

Authority Monitoring Report

**Successful Places Monitoring
Bulletin 2012/13 to 2017/18**

October 2020

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Introduction

This Authority Monitoring Report bulletin (AMR) provides information about progress being made in implementing the ‘Successful Places’ (SP) policies of the Local Plan, with the exception of Policy SP6 which is addressed in the Town Centres Hierarchy and Network Monitoring Bulletin. This bulletin therefore demonstrates how Newham’s planning policies have performed against 11 Local Plan Performance Indicators for the financial years 2012/13 to 2017/18.

The reporting period commences with adoption of the Core Strategy in 2012 and runs to April 2018. The bulletin therefore includes monitoring against the policies set out in the Detailed Sites and Policies Development Plan Document (DSPDPD) adopted in October 2016. It also reflects on the policy changes set out through the Local Plan Review (LPR), which began in October 2016 and ended in December 2018 with the adoption of the revised Local plan that superseded the Core Strategy and the DSPDPD.

Given the timeframe that the bulletin covers, the document also sets out changes to the availability of data as well as the evolution of national, regional and local policy, guidance and monitoring methodology on the topic. This means that data for some indicators across the monitoring years is not always comparable, or may have been discontinued altogether – more information is set out in the relevant sections of each indicator. Nevertheless, the figures provide a snapshot from the plan period from which conclusions on the effectiveness of policies can be drawn. Any targets, including sought after trends, are set out between box brackets (i.e. []) when each indicator is introduced.

The indicators, including targets, have been chosen as benchmarks to show the direction of travel in implementing the Successful Places policies, and to identify areas where policy changes may need to be considered. Where indicators / sub-indicators have been proposed through the Local Plan Review, this is signposted with “LPR”.

The following sections of the report are structured as follows:

- Output indicators, assessing the application of Successful Places policies
- Outcome indicators, addressing wider evidence on the quality of places within Newham
- Conclusions, setting out effectiveness of policies and where revisions may be need to be considered.

Outputs

SP-OP1 Place-making support

i) Up to date locally-specific place-making guidance where relevant [Target: Up to 5 years old]

Table SP-OP1i below provides a list of all guidance documents prepared or updated over the relevant AMR period and their current status – note some have been prepared in collaboration with the GLA or neighbouring local planning authorities. While there have not been many since the adoption of the Core Strategy, this has been largely due to the focus on delivering key Local Plan documents (namely the Detailed Sites and Policies DPD signposted in the Core Strategy, the Gypsy and Traveller Accommodation DPD, and the Local Plan Review).

Table SP-OP1i: Up to date locally-specific place-making guidance

Document Name	Type	Date of adoption / publication / revision	Notes	Status
Character Study	Evidence Base	December 2017	First produced in 2011 in support of the Core Strategy, it has been updated as part of the Local Plan Review process. Linked to implementation of revised Spatial and SP policies, it is expected that the revised version will play a more active role in informing the early stages of design and masterplanning work for all schemes in the borough, particularly major applications.	Published
Altering and Extending Your Home	SPD	February 2018	Produced in 2010, it has been recently updated to reflect changes in permitted development rights and the types of householder proposals commonly seen in Newham.	Adopted

GLA, Olympic Legacy	SPG	July 2012	The SPG provides guidance for planning development and investment relating to the evolving metropolitan centre at Stratford, and the opportunities presented by the legacy of the 2012 Games.	Adopted
Lea River Park Primer (and related documents)	Brief	October 2016	Provides a vision and guidance on delivering the Lea River Park and its associated Leaway (network of connectivity improvements).	Published

Additionally, while local investment and development needs have moved on, the principles set out in some of the pre-Core Strategy guidance documents remained relevant when read in conjunction with the Core Strategy (2012) and the Detailed Sites and Policies DPD (2016):

- Shopfront Design Guide SPD (2002);
- Advertisements SPD (2001);
- Forest Gate SPD (2010);
- Canning Town and Custom House SPD (2008);
- Stratford Masterplan Development Brief (2011).

Following Local Plan (2018) adoption The Stratford Masterplan was withdrawn and the process to formally withdraw the remaining SPDs is in train.

Finally, Conservation Area Appraisal and Management Plans (and any related design guides), while also pre-Core Strategy, remain relevant tools in assessing developments within Conservation Areas and their setting. See also indicator SP-OP5i.

ii) Environmental improvements [Target: No specific targets, monitor for ongoing commitment to improvements and adequate mitigation];

a) Environmental improvement schemes implemented

A number of major improvements to the borough's public realm are underway as part of Crossrail/Elizabeth Line¹ and Local Infrastructure Plan (LIP) investment² for additional detail:

- East Ham Town Centre (completed);

¹ See here for further information: <https://www.newham.gov.uk/transport-streets/delivering-policies?documentId=34&categoryId=20149>

² see the Infrastructure Delivery Plan for additional detail, published on Council's website: <https://www.newham.gov.uk/planning-development-conservation/planning-policy-local-plan/8?documentId=61&categoryId=20147>

- Stratford Town Centre (nearing completion);
- Manor Park Station (nearing completion);
- Forest Gate Station (nearing completion);
- Maryland Station (nearing completion).

Further environmental and public realm improvements are routinely secured through implementation of detailed designs approved as part of major planning applications, such as:

- Enhanced public realm (including new market space) and new cycle route through Canning Town town centre delivered by the Rathbone Market and Hallsville Quarter developments (Strategic Site S14-Canning Town Central);
- Public access, and new small park and urban setting for the Silvertown War Memorial (Grade II monument) emerging through the implementation of the Royal Wharf development (Strategic Site S22-Minoco Wharf).

b) Developer contributions

Environmental improvements and public realm initiatives have also been secured through S.106 contributions. Additionally, on 1 January 2014 Newham's CIL Charging Schedule became effective which charges a standard tariff on development, with monies allocated towards specific programmes/projects at a later date. Note that following adoption of the CIL Charging Schedule, where development contributions towards public realm or environmental improvements were not strictly related to the development (i.e. in the immediate area), they will have been covered by the standard charge leading to a reduction in S106 moneys secured.

Overall, £1,588,002 have been secured via S106 agreements through new planning permissions between 2012/13 and 2017/18 for environmental improvements, open spaces and public realm projects (see Table SP-OP1ii.b below).

Table SP-OP1ii.b: Developer contributions secured through new S106 agreements signed in the FY (£, 1000s)

Contributions secured for	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Environmental Improvements (e.g. public realm, planting, lighting, signage)	£4k	£838.1k	£100k	nil	nil	£15k
Open Space (e.g. childrens' play space, MUGA, park improvements)	£15k	£50.4k	nil	nil	£500k	£65.4k
Grand total						£1,588k

Amongst key projects funded by S106 developer contributions received over the reporting period³ are:

- £329,335 have been spent towards delivering the Leaway/Lea Valley Linear Park and associated connectivity enhancements since 2012/13 (see also the latest IDP⁴ for more information on projects delivered and further investment needed);
- £1,217,000 spent in 2012/13 towards the Stratford Connectivity Strategy including amongst other, improvements to the existing pedestrian bridge across Jupp Road, the provision of a second entrance on the eastern side of Stratford Regional Station, the implementation of a gyratory system in Stratford public realm work/improvements and the creation of better linkages. A further £120,000 was spent towards the Stratford Broadway Public Realm Improvement Works in 2013/14;
- £40,000 spent in 2012/13 towards the Greenway Gateways project (path and fencing improvements); and
- £387,894 spent between 2012/13 and 2017/18 on park enhancements in various parts of the borough (e.g. children's' play space, multiuse games areas, park improvements).

