



Examination of Newham Local Plan

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Examination website: [Local Plan Examination Overview – Newham Local Plan Examination – Newham Council](#)

IN4: Hearings programme, participants and guidance

Introduction

The examination hearings will open at **9.30** on **Tuesday 2 December 2025**.

All of the hearings will be held at **Newham Council Office, 1000 Dockside Road, London E16 2QU**.

The hearings sessions are currently programmed to be held over 12 days:

- Week 1: Tuesday 2 to Thursday 4 December 2025
- Week 2: Tuesday 9 to Thursday 12 December 2025
- Week 3: Tuesday 20 to Thursday 22 January 2026
- Week 4: Tuesday 3 to Thursday 5 February 2026.

If further hearing sessions are required, it is likely that they will be held in the week commencing **16 February 2026**.

This note sets out guidance for participating and observing at the hearings. The latest programme, including lists of participants for each session, is attached as an Annex. If there are any changes to the programme, they will be published on the examination website in due course.

Supplementary Questions

If I have any supplementary questions following my consideration of written statements for any of the matters, these will be published in advance of the relevant hearing sessions. If so, I will clarify whether I am inviting a written response (and if so from whom and by when), or whether they are solely for discussion at the hearing sessions (along with the previously published matters, issues and questions).

Observing the hearing sessions

All the hearing sessions are public events and there will be seats available for those wishing to observe but not participate in the discussions. The hearings will also be live streamed (for viewing only). The live stream will only be available when the sessions are being held. Watch the livestreams at Newham London – YouTube.

Participating at hearing sessions

The participants for each matter are listed in the attached Annex. The lists are based on the requests made to the Programme Officer by 24 October 2025, the relevance of the representation to the issues to be discussed, and the need to achieve fairness in the exercise of the right to be heard and avoid repetitive contributions to the discussions.

If anyone has any queries about the list of participants these should be taken up with the Programme Officer as soon as possible. If anyone listed as a participant for a session does not wish to attend please also let the Programme Officer know.

Guidance on taking part in local plan examinations is available in the following document which all participants are encouraged to read, particularly if they have not attended such an event previously:

<https://www.gov.uk/guidance/taking-part-in-local-plan-examinations>

Participants invited to each session should arrive at the venue between 08.30 and 09.00 in order to allow a prompt start at 09.30.

Each participant at every session will normally have one seat at the table with the exception of the Council who will have up to four. A limited amount of “hot seating” will be allowed within a session if a participant considers it essential that a different person acts for them in relation to a particular issue. However, this must be kept to a minimum to avoid disruption to proceedings. If you intend to hot seat, please advise the Programme Officers before the session starts.

Conduct of the hearing sessions

The hearing sessions are an important part of the examination and will help me determine if the Plan is legally compliant and sound and, if not, how it could be modified to ensure that it is. The hearings will focus on particular parts of the Plan and relevant evidence that I need to ask questions about. Not all parts of the Plan will necessarily be discussed at the hearings as for some I will have all of the information that I need in writing.

I will start each session with some opening comments about procedural matters, and ask all participants to introduce themselves and, if relevant, clarify who they are representing.

After introductions, and having dealt with any procedural matters, I will go through each of the agenda items in turn throughout the course of the session. I will focus on the key things that I need to understand better, based on my reading of the Plan, evidence, representations and written statements. I will normally start with some questions to the Council, and then allow other participants to contribute after I have heard the responses to those.

As I will have read all of the written statements before the relevant session, participants should not read out or summarise what they have submitted. When you wish to speak, upturn your name plate and I will invite you to do so at an appropriate time. When asked to speak, you should turn on your microphone and say who you are. Contributions should be short (normally no more than one or two minutes in duration) and directly related to my specific questions, or respond to points made by other participants. There is no need to repeat or say you agree with points made by others.

I will give the Council the chance to sum up their position at the end of each item on the agenda before moving on to the next.

Local plan examination hearing sessions are formal events, with appropriate conduct. I will treat all participants with fairness and respect and expect others to do likewise. Participants may only speak when invited to do so, and must not interrupt others.

Start times and adjournments

Morning sessions will start promptly at 9.30 am and will normally finish around 1 pm for lunch. On days when there are separate afternoon sessions, they will start at 2 pm promptly. I will normally have adjournments for about 20 minutes around 11 am and 3 pm. I will aim to finish by 5pm, but I may carry on later if necessary.

Documents

Free wifi will be available at the venue to provide access to the examination library online. Paper copies of documents will not be available at the venue, and therefore all participants should ensure that they bring what they need to allow them to access any documents they think they may wish to refer to. If any participant needs help accessing documents on the examination website they should contact the Programme Officer.

