



Statement of Common Ground

Between

London Borough of Newham

and

**Inhoco 3107 Limited & Gallions Reach Shopping Park (Nominee)
Limited (c/o Aberdeen Investments) (Abrdn)**

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 Aberdeen Investments, as relevant to:
 - the preparation of the Newham Draft Submission Local Plan and its progression to public examination.
- 1.2. Aberdeen Investments 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 policy N17.
- 1.3. This Statement of Common Ground sets out the areas of agreement between the London Borough of Newham and Aberdeen Investments, and outlines resulting minor modifications, 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 Aberdeen Investments.

2. Background

- 2.1. Aberdeen Investments are the investment manager for Inhoco 3107 Limited & Gallions Reach Shopping Park (Nominee) Limited, who have owned and managed Gallions Reach Shopping Park since August 2006.
- 2.2. Inhoco 3107 Limited & Gallions Reach Shopping Park (Nominee) Limited, being owners of Gallions Reach Shopping Park, are a significant landowner within the Beckton Riverside strategic site allocation N17.SA1. An extract setting out the extent of the site allocation N17.SA1 is enclosed at Figure 1, below.
- 2.3. There are no live planning applications at Gallions Reach Shopping Park relevant to this Statement of Common Ground, however it should be noted that the Shopping Park is, and will continue to be, actively asset managed to ensure that it remains viable and contributes to the vitality of the surrounding area.
- 2.4. Aberdeen Investments have proactively cooperated with the London Borough of Newham throughout the preparation of Newham Draft Submission Local Plan, having submitted representations at the Regulation 18 and 19 consultations.
- 2.5. In addition, Aberdeen Investments engaged with the Greater London Authority, the London Borough of Newham, TfL and surrounding landowners during the preparation of the Royal Docks and Beckton Riverside Opportunity Area Planning Framework, adopted in May 2023.

- 2.6. Aberdeen Investments continue to participate in and part-fund the DLR steering group discussions to unlock the development potential of the strategic site, including, but not limited to, the funding case and single preferred option for the location of the future DLR station.
- 2.7. These are the necessary intermediate steps before the 'commitment' trigger can be reached, that 'commitment' being defined in Policy N17.SA1 as the construction contract for the DLR extension being let.















Figure 1: Extent of site allocation N17.SA1

3. Agreed amendments between London Borough of Newham and Abdrn

Text proposed to be inserted in **bold**



Text proposed to be removed in ~~striketrough~~

Chapter	Policy / Section / Paragraph	Agreed outcome
Neighbourhoods	N17.SA1 Beckton Riverside	<p>In relation to comment reference Reg19-E-192/025 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>HS1.2 implementation text: In the interim, while key masterplanning decisions are outstanding and particularly until commitment to the new DLR station is known secured such that the development trigger clause (the entire DLR construction contract being let) of N17.SA1 Beckton Riverside site allocation is met, changes to Gallions Reach Shopping Park will continue to be managed as an out of centre destination.</p>
Neighbourhoods	N17.SA1 Beckton Riverside	<p>In relation to comment reference Reg19-E-192/027 the amendment of the location of the future town centre site on mapping has been agreed.</p> <p>The modification to mapping is outlined below, which has been made to the submission version of the Local Plan.</p>

		<table> <tr> <th>Site allocation / location</th><th>Change required</th><th>Regulation 19</th><th>Submission</th></tr> <tr> <td>N17.SA1</td><td>Move the indicative location of Beckton Riverside future town centre to better reflect the relationship between the future DLR station and the existing retail park on the key diagram.</td><td> Key diagram [triangle is the indicative location]  </td><td> Key diagram [replace triangle with a target shape that can be positioned under the new DLR station star shape]  </td></tr> </table>	Site allocation / location	Change required	Regulation 19	Submission	N17.SA1	Move the indicative location of Beckton Riverside future town centre to better reflect the relationship between the future DLR station and the existing retail park on the key diagram.	Key diagram [triangle is the indicative location] 	Key diagram [replace triangle with a target shape that can be positioned under the new DLR station star shape] 	
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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.

Signed on behalf of London Borough of Newham:  Name: Ellie Kuper Thomas Date: 20/05/2025 Position: Planning Policy Manager, Planning and Development Directorate	Signed on behalf of Aberdeen:  Name: Brian Kelly Date: 02/05/2025 Position: Senior Development Manager, Aberdeen Investments
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Appendix 1 – Statement of Fact on matters not agreed between London Borough of Newham and Ayrton

There remains a number of items raised by Ayrton 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
High Streets	HS1: Newham's Town Centres Network
Neighbourhoods	N17: Gallions Reach
Neighbourhoods	N17.SA1 Beckton Riverside <i>Supportive of the modification made to HS1.2 implementation text, as highlighted above relating to the development trigger clause and amendments to the mapping, but retain their comments on other parts of the policy.</i>