An additional £348,673,811 of CIL receipts have been allocated in 2016/17 and 2017/18 towards enabling/feasibility work for environmental improvements, open spaces and public realm projects (e.g. Leaway connectivity projects, Royal Docks Infrastructure works), as well as £1595881 CIL funds towards the management of the borough's green spaces in 2017/18. See Annual reports for Newham Planning Obligations and Community Infrastructure Levy for detailed breakdown.⁵

SP-OP2 Healthy Urban Planning

i) Number of new takeaways permitted since 2012 [Target: No specific target: monitor for evidence of downward trend or sustained low levels]

Provisions to manage the proliferation and cumulative impacts of hot food takeaway uses in Newham were introduced by the Detailed Sites and Policies Development Plan Document (adopted October 2016) in new policies managing cumulative impact (SP9 – Recognising Cumulative Impact and SP10 – Managing Cumulative Impact).

Table SP-OP2i shows a total of 7 planning permissions for uses within Use Class A5 have been issued since adoption of the Core Strategy in 2012, of

³ Note that the source of the spent contributions include S106 monies secured prior to the reporting period.

⁴ Currently June 2019 version, available from: <https://www.newham.gov.uk/planning-development-conservation/planning-policy-local-plan/8?documentId=61&categoryId=20147>

⁵ See latest published reports on the Council's website: <https://www.newham.gov.uk/planning-development-conservation/planning-policy-local-plan/6?documentId=61&categoryId=20147>

which 2 were following adoption of the DSPDPD. However, of these approvals, 3 were ancillary to restaurant/food court uses, and one represented the relocation of an existing take-away to a Local Centre to allow for demolition and redevelopment in Canning Town and Custom House Regeneration Area.

In addition to the approvals mentioned above, between adoption of Core Strategy and adoption of the DSPDPD there have been a further 19 applications for takeaways that have all been refused, of which 6 were appealed. While 5 were allowed on appeal, two featured takeaway use ancillary to a restaurant and one represented a renewal of a pre-Core Strategy permission. Following the adoption of the DSPDPD, there have been a further 13 applications for takeaways – in addition to the approvals listed in Table SP-OP2i – that have all been refused based on the new cumulative impact criteria. Of these, only 3 have been appealed, however these were dismissed by the Planning Inspectorate post April 2018.

Table SP-OP2i – Planning Permissions for A5 uses.

Planning Ref	Address	Date of Approval	Reason
Approved pre-DSPDPD adoption			
12/00305/FUL	Industri(US), Canning Town	09.03.2012	Ancillary to food court
13/02354/FUL	332-338 Barking Road, Plaistow	25.02.2014	
14/00586/FUL	Roof Garden, Stratford Shopping Mall	14.05.2014	Ancillary to pub/leisure uses at the site
15/03354/FUL	250 Green Street Forest Gate	08.10.2016	Ancillary to restaurant use of the site.
Approved post-DSPDPD adoption			
16/01833/LA3	39 Freemasons Road	09.05.2017	Relocation to allow regeneration programme.
17/00461/FUL	Gateway Retail Park	13.04.2017	Ancillary to food court, not in a hotspot.

A review of planning applications also reveals that there have been 3 planning permissions for conversion of hot food takeaways in out of centre locations to new residential units over the reporting period.

ii) Controlling environmental nuisance and health impacts – Monitor Environmental Health comments used in development management decision-making on A5, A3, A4, B2 and B8 uses [Target: No specific target: monitor for indication of ongoing influence / commitment to improvements]

This indicator is monitored against a sample of 20 applications which raised issues relevant to environmental health legislation (see Appendix 2) across the period since the Core Strategy was adopted.

The assessment found that written comments were received from Environmental Health officers on 16 out of the 20 sampled applications, with the remaining four representing minor applications where informal advice may have been provided. Informatives and conditions that were recommended by the Environmental Health officers were attached to planning decision notices. In one case (13/00485/FUL), concerns raised by Environmental Health added to the reasons for refusal of the application.

iii) LPR: Use of Health Impact Assessment statements on a yearly sample of submitted major planning applications [No specific target: monitor for indication of ongoing influence / commitment to improvements]

NPPF guidance highlights the scope of issues that planning for health can address, but notes that Health Impact Assessments are not required for every type of development. In Newham the need for an HIA has generally been considered as part of Environmental Impact Assessment Screening Opinion requests and as a minimum requests 'health' to be a consideration of the Environmental Statements. Further, in September 2017 Newham published its Planning Application Requirements (PAR) which set out guidance on what a Health Impact Assessment should address.

This indicator is monitored against a sample of 20 major applications (see Appendix 1) across the period since the Core Strategy was adopted examining provision and quality of health impact assessment statements. While only two of the sampled applications undertook a health impact assessment, three were accompanied by an Environmental Statement addressing the socio-economic issues highlighted by policy SP2, and a further ten had the proposed scheme assessed against some of the policy criteria (mainly amenity impacts, internal space standards, and provision of cycle parking) of policy SP2 as part of the Committee Report.

SP-OP3 Securing Quality Urban Design

i) Design Review Panel activity [Target: No specific target; monitor for effectiveness]

Since 2007, the London Borough of Newham has employed a Design Review Panel (DRP) to review major schemes, primarily early on as part of a pre-application or Planning Performance Project Agreement (PPPA) process. DRP was re-structured in June 2013 to ensure cost-effectiveness and to ensure positive, interactive and objective feedback on designs.

Each scheme brought to DPR is reviewed at least twice. The chair of the panel has an advisory role at Planning Committee. Following approval of

major schemes as part of an Outline type of application, the subsequent phases coming forward through reserved matters applications are also reviewed by DRP.

DRP promotes and champions a high standard of design in the borough. A review of a sample of Committee Reports for major application set out in Appendix 1 indicates that in all 12 cases that DRP was involved, the design of the schemes has been improved (e.g. in terms of integration into the setting, quality of materials and detailing, quality of landscaping). Table SP-OP3i below outlines DRP activity over the reporting period.

Table SP-OP3i – Schemes reviewed by DRP each year*

	2013/ 14**	2014/ 15	2015/ 16	2016/ 17	2017/ 18
Total number of review sessions	42	52	59	61	36
Total number of schemes reviewed*	33	34	37	39	23
Number of new schemes reviewed	20	31	25	20	12
Number of final reports issues	21	44	41	42	26

* N.B.: DRP meetings on any given scheme may be covered in more than one financial year. When a scheme has been reviewed several times in the financial year, it is only counted once. Not all schemes will have progressed to planning application stage.

** From June 2013

ii) Building for Life Assessments [Target: Majority good or excellent]

The Building for Life benchmark is one of the most recognised professional tools for assessing the quality of design of a scheme. While it can be a useful tool for assessing and monitoring development designs, its use is voluntary.

