



Statement of Common Ground

Between

London Borough of Newham

and

L&Q

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

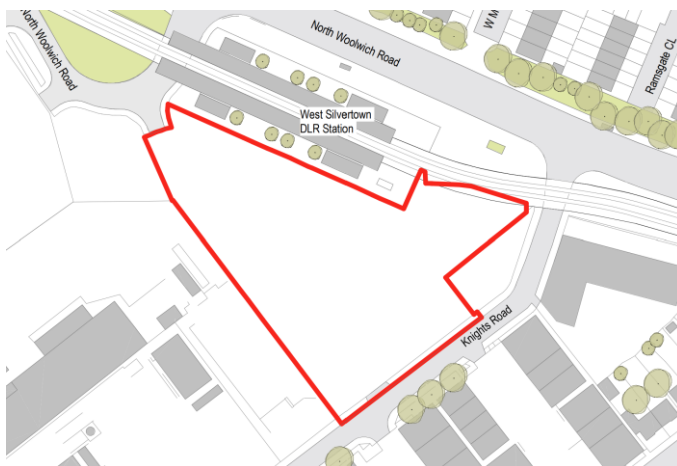
May 2025

1. Introduction

- 1.1. This Statement of Common ground addresses key matters/issues between the two signatories, the London Borough of Newham and L&Q, as relevant to:
 - the preparation of the Newham Draft Submission Local Plan and its progression to public examination
- 1.2. L&Q 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 J4 and H3.
- 1.3. This Statement of Common Ground sets out the areas of agreement between the London Borough of Newham and L&Q, 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 L&Q.

2. Background

- 2.1. L&Q is a major investor and provider of homes in Newham. Across the Borough L&Q owns and manages 9,984 homes.
- 2.2. L&Q owns and manages its developments, and Newham is a key borough for the future delivery of new homes. Notably, L&Q has planning permission to deliver new homes at the site known as 'Lyle Park West' within draft site allocation N2.SA2 (Location Plan below):



- 2.3. L&Q is also exploring the potential for estate regeneration opportunities where this would be appropriate.

3. Agreed amendments between London Borough of Newham and L&Q



Text proposed to be inserted in **bold underlined**

Text proposed to be removed in ~~striketrough~~

Chapter	Policy / Section / Paragraph	Agreed outcome
Inclusive Economy	J4 Delivering Community Wealth Building and Inclusive Growth	<p>In relation to comment reference Reg19-E-173/022 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:</p> <p>[J4.1 Implementation Text] The level and nature of the contribution will be determined at the pre-application stage and prior to the 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.</p>
Homes	H3 Affordable housing	<p>In relation to comment reference Reg19-E-173/015 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 is:</p> <p>[H3: Affordable Housing] 1. Newham's policy priority is the provision of more social rent homes. Residential developments on individual sites with the capacity to deliver ten dwellinghouses (C3) or more should provide 50 per cent of the total residential units as social rent housing and 10 per cent of the total residential units as affordable home ownership intermediate housing. Developments that do not meet these requirements and the delivery of the required level of family dwellinghouses (C3) under Local Plan Policy H4.2 will not be supported unless accompanied by a detailed financial viability assessment, demonstrating that the maximum viable mix will be delivered.</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.

Signed on behalf of London Borough of Newham:  Name: Ellie Kuper Thomas Date: 29 th May 2025 Position: Planning Policy Manager, Planning and Development Directorate	Signed on behalf of L&Q:  Name: Emma Foster Date: 27/05/2025 Position: Senior Design & Planning Manager
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Appendix 1 – Statement of Fact on matters not agreed between London Borough of Newham and L&Q

There remains a number of items raised by L&Q 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	BFN2: Co-designed masterplanning
Design	D1: Design standards
Design	D4: Tall Buildings
Homes	H3: Affordable housing
Homes	H4: Housing mix
Inclusive Economy	J4: Delivering Community Wealth Building and Inclusive Growth <i>Supportive of the proposed modification text as highlighted above relating to the contribution requirement on viability grounds, but retain their comments on other parts of the policy.</i>
Neighbourhoods	N2.SA2: Lyle Park West