GLA Land and Property (GLAP). GLAP was established in 2012 to hold and manage the land and water assets inherited by the GLA from the London Development Agency (LDA), the London Thames Gateway Development Corporation, and the former Homes and Communities Agency (now Homes England). Its aim is to deliver new housing, commercial space, and economic benefits to London.

2.4. Key development sites across the Royal Docks include:

- Silvertown Quays
- Royal Albert Dock
- Albert Island
- Thameside West
- Beckton Riverside
- Royal Albert Wharf

2.5. The Royal Docks Management Authority (RoDMA) manages the water and associated infrastructure on behalf of GLAP. GLAP are working jointly with RoDMA to develop a strategy for enhancing the water for a variety of leisure, culture and productive uses, improving its access, sustainability and overall amenity. RoDMA are leading on these potential developments collaboratively with GLAP and have developed a long-term business plan to support progression.

4. Agreed amendments between London Borough of Newham and Royal Docks

New wording proposed 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
Green Water Spaces	GWS2 Water Spaces	<p>In relation to comment reference Reg19-E-178/008 the following word change has been agreed, which is provided here for the Inspector's consideration during the examination.</p> <p>The modification both parties agree to, which has been added as a new part of the policies for the inspector's consideration during the examination is below:</p> <p>[N1: North Woolwich] maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Docks, King George V Dock and Royal Albert Dock, by protecting and enhancing these water spaces and access to them. Celebrating the unique character of the docks, <u>enhancing the environmental quality of the waterscape</u> and, where appropriate, supporting activation for <u>suitably located and scaled waterfront amenities and activation for water-related or water-dependent facilities.</u></p> <p>[N3: Royal Albert North] maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Docks, King George V Dock and Royal Albert Dock, by protecting and enhancing these water spaces and access to them. Celebrating the unique character of the docks, <u>enhancing the environmental quality of the waterscape</u> and, where appropriate, supporting activation for <u>suitably located and scaled waterfront amenities and activation for water-related or water-dependent facilities.</u></p> <p>[N2: Royal Victoria]</p>

		<p>maximising opportunities for improving the functionality, connectivity, quality, and accessibility of the historic Royal Victoria Dock by protecting and enhancing these water spaces and access to them. Celebrating the unique character of the docks, <u>enhancing the environmental quality of the waterscape</u> and, where appropriate, <u>supporting activation for suitably located and scaled waterfront amenities and activation for water-related or water-dependent facilities.</u></p>
Building a Fairer Newham	BFN2 Co-designed masterplanning	<p>In relation to comment reference Reg19-E-178/016 the following word change has been agreed, which has been 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>[BNF2.5 Implementation] Surveys should be completed more than 12 months and less than 24 months after full occupancy of the phase. It is expected that the survey should be conducted by an independent third party and achieve a proportionate response rate have a response rate of at least 40 per cent to ensure sufficient data quality and anonymity.</p>
High Streets	HS8 Visitor accommodation	<p>In relation to comment reference Reg19-E-178/026 the following word change has been agreed, which has been 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>[HS8.2 implementation] Where the demand justifies an edge of centre or out of centre locations as per the criteria above, a Sequential Test will also be required in line with the NPPF. [remove duplication of HS8.1 implementation and replace with]</p> <p>When reviewing evidence of market demand for new or intensified visitor accommodation, the council will take a balanced view with regards to the demonstrated demand at the location in relation to the pipeline of visitor accommodation in the borough and any Newham-specific share of change in gross room demand set out as part of the London Plan evidence base. Where the Council deem that needs are already being met through the pipeline, granting permission for visitor accommodation proposals that are considered to not be proportionate to the scale of the centre and/or the tourism or employment function of the area, or that do not meet the spatial strategy of this plan, including the prioritisation of sites for housing set out in H1.3, will rarely be justifiable.</p>