The Building for Life benchmark, originally published in 2012, was updated in August 2014 (Second Edition) and January 2015 (Third Edition, a.k.a. BfL12), therefore comparison between the various editions of Building for Life assessment editions is not straightforward. The 2015 version is based on the NPPF (2012) and is meant to be used in the early stages of design evolution as opposed to a final rating. The points scoring system has been removed in favour of a traffic light system against a consolidated set of 12 questions intended to support the design and masterplanning process of schemes. Guidance indicates that good quality schemes should achieve at least 9 greens and no reds, with good/excellent standards removed.

There are however limitations to the Building for Life 12 assessment, most notable being the scale of development that it best applies to. Primarily it is a tool that helps assess schemes with few, if any, new streets; it is also more difficult to apply the benchmark to schemes with high rise blocks.

A review of a sample of major applications across the period since the Core Strategy was adopted (see Appendix 1) found that there have been no Building for Life Assessments submitted or formally undertaken as part of the pre-application or application processes on schemes involving residential development (13 out of 20). Additionally, while developments can also receive Building for Life accreditation⁶ following completion, there are no known accredited schemes in Newham to date.

Nevertheless the Building for Life criteria in their various iterations have significantly influenced Policy SP3 of the Core Strategy (2012) and Policy SP8 of the DSPDPD (2016), ensuring that the principles are addressed in a locally-relevant manner, in line with the NPPF. All sampled applications have been assessed against Policy SP3 in their Planning Statement, and all post-DSPDPD applications have also given consideration to Policy SP8.

iii) Inclusive access improvements [Target: No specific target: monitor for indication of ongoing commitment to improvements]

This indicator is assessed against a sample of major planning applications (see Appendix 1) with development in a variety of uses. Note that inclusive access policies apply to residential (including specialist housing), tourist/temporary accommodation, and community facility developments – uses relevant for 18 out of the 20 sampled applications. Elsewhere, provisions set by 'Building Regulations Part M: buildings other than dwellings' apply.

The study found that in the 18 relevant sampled applications issues of disabled persons' access and access for all were satisfactorily addressed by all but one of the relevant schemes. Improvements included provision of public realm enhancements (including as part of new streets in some cases), accessible lifts in residential blocks and adequate provision of wheelchair adaptable homes, and disabled parking spaces. In the case of a hotel which did not fully meet the London Plan requirement for 10% of rooms to be wheelchair accessible, a condition was imposed to ensure that plans were revisited to address the gap.

Improvements to the accessibility of public spaces and to stations have also been secured, with street to platform step-free access to Maryland, Forest Gate and Manor Park secured through Crossrail investment.

⁶ See <http://www.builtforlifehomes.org>

SP-OP4 Strategic direction of tall buildings

i) Proportion of tallest (20 storey plus) buildings permitted outside Stratford Metropolitan and Canning Town Town Centre [Target: Less than 1%, monitor for downward trend];

There have been 4 planning permissions over the reporting period for buildings of 20 storeys or more. Two were within S30: Royal Victoria, one on a site known as We5 (12 Western Gateway) by the ExCel Centre, and a fourth within S05: Stratford Central. While this means that 75% have been approved outside of Stratford Metropolitan and Canning Town Town Centre (compared to the 1% target), this indicator is distorted given that applications for 20 storeys or more remain a minority of overall tall building approvals (six storeys or above, as defined through current Policy SP4).

A comprehensive study of planning permissions for tall buildings of six storeys or more granted since the Core Strategy was adopted in 2012, prepared as part of the Local Plan Review⁷, found that a total of 23 schemes have been approved. Of these, 14 (61%) were for tall buildings at locations where policy SP4 indicates that such developments are appropriate and were fully policy compliant. While the rest were in locations where the Policy SP4 indicative height matrix pointed to a lower height, a close examination of the circumstances of each of the sites found that the approvals were justified by criteria also contained in policy SP4 of the Core Strategy: tall buildings already present in the locality setting a local character which accommodated the height of the proposal; proximity to public transport nodes; and design excellence as certified by Design Review Panel.

Nevertheless, further analysis⁵ of the location of new tall buildings in relation to strategic spatial planning and design considerations identified weaknesses of the adopted policy as follows:

- Insufficient site specific guidance on larger sites regarding appropriate and sensitive locations and scale of taller buildings, which would have supported the plan-led approach to tall buildings.
- In spite of spatial policy position on where taller buildings are most suited in Newham (via the tall buildings matrix), tall buildings appear to be the default proposition for most sites.
- Stronger emphasis required on the contribution of tall buildings to the public realm and neighbourliness, and ensuring that they 'give something back' to the wider community they influence. Common concerns from Members, residents and DM Officers related to integration into the wider neighbourhood (quality of materials and design, legibility, heritage setting), impacts (amenity, legibility, microclimate, clustering), affordability, type and quality of housing, safety.

⁷ Tall Buildings Evidence Base (2017), available at <https://www.newham.gov.uk/downloads/file/895/tallbuildingsevidencebase>

- Not all historic examples of tall buildings are appropriate precedents in terms of quality design and placemaking (particularly post-war tower blocks)⁸.
- Design quality on approved plans has not always been maintained in the implementation of schemes.

The revised Policy SP4 and associated indicative heights for strategic sites set out through the Local Plan Review therefore sought to address these issues, including a more nuanced monitoring framework through two new indicators, as per below.

i) LPR: Location of tall building approvals [Target: No specific target, monitor for conformity with spatial strategy];

As stated above, a comprehensive study of the 23 planning permissions for tall buildings of six storeys or more granted since the Core Strategy was adopted in 2012 found that 14 were appropriately located in relation to policy SP4, while the remaining 9 were justified by their site-specific context and demonstrated high quality of design. See above, and Tall Buildings Evidence Base (2017) Appendix 1⁹ for further details.

ii) LPR: Tall buildings approved without detailed designs [Target: No specific target, should be decreasing].

As the target for this indicator is tied to new qualitative criteria set out in draft policy SP4 of the Local Plan (2018), assessment against this indicator in this bulletin is limited. A review of the 23 approved schemes proposing building over 6 storeys over the plan period indicates that tall buildings form the subject of 4 outline permissions with limited level of design detail considered at application stage. Overall, only 8 (including all 4 outline approvals) out of the 23 have secured the continued oversight of the original architect through the S106 agreement.

SP-OP5 Re-valuing heritage and other place-making assets

i) Conservation area appraisals and Management Plans in place [Target: Full coverage]

Eight of the borough's nine conservation areas have an Appraisal and Management Plan in place. Only East Ham does not yet have a conservation area appraisal or a management plan.

⁸ See also Newham Character Study (2017), available at <https://www.newham.gov.uk/downloads/file/899/newhamcharacterstudy2018>

⁹ Tall Buildings Evidence Base (2017), available at <https://www.newham.gov.uk/downloads/file/895/tallbuildingsevidencebase>

ii) Conservation and heritage studies completed as part of master planning/strategic site development where applicable [Target: No specific target, should relate to SP-OP2i and SP-OP3]

Over the plan period there have been 18 major applications approved on strategic sites that have affected the setting of a listed building or conservation area, of which 3 have included proposals directly affecting the use or built fabric of a listed (including locally listed) building on site – see Appendix 4.