The deadlines for submission of written statements were set out in my note published on 9 October¹ and must be adhered to. No further written material should be submitted after those deadlines unless I specifically request it. Participants should not expect to introduce new documents during the hearing sessions.

Proposed main modifications

Since submitting the Plan for examination, the Council has proposed some main modifications to it in response to my Preliminary Questions. The Council's written statements in response to my matters, issues and questions may propose further main modifications. This is normal practice in examinations, and is intended to help me decide how best to modify the Plan if necessary to ensure that it is sound.

I will ask the Council to submit a schedule of all of the main modifications proposed in response to my preliminary questions and my questions relating to matters 1 to 4 by **Thursday 13 November** so that this can be referred to at the hearing sessions relating to those matters in December. I will also ask the Council to prepare a revised schedule of all

¹ IN3.

the proposed main modifications after it has submitted its statements in response to matters 5 to 15 the deadline for which is 27 November.

Each of the proposed main modifications will be discussed at a relevant hearing session(s). I will consider whether the Council's proposed main modifications (and those suggested by representors) are necessary and would make the Plan sound. I can only recommend them if that is the case, and there may be other recommendations that I identify as being necessary during or after hearing sessions. I cannot recommend changes to the Plan to "improve" it unless I think the relevant part is not sound as submitted. And I can only make recommendations about the actual content of the Plan, not related matters.

Any potential main modifications that I intend to recommend to the Plan will be subject to public consultation (similar to that carried out under regulation 19) before I formally include them in my final report. Such consultation will normally be carried out after the completion of the programmed hearing sessions.

Action points

If I identify during hearing sessions that main modifications are required, or that further work needs to be carried out by the Council and/or others, I will usually make that clear during the session. The Council should keep a note of all such matters. I will probably issue an Action Point Note at the end of each week of hearings to confirm what I have asked for.

It is also possible that there are some matters that I need longer to think about, and I may set out further action points and/or interim findings in a separate note at a later date.

Queries

Any queries about this note should be taken up with the Programme Officer.

William Fieldhouse

5 November 2025

Hearings Programme and Participants

Week One

Tuesday 2 December 2025

M1. Legal, procedural and other general matters

- Duty to cooperate
- Public consultation
- Equalities
- Superseded policies in adopted plans
- Strategic policies
- Plan policies, reasoned justification and other parts
- Information requirements for applicants
- Integrated impact appraisal
- Habitat regulations assessment
- Viability

Participants

- London Borough of Newham
- E-222 Ballymore Group
- E-195 Quod obo St William Homes LLP
- E-024 Home Builders Federation

M2. Amount of development required in the plan period

- Plan period
- Housing requirement
- Industrial and office floorspace requirements

Participants

- London Borough of Newham
- E-015 Greater London Authority
- E-024 Home Builders Federation
- E-023 Newsteer obo Anjuman-e-Islahul-Muslimeen of (London) UK
- E-222 Ballymore Group
- E-195 Quod obo St William Homes LLP

Wednesday 3 December 2025

M3. Spatial strategy

- Spatial strategy (BFN1)
- Tall buildings (D4)

- Neighbourhood enhance areas (D3 part 5)

Participants

- London Borough of Newham
- E-217 LLDC
- E-024 Home Builders Federation
- E-023 Newsteer obo Anjuman-e-Islahul-Muslimeen of (London) UK
- E-173 L&Q
- E-169 DP9 obo Silvertown Homes Limited
- E-181 Rolf Judd obo LAMIT c/CCLA Investment Management Ltd
- E-034 ROK Planning obo Unite Group Plc
- E-236 Friends of Queen's Market
- E-222 Ballymore Group
- E-195 Quod obo St William Homes LLP
- E-062 Stantec obo THESET LTD
- Supervene obo Vastint UK.B.V (Q3.2)

M4. Neighbourhoods and allocations (general issues and N17)

- Site allocations – capacity and trajectories
- Site allocations and flood risk

Participants

- London Borough of Newham
- E-023 Newsteer obo Anjuman-e-Islahul-Muslimeen of (London) UK
- E-169 DP9 obo Silvertown Homes Limited
- E-192 Montagu Evans obo Aberdeen Investments
- E-195 Quod obo St William Homes LLP

Royal Docks and Beckton Riverside Opportunity Area

- N17 Gallions Reach (1 allocation)

Participants

- London Borough of Newham
- E-195 Quod obo St William Homes LLP
- E-192 Montagu Evans obo Aberdeen Investments