		<p>Where existing visitor accommodation capacity is taken up by people owed a homelessness duty, by Newham or any other public sector body, this should be clearly set out in the demand study and will not be considered towards the evidence of demand for further visitor accommodation.</p> <p>[HS8 Justification, para 3.114]</p> <p>3.114 However, the delivery of visitor accommodation must be balanced against need for other forms of development, not least housing. Newham has seen high demand for hotels development in recent years, at a time when the borough is also providing the highest level of temporary accommodation in the country [add footnote reference to Trust for London, Housing and homelessness (2024), hyperlinked to Housing and homelessness Trust for London.] Given the housing crisis, homeless households are at times placed temporarily in hotels or bed and breakfast accommodation, which are not suitably designed to meet day to day living needs for longer periods of time and can lead to significant health and wellbeing problems when people are required to wait a long time for suitable permanent accommodation. The Council has therefore taken a proportionate approach as part of this policy, seeking to balance visitor accommodation demand with the high need for general needs housing in the borough, in line with the approach set out in policy H1.3 of this Local Plan. The London Plan (2021) estimates that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, delivered primarily within the Central Activity Zones, but also increasingly in town centres more broadly. The study allocates a share of the need to Newham equating to 5.2 per cent or 3,031 net rooms. Latest monitoring indicates that 1,373 2,192 rooms have already been delivered, with a further 483 1,085 in the pipeline as of 2022/23. The policy therefore requires market demand testing that reflects Newham's economic growth and tourism demand, to ensure there is not an over delivery of visitor accommodation and land is protected for other priority uses.</p>
Design	D4 Tall Buildings	<p>In relation to comment reference Reg19-E-178/021, it has been agreed the current wording will remain unchanged.</p> <p>The current wording is:</p> <p>TBZ6: Albert Island</p> <p>N4 Royal Albert North</p> <p>Height Range Maximum: 40m (c. 13 storeys)</p> <p>Further Guidance: Opportunity to include tall building elements up to 40m (ca. 13 storeys).</p>

Green and Water Spaces	GWS2 Water Spaces	<p>In relation to comment reference Reg19-E-178/044 the following word change has been agreed, which has been 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>[GWS2.4 implementation text]</p> <p>We will work in partnership with the Port of London Authority and the Canal and River Trust, RoDMA, the Environment Agency, the GLA and other appropriate authorities and stakeholders, to determine the suitability of residential and visitor moorings. In coming to a decision, we will consider:</p> <ul style="list-style-type: none"> • Navigation, • Water quality, • Biodiversity, • Openness and character of the water space and surrounding area, • Surrounding residential amenity, • The adequate provision of supporting uses and facilities, including: <ul style="list-style-type: none"> - Waste management (for example rubbish and sewage disposal) - Supply of adequate electricity including for heating (see Local Plan Policy CE6) - Supply of fresh water <p>AND</p> <p>Early engagement, with appropriate key stakeholders is encouraged. Timely engagement is important, it helps to ensure proposed developments align with wider priorities and these strategies. Development proposals in proximity to water space should incorporate work with the Council and our partners (including the Port of London Authority, the Canal and River Trust, Royal Docks Management Authority (RoDMA), the London Lea Catchment Partnership, Beam and Ingrebourne Catchment Partnership, the GLA and the Environment Agency), landowners and the community.</p>

5. Signatories

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

Signed on behalf of London Borough of Newham:  Name: Ellie Kuper Thomas Date: 27 May 2025 Position: Planning Policy Manager, Planning and Development Directorate	Signed on behalf of Royal Docks Team:  Name: Dan Bridge Date: 19 May 2025 Position: Programme Director, Royal Docks Team
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Appendix 1 – Statement of Fact on matters not agreed between London Borough of Newham and Royal Docks Team

There remains a number of items raised by the Royal Docks Team during 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
Building a Fairer Newham	BFN1: Spatial Strategy
Building a Fairer Newham	BFN2: Co-designed masterplanning <i>Supportive of the proposed modification text as highlighted above relating to the Post Occupancy Evaluation, but retain their comments on other parts of the policy.</i>
Building a Fairer Newham	BFN4: Developer contributions and infrastructure delivery
Homes	H1: Meeting Housing Need
Homes	H3: Affordable housing
Homes	H4: Housing Mix
Design	D1: Design Standards
Design	D4: Tall buildings <i>Supportive of the text as highlighted above relating to TBZ6: Albert Island and N4 Royal Albert North, but retain their comments on other parts of the policy.</i>
High Streets	HS5: Visitor Evening and Night Time Economy
Inclusive Economy	J1: Employment and growth
Inclusive Economy	J2: New employment floorspace
Inclusive Economy	J4: Delivering Community Wealth Building and Inclusive Growth
Green and Water Spaces	GWS2: Water spaces <i>Supportive of the proposed modification text as highlighted above to include reference to the GLA in the implementation text and the additional wording to recognise the unique characteristics of each dock in the neighbourhood policies, but retain their comments on other parts of the policy.</i>
Neighbourhoods	N2: Royal Victoria
Neighbourhoods	N2.SA1 Silvertown Quays
Neighbourhoods	N2.SA4 Thameside West