Heritage impact assessments submitted as part of these applications indicated that development was expected to have on average neutral or beneficial impact on affected heritage assets, mitigated through consideration of built form, design details and materials. The greatest visual impact was noted in the case of tall buildings, in Stratford, East Ham and at Stephenson Street (West Ham), but this was justified in terms of otherwise exemplary design and socio-economic benefits of development.

Overall, while some concerns were raised by Historic England on the potential impact of 4 schemes (including those noted above) on the significance of the setting and views of affected heritage assets, the decisions to grant planning permission have been taken on balance against the quality of design and the public benefits of each scheme and in accordance with the NPPF.

It is worth noting that all major development on strategic sites underwent pre-application discussions in which the Council's Design and Heritage Officer and DRP have had the opportunity to discuss any heritage concerns with the developer, and in some cases prior proposals with inappropriate heritage impacts have been refused or recommended to be withdrawn (e.g. Stratford Office Village).

At a borough-wide level, the Character Study produced in 2011 has been updated as part of the evidence base for the Local Plan Review and was published in December 2017. It includes extensive consideration of the historical evolution of Newham's urban fabric, with SWOTs and design cues highlighting challenges and opportunities to integrate, enhance and revitalise Newham's neighbourhoods, not least through taking better advantage of placemaking opportunities presented by heritage assets.

iii) Loss of trees subject to a tree preservation order [Target: No specific target monitor trend to ensure reasonable protection is being afforded].

Newham has over 240 historic individual and area-wide TPOs in place in the borough covering approximately 2032 trees and lines/groups of trees. As Table SP-OP5iii below shows, a total of 33 consents have been given for felling of protected trees since 2012/13, justified by the tree(s) being damaged, dead or dying, having lost amenity value, causing damage to property, or by implementation of a wider site management strategy. No trees have been approved for felling against the advice of Newham's Arboricultural Officer, and replacement of the tree/trees has/have been secured in each

case through condition, leading to no net loss of trees, although generally a reduction in tree canopy cover.

Since 2014 there have also been a number of new TPOs within Conservation Areas – as outlined in Table SP-OP5iii.b below – issued through powers granted to the Council by Sections 198 of the Town and Country Planning Act 1990.

Table SP-OP5iii.a: Number of protected trees approved for felling

Year	Number of protected trees approved for felling
2012-2013	3
2013-2014	3
2014-2015	7
2015-2016	9
2016-2017	11
2017/18	0

Table SP-OP5iii.b: New TPOs issued

Date of TPO	Address	Number of trees protected
1st December 2017	106-110 Windsor Road	6
23 rd May 2017(re-issued 6th April 2018)	84 Durham Road	1
17 th February 2017	130 Osborne Road	1
11 th May 2016	28 Wentworth Road	1
6 th August 2015	50 Claremont Road	1
24 th July 2015	77 Claremont Road	1
1st September 2014	34 Durham Road	3

SP-OP7 Investing in Quality Corridors

i) Monitor provision and loss of street trees [Target: No specific target, should be increasing]

LIP monitoring, as set out in Table SP-OP7i overleaf, indicates that there has been a net loss of approximately 534 street trees from Newham-adopted highways between 2012/13 and 2016/17, largely felled for natural decay/safety reasons.

There is currently no data on the number of trees that have been secured through planning permissions on non-adopted streets coming forwards as part of large scale strategic developments. Given the number of developments at

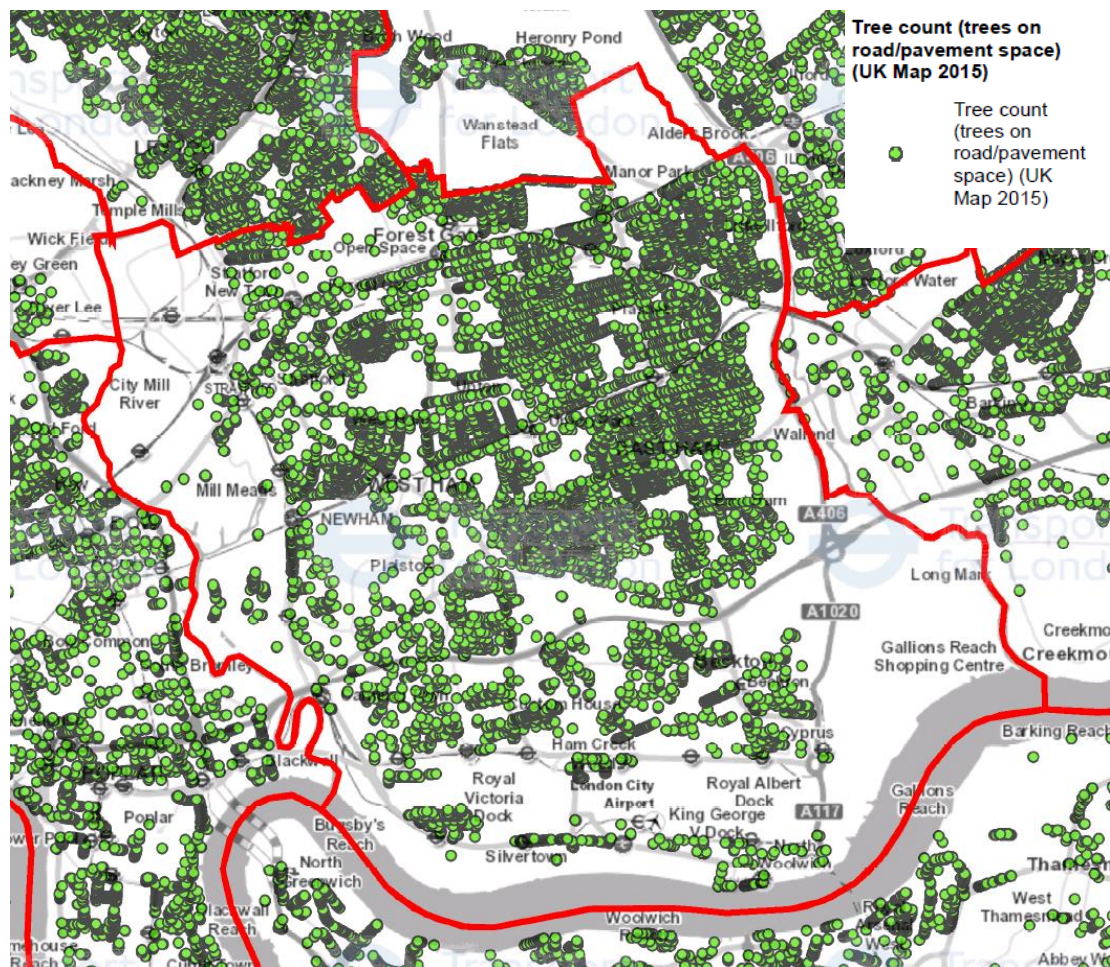
scale in the borough it would be expected that these would go some way towards compensating for the loss of trees elsewhere. Map SP-OP7i below indicates ample coverage of street trees in 2015/16, particularly in the historic neighbourhoods in Urban Newham.