Thursday 4 December 2025

M4. Neighbourhoods and allocations (N1 to N5)

Royal Docks and Beckton Riverside Opportunity Area

- N1 North Woolwich (2 allocations)

- N2 Royal Victoria (5 allocations)
- N3 Royal Albers North (1 allocation)
- N4 Canning Town (5 allocations)
- N5 Custom House (4 allocations)

Participants

- London Borough of Newham
- E-008 Collective Planning obo Hagley Ltd.
- E-202 DP9 obo The Silvertown Partnership LLP (N2:SA1)
- E-096 Savills obo Redefine Hotels Portfolio IV Ltd (N4:SA3)
- E-169 DP9 obo Silvertown Homes Limited (N2:SA4)
- E-183 London International Exhibition Centre Plc (ExCeL) and Mount Anvil (N2:SA5)
- E-222 Ballymore Group (N2:SA2, N2:SA3 and N4:SA4)

Week Two

Tuesday 9 December 2025

M4. Neighbourhoods and allocations (N8)

Olympics Legacy Opportunity Area

- N8 Stratford and Maryland (10 allocations)

Participants

- London Borough of Newham
- E-204 Historic England
- E-217 LLDC
- E-195 DP9 obo St William Homes LLP (N8:SA7)
- E-189 DP9 obo London Square (N8:SA9)
- E-062 Stantec obo THESET LTD
- E-222 Ballymore Group (N8:SA6 & N8:SA8)

Wednesday 10 December 2025

M4. Neighbourhoods and allocations (N6 and N7)

Poplar Riverside Opportunity Area

- N6 Manor Road (0 allocations)
- N7 Three Mills (3 allocations)

Participants

- London Borough of Newham
- E-023 Newsteer obo Anjuman-e-Islahul-Muslimeen of (London) UK (N7:SA1)

- E-157 Imtiaz Khanhkara (N7)
- C-022 Ashraf Patel (N7)
- E-067 Mr Shiraj Bhad (N7)
- E-031 Mr Ahmed Patel (N7)
- E-037 Sajid Bhad (N7)
- E-078 Shoaib Ismail (N7)
- E-089 Idris Khankhara (N7)
- C-065 Faizan Vahora (N7)
- E-056 Atik Vahora (N7)
- C-043 Fazlurrahman Mohammed
- C-064 Fahad Vahora (N7)
- E-042 Mohammed Vali (N7)
- C-027 Farhan Merchant (N7:SA1)
- E-195 Quod & Savills obo St William Homes LLP (N7:SA2)
- Supervene obo Vastint UK.B.V (N7:SA3)

Thursday 11 December 2025

M4. Neighbourhoods and allocations (N9 to N16)

- N9 West Ham (1 allocation)
- N10 Plaistow (4 allocations)
- N11 Beckton (3 allocations)
- N12 East Ham South (0 allocations)
- N13 East Ham (3 allocations)
- N14 Green Street (1 allocation)
- N15 Forest Gate (2 allocations)
- N16 Manor Park and Little Ilford (0 allocations)

Participants

- London Borough of Newham
- C-008 Roger Jones, Friends of West Ham Park (N9)
- E-181 Rolf Judd obo LAMIT c/ CCLA Investment Management Ltd (N11:SA3)
- E-195 Quod obo St William Homes LLP (N13:SA3)
- E-236 Friends of Queen's Market (N14)

Week Three

Tuesday 20 January 2026

M5. Housing land supply

- Housing land supply for plan period
- Five year housing land supply following adoption

Participants

- London Borough of Newham

- E-015 Greater London Authority
- E-024 Home Builders Federation
- E-023 Newsteer obo Anjuman-e-Islahul-Muslimeen of (London) UK (M5+AP3)
- E-222 Ballymore Group
- E-195 Quod obo St William Homes LLP

M7. Gypsy and Traveller accommodation

- Need for additional Gypsy and Traveller accommodation
- Sites for additional Gypsy and Traveller accommodation

Participants

- London Borough of Newham
- E-001 London Gypsies & Travellers

Wednesday 21 January 2026

M6. Housing development management policies

- H2 Protecting and improving existing housing
- H3 Affordable housing
- H4 Housing mix
- H5 Build to rent
- H6 Supported and specialist housing
- H7 Specialist housing for older people
- H8 Purpose built student accommodation
- H9 Houses in multiple occupation and large scale purpose built shared living
- H11 Housing design and quality

