



Statement of Common Ground

Between

London Borough of Newham

and

Hadley Property Group

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

Date: 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 Hadley Property Group, as relevant to:
 - the preparation of the Newham Draft Submission Local Plan and its progression to public examination.
- 1.2. Hadley Property Group, 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 BFN1 and J4.
- 1.3. This Statement of Common Ground sets out the areas of agreement between the London Borough of Newham and Hadley Property Group, 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 Hadley Property Group.

2. Background

- 2.1. Hadley Property Group (through its subsidiaries Hadley DM Services Ltd and Hadley Stratford Development Ltd) submitted representations to the Regulation 18 and Regulation 19 Local Plan Consultations in respect of their two development sites, International Quarter London North and Rick Roberts Way, located in Stratford (Site Allocations N8.SA5 Stratford Town Centre West and N8.SA7 Rick Roberts Way).

3. Agreed amendments between London Borough of Newham and Hadley Property Group

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

Text proposed to be inserted in **bold**


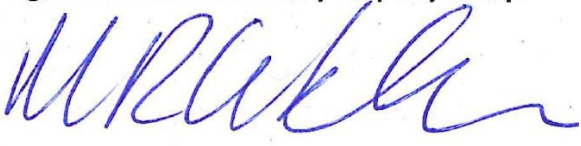
Text proposed to be removed in ~~striketrough~~

Chapter	Policy / Section / Paragraph	Agreed outcome
Building a Fairer Newham	BFN1 Spatial Strategy	<p>In relation to comment reference Reg19-E-185/003 the following word change has been agreed.</p> <p>The modification both parties agree to is below, for the inspector's consideration during the examination:</p> <p>[BFN 1.8 Implementation Text]</p> <p>Meanwhile uses must also comply with the Plan's commitment to tackling the climate emergency, <u>meet</u> BREEAM excellent, <u>as and where applicable to the proposed use</u>, and consider how temporary new builds can reduce their environmental footprint via Modern Methods of Construction and the potential for reuse of temporary new builds in other locations. Depending on the nature of the proposed meanwhile use, <u>An exception to the requirement to meet BREEAM excellent may be made for temporary structures seeking permission for a shorter time period. Where this is allowed, extensions in time are unlikely to be granted to avoid long term poor quality development.</u></p>
Inclusive Economy	J4 Delivering Community Wealth Building and Inclusive Growth	<p>In relation to comment reference Reg19-E-185/015 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>[J4.1 Implementation Text]</p> <p>The level and nature of the contribution will be determined at the pre-application stage and prior to the</p>

		determination of the planning application. Proposals that are not proposing to meet the contribution requirement on viability grounds must meet the requirements of Policy BFN4.
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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.

<p>Signed on behalf of London Borough of Newham:</p>  <p>Name: Ellie Kuper Thomas</p> <p>Date: 15/05/2025</p> <p>Position: Planning Policy Manager, Planning and Development Service</p>	<p>Signed on behalf of Hadley Property Group:</p>  <p>Name: MARK LEGH</p> <p>Date: 07/05/2025</p> <p>Position: COO, HADLEY PROPERTY GROUP</p>
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Appendix 1 – Statement of Fact on matters not agreed between London Borough of Newham and Hadley Property Group

There remains a number of items raised by Hadley Property Group 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
Building a Fairer Newham	BFN1: Spatial Strategy
Building a Fairer Newham	BFN2: Co-designed masterplanning
Building a Fairer Newham	BFN3: Social Value and Health Impact Assessment – delivering social value, health and wellbeing
Design	D3: Design-led site capacity optimisation
Design	D4: Tall Buildings
Community facilities	SI2: New and re-provided community facilities
Inclusive Economy	J4: Delivering Community Wealth Building and Inclusive Growth
Homes	H3: Affordable housing
Homes	H4: Housing mix
Homes	H5: Build to Rent Housing
Homes	H8: Purpose-built student accommodation (PBSA)
Homes	H11: Housing design quality
Green and Water Spaces	GWS1: Green spaces
Climate Emergency	CE2: Zero Carbon Development
Climate Emergency	CE3: Embodied Carbon
Transport	T3: Transport Behaviour Change
Neighbourhoods	N8: Stratford and Maryland
Neighbourhoods	N8.SA5 Stratford Town Centre West
Neighbourhoods	N8.SA7 Rick Roberts Way