Table SP-OP7i: Provision and loss of street trees on Adopted Highways

	2012/13	2013/14	2014/15	2015/16	2016/17
Number of new trees planted	68	214	50	137	34
Number of replacement trees planted	200	303	252	138	132
Number felled for natural/safety reasons	140	approx. 300	202	168	220
Number felled for other reasons	0	4	1	2	0
NET GAIN/LOSS	-72	approx. -90	-153	-33	-186

Map SP-OP7i: TFL street trees count, 2015

Legend



Source: TfL

ii) Better streets project delivery [Target: Projects completed according to LIP programme; 200-300 street bollards, 300m of guardrail and 100 other items of redundant street clutter to be removed from Borough Roads every year 2011-2014]

The table below outlines public realm improvements through decluttering and accessibility enhancements that support walkability. It indicates that the target to remove 1200m of guardrail and at least 1200 items of street clutter between 2011 and 2014 has been exceeded.

Table SP-OP7ii: Street decluttering and public realm improvements

	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17
Guardrail removal (m)	550	613	470	160	89.50
Street clutter removal (inc. bollards)	790	1248	125	122	373
Legible London signs implemented	25	0	0	22	16
Crossing accessibility upgrades (e.g. Pedestrian crossing upgraded for disabled people)	33	8	8	4	8
Protected crossing facilities provided (e.g. refuges, zebra crossings, pelican crossings etc.)	27	10	14	17	9

Source: LIP AMRs

Further to this, in 2016 the Planning Enforcement team engaged in two significant proactive enforcement projects, known as 'Linear Gateway Improvement Projects'. These projects delivered transformational change to areas of Romford Road and Forest Gate Town Centre, making use of enforcement powers which allow local planning authorities to require clean-up works at untidy properties when their condition adversely affects the amenity of the area.

Transport Monitoring bulletins (on the Council's website) outline completion of cycling and other larger scale street projects in line with the LIP programme.

ii) LPR: Key Corridor and Healthy Streets Agenda (TfL) investment [Target: No specific target. Should demonstrate commitment to policy objectives]

The Healthy Streets Approach adopted by TfL in February 2017 is a toolkit for delivering streets and street networks that encourage walking, cycling and public transport use, and which will reduce car dependency and the health problems it creates. Also known as the Healthy Streets Agenda, it provides the framework for the Mayor of London's Transport Strategy (published 2018)

and sets out 10 healthy street indicators. The 'Healthy Streets Check for Designers' provides a score based system for marking performance of a scheme against the 10 healthy street indicators. Interpretation guidance makes it clear a score is not an immediate reflection of the performance of a street, with designs reflecting physical, financial or political constraints on the project. Rather, the Check is an optimisation tool, and engineers and designers should seek to achieve as high a score as possible, with as even performance as possible across all the indicators.

Given that this is a recently introduced benchmark, there is of yet no monitoring data to report. Table SP-OP7 below outlines Borough's (baseline) performance against the 10 Healthy Streets Indicators.

Table SP-OP7 - Newham performance against Healthy Streets Agenda

Indicator	Observed periods			Trajectory	
	1	2	3	2021	2041
Percentage of residents doing at least two x10 minutes of active travel a day	2013/14 - 2015/16: 32%	2014/15 - 2016/17: 27%	n/a	36%	70%
Percentage of population within 400m of strategic cycle network	2016: 8%	n/a	n/a	22%	88%
Casualties Killed or Seriously Injured (KSIs)	2010-14 baseline: 71	2015: 72	2016: 84	40	0
Annual vehicle kilometres (millions)	2014: 889	2015: 905	2016: 914	905	769
Number of cars owned	2014: 63,189	2015: 66,964	2016: 69,699	63,600	60,000
CO2 emissions (in tonnes) from road transport	2013: 180,800t	n/a	n/a	164,700t	54,500t
NOx emissions (in tonnes) from road transport	2013: 680t	n/a	n/a	240t	30t
PM10 emissions (in tonnes) from road transport	2013: 60t	n/a	n/a	51t	40t
PM2.5 emissions (in tonnes) from road transport	2013: 35t	n/a	n/a	24t	19t
Public Transport (Rail, Underground/DLR, Bus/Tram) Trips per day (000s)	2012/13 - 2014/15: 245	2013/14 - 2015/16: 242	2014/15 - 2016/17: 229	281	405

Gap (in minutes) between the average journey time using full network vs step-free network	2015: 6min	n/a	n/a	n/a	2min
Bus speeds (mph)	2015: 9.2 mph	n/a	n/a	9.5 mph	10/6 mph

Source: TfL, Draft LIP MTS outcomes – borough data pack 2018

SP-OP8 Use of SP policies

i) Sound use of policy in delegated and committee reports [Target: used appropriately in a sample of relevant decisions]

The sample of 20 major planning applications in Appendix 1 was examined for accurate and consistent use of SP policies in development management decision-making. The study found that in general there was adherence to Local Plan policy in decision-making on major proposals, although committee report assessments against policy were not always comprehensive (e.g. against inclusive access design on non-residential schemes, and against healthy planning criteria).

In addition, a further sample of 20 ‘minor’ and ‘other’ applications, set out in Appendix 3, was also examined for accurate and consistent use of Local Plan policy in development management decision-making. The study found that use of Local Plan policies was generally soundly based across a range of development types. Delegated reports accurately identified national, regional and local placemaking policy and justified planning decisions in the context of the particular proposal.

Generally, regular policy surgeries and training events for Development Management and Enforcement Officers have supported effective policy application.

ii) In Planning Inspectorate appeal decision letters [Target: withstands appeal]

Overall the use of Successful Places policies by planning inspectors in appeal decisions reflects consistency and intended interpretation/application of policy. The most common reasons for appeals to be dismissed have been harm to character and appearance, poor quality living conditions, and impact on amenity (particularly loss of privacy through overlooking, and poor outlook). However, potential issues of noise and disturbance, when not accompanied by evidence, were not always considered relevant by inspectors.

On occasion, in decisions made shortly following adoption of the Core Strategy and on applications decided pre-Core Strategy, Inspectors have

favoured the use of London Plan design policies. The Core Strategy is of course in conformity with the London Plan but provides a more detailed locally based analysis of planning considerations which should be assessed and reviewed in an appeal situation.

By April 2018, appeals caseloads suggested that the adoption of the DSPDPD in October 2016 has led to increased Council performance at appeal in cases relating to new hot food takeaways, betting shops and nightly stay hostels in areas with existing significant concentration of such uses – see indicators SP-OP2i and SP-OP9.

SP-OP9 Cumulative Impact

Provisions to manage the proliferation and cumulative impact of hot food takeaway, betting shop and nightly stay hostel uses in Newham were introduced by the Detailed Sites and Policies Development Plan Document (adopted October 2016) in new policies (SP9 and SP10) describing and managing cumulative impacts.

For information on hot food takeaways permitted since 2012 see indicator SP-OP2i above.

i) Number of betting shop approvals [Target: No specific target, monitor for downward trend or sustained low levels]

It should be noted that prior to the Town And Country Planning (Use Classes) (Amendment) (England) Order 2015, which came into force on 15th April 2015, betting shops were considered A2 uses, and therefore planning permission before that date was not required for changes of use to a betting shop where the established lawful use of land was in A2 Use Class.