Participants

- London Borough of Newham
- E-015 Greater London Authority
- E-024 Home Builders Federation
- E-169 DP9 obo Silvertown Homes Limited
- E-034 ROK Planning obo Unite Group Plc
- E-222 Ballymore Group
- E-195 Quod obo St William Homes LLP
- E-091 Quod obo IQL Office LP (PBSA)
- E-217 LLDC
- E-023 Newsteer obo Anjuman-e-Islahul-Muslimeen of (London) UK (AP5,6,13&14)

Thursday 22 January 2026

M8. Economic development

- J1 Employment and growth
- J2 New employment floorspace
- J3 Protecting employment floorspace
- J4 Community Wealth Building and Inclusive Growth
- Industrial floorspace supply
- Office floorspace supply

Participants

- London Borough of Newham
- E-024 Home Builders Federation
- E-239 Tate & Lyle Sugars
- E-169 DP9 obo Silvertown Homes Limited

M9. Town centres

- HS1 Town centre network
- HS2 Managing new and existing town centres
- HS3 Edge of centre and out of centre development
- HS4 Markets and events
- HS5 Visitor evening and night time economy
- HS6 Health and wellbeing on the high street
- HS7 Delivery-led businesses
- HS8 Visitor accommodation

Participants

- London Borough of Newham
- E-236 Friends of Queen's Market
- E-222 Ballymore Group
- E-202 DP9 obo The Silvertown Partnership LLP
- E-062 Stantec obo THESET LTD
- E-192 Montagu Evans obo Aberdeen Investments

Week Four

Tuesday 3 February 2026

M10. Design

- BFN2 Co-designed masterplanning
- D1 Design standards
- D2 Public realm net gain
- D5 Shopfronts and advertising
- D6 Neighbourliness
- D7 Conservation areas and areas of townscape value
- D8 Archaeological priority areas
- D9 Designated and non-designated heritage assets

Participants

- London Borough of Newham
- E-170 Savills obo Berkeley Homes (SEL) Limited
- E-034 ROK Planning obo Unite Group Plc
- E-222 Ballymore Group
- E-192 Montagu Evans obo Aberdeen Investments
- E-195 Quod obo St William Homes LLP
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M11. Climate Emergency

- CE1 Environmental design
- CE2 Zero carbon development
- CE3 Embodied carbon and the circular economy
- CE4 Overheating
- CE5 Retrofit and circular economy
- CE6 Air quality
- CE7 Flood risk
- CE8 Sustainable drainage

Participants

- London Borough of Newham
- E-034 ROK Planning obo Unite Group Plc
- E-222 Ballymore Group
- E-016 Kika Everington
- E-217 LLDC

Wednesday 4 February 2026

M12. Green and Water Spaces

- GWS1 Green spaces
- GWS2 Water spaces
- GWS3 Biodiversity, urban greening and access to nature
- GWS4 Trees and hedgerows
- GWS5 Play and informal recreation for all ages

Participants

- London Borough of Newham
- E-222 Ballymore Group
- E-195 Quod obo St William Homes LLP
- E-214 DP9 obo Good Hotel
- E-226 Newham University Hospital

- C-008 Roger Jones, Friends of West Ham Park
- E-217 LLDC

M13. Social Infrastructure

- BFN3 Social value and health impact assessments
- SI1 Existing community facilities and health facilities
- SI2 New and re-provided community facilities
- SI3 Cultural facilities and sport and recreation facilities
- SI4 Education and childcare facilities
- SI5 Burial space and related facilities

Participants

- London Borough of Newham
- E-023 Newsteer obo Anjuman-e-Islahul-Muslimeen of (London) UK M13+AP15)
- E-236 Friends of Queen's Market
- E-222 Ballymore Group
- E-195 Quod obo St William Homes LLP

M15. Waste management

- W1 Waste management capacity
- W2 New or improved waste sites
- W3 Waste management in developments

Participants

- London Borough of Newham

Thursday 5 February 2026

M14. Transport and infrastructure

- T1 Strategic transport
- T2 Local transport
- T3 Transport behaviour change
- T4 Servicing development
- T5 Airport
- W4 Utilities and digital connectivity infrastructure
- BFN4 Developer contributions and infrastructure delivery

Participants

- London Borough of Newham
- E-200 London City Airport
- E-034 ROK Planning obo Unite Group Plc
- E-222 Ballymore Group

- E-195 Quod obo St William Homes LLP
- E-024 Home Builders Federation
- E-023 Newsteer obo Anjuman-e-Islahul-Muslimeen of (London) UK (AP7,8,9&22)

M16. Other soundness and legal compliance issues

General conformity with London Plan

Participants

- London Borough of Newham
- Greater London Authority

Next steps in the examination

End of Annex