

Newham Local Plan

Matter 3: Spatial strategy

Q3.1 Does policy BFN1 set out an appropriate spatial strategy, taking account of reasonable alternatives, in the context of the London Plan? In particular:

a) Directing significant levels of growth to the six neighbourhoods (N1, N2, N3, N4, N5 and N17) in the Royal Docks and Beckton Riverside Opportunity Area; two neighbourhoods (N6 and N7) in the Poplar Riverside Opportunity Area; and the N8 Stratford and Maryland neighbourhood?

b) Supporting incremental change in all of the other neighbourhoods (N9 to N16)?

In terms of new housing:

Part 1ai states that 36,000 new homes will be provided in the six neighbourhoods by 2041.

Part 1aii states that 9,000 new homes will be provided in the N6 and N7 neighbourhoods alongside the River Lee by 2041.

This amounts to 45,000 homes.

Part 1b states that the council supports incremental change in N9 West Ham, N10 Plaistow, N11 Beckton, N12 East Ham South, N13 East Ham, N14 Green Street, N15 Forest Gate and N16 Manor Park and Little Ilford neighbourhoods through the enhancement of each neighbourhoods' character and the delivery of site allocations. However, the plan does not specify an overall figure for these neighbourhoods.

Depending on what the overall housing requirement is – and it may be 51,425 – the implication is that the areas identified in Part 1b of policy BFN1 would be required to provide circa 6,425 homes.

It is unclear to what extent the local plan supports the strategic principle in the London Plan of 'incremental intensification'. This is articulated in the London Plan at Policy H1, part B, 2) and Policy H2. Paragraph 4.2.4 of the London Plan refers to the process of 'incremental intensification' of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary playing a part in contributing to housing supply. We think this policy has been written to encourage every part of the borough to make a contribution, as expected by the London Plan, but this may need to be made clear; and any housing target set for the neighbourhoods identified in Part 1b should not be treated as a cap. All previously developed land within the borough, and especially where located near public transport hubs and district centres, should be considered appropriate for residential development.

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