One application for a new betting shop has been granted planning permission in 2015 (Planning ref. 15/00458/COU), within High Street South Local Centre where no other betting shops were present at the time.

In addition to the approval mentioned above, between adoption of Core Strategy and adoption of the DSPDPD there have been a further 4 applications for new betting shops (of which only one in a designated centre) that were all refused. Of these, 3 were appealed and were allowed based on Inspectors taking a view that such uses do not negatively impact on the vitality and viability of town centres and that cumulative impact has not been sufficiently demonstrated.

Since the adoption of the DSPDPD there have been no applications for new betting shops over the reported period.

There has also been one application through the prior approval process to convert a betting shop at 448-450 Green Street into two residential flats.

ii) Nightly stay hostels approved [Target: No specific target, monitor for downward trend or sustained low levels]

Table SP-OP9ii below shows three nightly stay hostels have been granted planning permission since adoption of the Core Strategy in 2012, all being temporary permissions. Two of these permissions were for Council-owned vacant properties and allow the Council to manage the needs of vulnerable homeless people in line with its legal duties.

Since the adoption of the DSPDPD there have been two applications for new hostels to April 2018, both refused.

Table SP-OP9ii – Planning Permissions for Nightly Stay Hostels

Planning Ref	Address	Date of Approval
<i>Approved pre-DSPDPD</i>		
14/00262/COU & 15/03079/FUL	240 Romford Road, Forest Gate	17/04/2014 & 07/11/2016 (temporary)
15/00636/LA3	235 Romford Road, Forest Gate	
15/00570/LA3	1 Bow Street, Stratford	
<i>Approved post-DSPDPD</i>		
n/a	n/a	n/a

Outcomes

SP-OUT1 Successful Place-making and Design

i) Crime and fear of crime [LPR target: No specific target, should be improving]

MET crime rate statistics (Table SP-OUT1i.a below) covering the reporting period show a yearly increase from 2013/14, with 2017/18 reaching the levels registered in 2010/11. Overall, crime rates – defined as crimes per 1000 residents – are slightly higher than London average, driven by higher crime relating to common assault, personal robbery, theft of/from motor vehicles (particularly in Canning Town, Custom House and Beckton areas) and ‘other’ theft (particularly in Stratford and New Town, Custom House and Beckton areas). The highest levels of crime are consistently reported in the Stratford and New Town, Canning Town North, Custom House, Forest Gate South wards, and Beckton section of Royal Docks and Beckton ward.

Table SP-OUT1i.a - Crime Rates

Year	London Crime Rate	Newham Crime Rate	Wards with Crime Rate above Newham average
2017/18	2.20	2.37	Forest Gate South (2.64) Custom House (2.67) Beckton (2.92) East Ham Central (2.92) Canning Town North (3.05) Stratford and New Town (3.85)
2016/17	2.05	2.16	Green Street West (2.24) Forest Gate South (2.55) Custom House (2.81) East Ham Central (2.83) Canning Town North (2.94) Beckton (3.00) Stratford and New Town (3.72)
2015/16	1.96	2.04	Custom House (2.35) Forest Gate South (2.38) Canning Town North (2.52) East Ham Central (2.65) Beckton (2.69) Stratford and New Town (3.25)
2014/15	1.88	1.97	Plaistow South (2.07) Forest Gate South (2.10) Canning Town North (2.16) East Ham Central (2.56) Custom House (2.60) Beckton (2.99) Stratford and New Town (3.26)

Year	London Crime Rate	Newham Crime Rate	Wards with Crime Rate above Newham average
2013/14	1.86	1.95	Plaistow South (2.02) Forest Gate South (2.03) Canning Town North (2.29) East Ham Central (2.54) Beckton (2.69) Custom House (2.83) Stratford and New Town (2.98)
2012/13	2.06	2.17	Forest Gate South (2.47) Custom House (2.61) Beckton (2.90) Stratford and New Town (3.23) East Ham Central (3.28)
2010/11	2.18	2.31	-

Source: MET, <https://www.met.police.uk/sd/stats-and-data/met/crime-data-dashboard/>, as at 12th August 2018

Fear of crime statistics for Newham's Community Neighbourhoods (Table SP-OUT1i.b) from annual Newham residents' surveys show a 'delayed response', with fear of crime rising while crime itself was lowering (years 2012/13 and 2013/14), and lowering at a time of increased offending (years 2014/15 and 2015/16). Additionally, surveys have indicated a strong relationship between personal resilience and perception of crime, with residents with low personal resilience significantly more likely than those with a medium or high resilience to worry about being a victim of crime locally (52%; 35%; 29% respectively, as per Liveability Survey 2015).

Table SP-OUT1i.b – Percentage of people with fear of crime, by Ward

Area	Year of survey				
	2013	2014	2015	2016	2017
Borough-wide	46%	40%	37%	43%	52%
Beckton	33%	26%	28%	46%	36%
Canning Town and Custom House	44%	34%	36%	37%	45%
East Ham	40%	47%	52%	40%	68%
Forest Gate	60%	43%	24%	40%	49%
Green Street	53%	39%	32%	60%	59%
Manor Park	47%	42%	35%	48%	59%
Plaistow	38%	40%	47%	46%	50%
Royal Docks	37%	24%	50%	31%	37%
Stratford & West Ham	47%	46%	33%	31%	42%

Source: annual Liveability Surveys (Annual Population Surveys from 2016)

Adoption of Secured by Design principles in planning policy will have undoubtedly played a role in improving perception of crime in some areas of rapid/larger-scale transformational change, with cumulative impacts emerging more slowly elsewhere. For example, Stratford and New Town has persistently seen the highest rates of crime in the borough, but fear of crime in the area has been decreasing steadily to 2016/17 and remains among the lowest in the borough. Conversely, crime rates for Green Street do not reflect the high fear of crime reported by residents of the area in 2013, 2016 and 2017. Differences in levels of deprivation/resilience of surveyed respondents may be at play, as outlined above, but also wider determinants that affect how an area is perceived (e.g. urban realm quality, natural surveillance, visibility of investment/enhancement).

ii) Environmental nuisance levels [Target: No target]

Nuisances are generally controlled by parallel legislation (the Pollution Prevention and Control Act 1999) and related regulations. Environmental Permits are necessary for uses such as crematoriums, cemeteries, dry cleaners, petrol stations and industrial operations.

Known environmental nuisances that affect wider areas of the borough include noise and air pollution generated by the operation of London City Airport¹⁰, and odour from the Beckton Sewage Treatment Works (although mitigation measures implemented in recent years have lowered the nuisance level). See also indicator SP-OUT2.iii) on Air Quality Exceedances.

Nuisances such as noise, odour and dust are considered a planning matter in terms of impact on amenity and are controlled through the planning application process to a certain degree, particularly through the application of the spatial strategy (e.g. directing industrial uses to SILs/LILs) and through design and management considerations that are known to mitigate potential impacts (e.g. enclosure of waste handling operations, and management of nuisances from construction via a Demolition and Construction Management Plan).

Demolition and Construction Management Plan are reviewed by Environmental Health team before being approved, and can be enforced against during the period of construction works.

Table SP-OUT1ii below outlines complaints received each year related to noise, dust and odour nuisances from construction sites. Noise complaints in 2012-2014 relate predominantly to Crossrail works, but also start of works on sites in the Royal Victoria Dock and Canning Town areas. Noise complaints in 2015 focused on building sites in Canning Town, Atlantis Avenue/Gallions and Royal Wharf areas, while most complaints in 2017 were related to the West Ham United building site. In 2017, excavations at Pontoon Dock site caused a

¹⁰ Noise levels are subject to a S106 agreement and monitored via Annual Performance Reports - <https://www.londoncityairport.com/corporate/Environment/Annual-Performance-report>

surge in odour complaints due to odorous material in the soil. Dust complaints have tended to refer mostly to small scale building sites (householder). All reported nuisances were investigated and found to be temporary.

Table SP-OUT1ii – Environmental Control construction related complaints

	2012	2013	2014	2015	2016	2017
Noise	19	11	19	10	3	5
Dust pollution	4	2	6	5	1	0
Odour	0	0	0	1	1	5

Source: Newham Environmental Health monitoring

Given that most environmental nuisances are short-term (e.g. at the construction stage, controlled through Demolition and Construction Management Plans) and/or controlled through other legislation (e.g. commercial and industrial licensing), this indicator is not considered sufficiently representative of successful place-making.

A useful substitute to this spatial indication of place quality is considered to be people’s overall satisfaction with their area – which will take into account other benefits and drawbacks of development - as derived from yearly residents’ surveys. This indicator is proposed to be carried forward through the Local Plan Review.

ii) LPR: Satisfaction with the area [Target: Maintain above 75%, should be improving].

Table SP-OUT1ii.a below sets out resident’s satisfaction with the local area as assessed through the annual Liveability Surveys (and Newham Annual Residents’ Surveys since 2016). At borough level rankings have consistently been above the targeted 75%.

Table SP-OUT1ii.a – Satisfaction with the Area

Community Neighbourhood	2013	2014	2015	2016	2017	Average over 5 years
Stratford and West Ham	82%	84%	80%	90%	90%	85%
Custom House and Canning Town	83%	78%	90%	90%	86%	85%
Royal Docks	82%	78%	91%	85%	85%	84%
Beckton	78%	82%	87%	80%	87%	83%
East Ham	77%	73%	71%	88%	91%	80%

Green Street	80%	82%	72%	83%	92%	82%
Plaistow	79%	81%	79%	87%	87%	83%
Forest Gate	81%	75%	88%	85%	86%	83%
Manor Park	81%	78%	77%	85%	87%	82%
Newham Average	80%	79%	80%	86%	88%	83%

Source: Liveability surveys 2013, 2014 and 2015; Newham Annual Population Surveys 2016 and 2017

Looking at results by neighbourhood area highlights that people are persistently most satisfied in the Canning Town and Custom House, and the Royal Docks. East Ham has slightly lagged behind due to low scores in 2013 to 2015, in part explained by feedback from residents during engagement at Newham Mayor's Shows which identified a perceived lack of regeneration investment compared to large scale strategic development (housing and mixed use) elsewhere.

Engagement with residents through the Mayors Shows (Table SP-OUT1ii.b overleaf) in 2016 on the theme of Town Centres and in 2017 on the theme of Local Character have provided important feedback in support of reviewing the character and vision for places through the Local Plan Review process, building on local strengths and highlighting opportunities to enhance local character and amenity through more responsive design.

Table SP-OUT1ii.b – Mayor's Shows feedback

Year	Summer 2016	Summer 2017
Theme	Town Centres	Local Character
Feedback received	<ul style="list-style-type: none"> • Most common complaint was too many betting shops, pay day loan shops and hot food takeaways leading to anti-social behaviour that puts people off visiting those areas where there is a large volume of these uses present; • Accessibility another important issue, highlighting lack of places to rest and public toilets; • Residents would like more places to socialise particularly in the evening, including cinemas, pubs and family friendly restaurants. 	<ul style="list-style-type: none"> • Residents concerned about gentrification in some parts of the borough; • Accessibility should be improved to and along riverside and docks; • Residents accept the need for tall buildings in certain locations such as close to stations, but feel that they must be of high quality, safe and provide the type of homes that Newham needs; • Poor alterations to properties and loss of front gardens to hard paved parking areas were felt to result in loss of an area's character; • Where rental properties were allowed to get run down, they gave a dilapidated feel

		to some streets; • Still too many betting shops, takeaways, and pound shops.
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SP-OUT2 Healthy Urban Planning

i) Mortality rate [Target: monitored against London average where possible; otherwise monitor for appropriate trends in line with SEA/IIA objectives]

National statistics on Life Expectancy (Table SP-OUT2i.a, below) and Mortality Rates from preventable causes (Table SP-OUT2i.b, overleaf) indicate that, overall, Newham is on a path of convergence with pan-London averages, with improving trends across the indicators between 2010 and 2016.

Nevertheless, Newham residents on average still live one year less than other Londoners, and life expectancy inequality indicators show that people living in the most deprived areas in Newham generally continue to experience significantly lower outcomes, particularly women in lower socio-economic circumstances.

Overall Mortality Rates from causes considered preventable are only 8.7 points higher than London average in 2014-16, down from 31.4 points over 2010-2012, with particularly positive trends in preventable liver diseases and cancers in under 75s. However, Newham continues to have high under 75s Mortality Rate from preventable cardio-vascular diseases.

Table SP-OUT2i.a - Life Expectancy

	2010 - 2012		2011 - 2013		2012 - 2014		2013 - 2015		2014 - 2016	
	Newham	London	Newham	London	Newham	London	Newham	London	Newham	London
Life expectancy at birth - males	77.7	79.5	78.4	79.9	78.5	80.2	79.0	80.2	79.3	80.4
Life expectancy at birth - females	82.5	83.6	82.4	83.9	82.9	84.0	82.5	84.1	83.1	84.2
Life expectancy at 65 years - males	17.6	18.7	18.0	18.9	18.0	19.0	18.3	19.1	18.6	19.3
Life expectancy at 65 years - females	20.7	21.5	20.6	21.7	20.8	21.7	20.5	21.7	21.0	21.9

	2010 - 2012		2011 - 2013		2012 - 2014		2013 - 2015		2014 - 2016	
	Newham	London	Newham	London	Newham	London	Newham	London	Newham	London
Inequality in life expectancy* at birth - males	8.1	n/a	6.9	n/a	6.0	n/a	6.0	n/a	6.5	n/a
Inequality in life expectancy* at birth - females	7.3	n/a	8.0	n/a	6.9	n/a	7.8	n/a	7.4	n/a
Inequality in life expectancy* at 65 years - males	6.3	n/a	4.9	n/a	4.7	n/a	4.5	n/a	5.7	n/a
Inequality in life expectancy* at 65 years - females	6.0	n/a	6.3	n/a	5.3	n/a	5.4	n/a	5.2	n/a

* Difference between the most and least deprived LSOAs in Newham

Source: PHE, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework>

Table SP-OUT2i.b – Mortality Rate from Causes Considered Preventable, per 100,000 population

	2010 - 2012		2011 - 2013		2012 - 2014		2013 - 2015		2014 - 2016	
	Newham	London	Newham	London	Newham	London	Newham	London	Newham	London
Mortality rate from causes	213.5	182.1	205.6	175.6	198.6	172.3	189.9	170.8	176.4	167.7
Under 75 mortality rate from all cardiovascular diseases	73.8	52.0	66.7	50.2	68.4	49.6	68.6	48.7	61.2	46.2
Under 75 mortality rate from cancer	86.8	82.6	90.3	80.6	82.7	78.2	74.9	75.6	64.9	73.5
Under 75 mortality rate from liver disease	19.8	16.6	16.3	15.7	15.3	15.5	15.0	15.1	13.9	14.9
Under 75 mortality rate from respiratory disease	21.4	17.1	20.5	17.1	19.6	17.1	16.5	16.5	20.4	16.5

Source: PHE, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework>

ii) Rates of physical activity, childhood obesity and mortality linked to circulatory diseases [Target: monitored against London average where possible; otherwise monitor for appropriate trends in line with SEA/IIA objectives]

Physical activity data has historically been based on Active Lives survey data published yearly by Sports England, which looks at sporting activities, fitness activities, cycling for leisure and sport, cycling for travel, walking for leisure, walking for travel, creative or artistic dance for all 16+ year olds. However, since 2015/16, Public Health England (PHE) recommends an alternative definition that looks at 19+ and includes gardening as an eligible activity. While the source of data remains the Active Lives survey, caution should be taken in comparing results from previous years to those obtained via the more recent method.

These statistics are set out in Table SP-OUT2ii.a below and indicate that Newham’s residents tend to be less active than other Londoners, which is particularly troubling given that the borough has one of the youngest populations in London. On a more positive note, the gap seems to be reducing in the past few years as monitored through the revised PHE method.

Table SP-OUT2ii.a – Percentage of physically active adults

	2012	2013	2014	2015	2015/16	2016/17
Newham	51.4	43.5	50.4	44.8	59.5	62.5
London	57.2	56.2	57.8	57.8	65.8	64.6

Source: PHE, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework>

Similarly, data from the National Child Measurement Programme, outlined in Table SP-OUT2ii.b below, shows reception year children in Newham are slightly more likely to be overweight or obese compared to the London average, with the gap growing considerably at Year 6 measurements.

Table SP-OUT2ii.b – Prevalence of overweight (including obese) in children at Reception and Year 6

	Reception year					Year 6				
	2012/13	2013/14	2014/15	2015/16	2016/17	2012/13	2013/14	2014/15	2015/16	2016/17
Newham	24.6	22.8	25.4	24.6	23.3	42.4	39.7	43.2	43.1	42.7
London	23.0	23.2	22.2	22.0	22.3	37.4	37.6	37.2	38.1	38.5

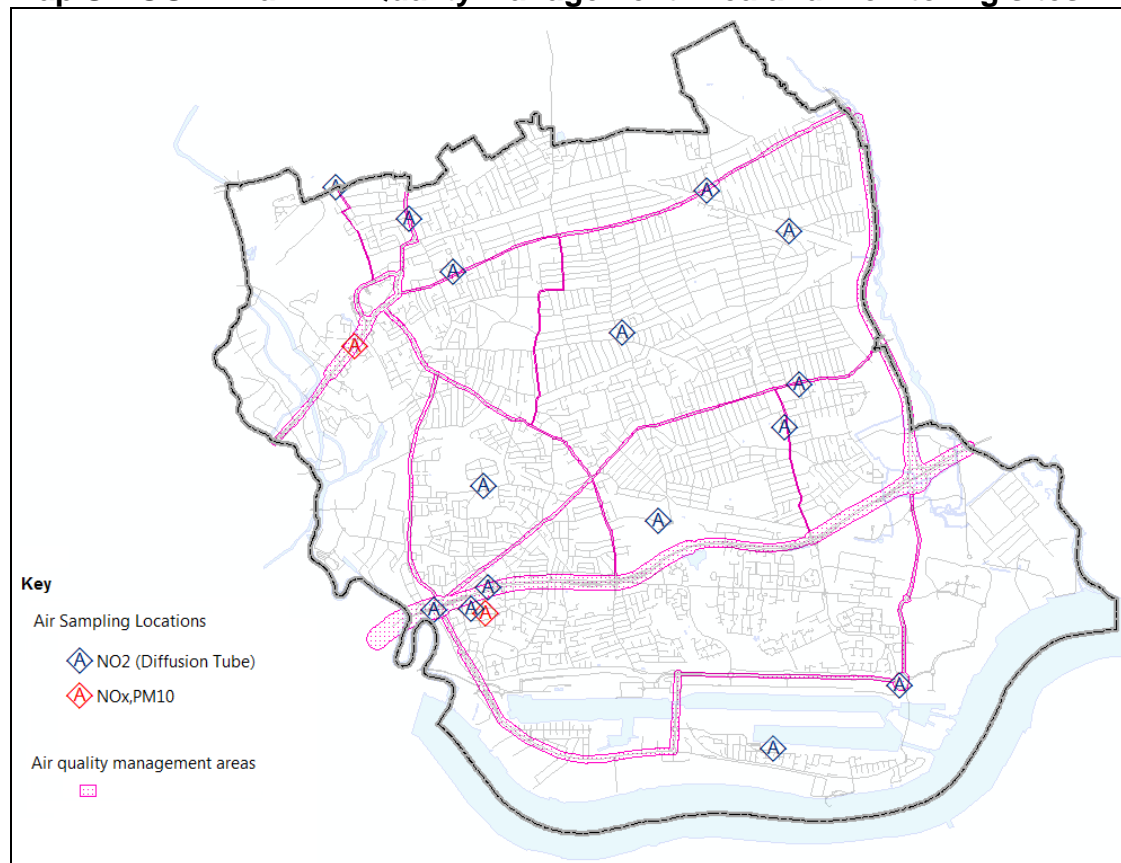
Source: NHS Digital, National Child Measurement Programme

Table SP-OUT2i.b above outlines mortality rates linked to circulatory (cardiovascular) diseases. While there is a positive decreasing trend in the number of under-75s dying from preventable cardiovascular diseases, there is still a considerably higher prevalence of such cases compared to the London average – around 1.4 higher risk for Newham residents.

iii) Air Quality Exceedances [Target: monitored against London average where possible; otherwise monitor for appropriate trends in line with SEA/IIA objectives]

Air quality in Newham is monitored by Environmental Health primarily through data collected automatically at two stations, Cam Road (road side) and Wren Close (background), together with a further 16 non-automatic monitoring sites where levels of nitrogen dioxide (NO₂) are measured. See Map SP-OUT2iii.a.

Map SP-OUT2iii.a – Air Quality Management Area and monitoring sites



Source: Environmental Health

For PM₁₀ particulates (inhalable particles with diameters that are generally 10 micrometers and smaller) there have been no exceedances at either Can Road or Wren Close sites.

Table SP-OUT2iii.a below outlines annual mean NO₂ concentrations at the automatic and non-automatic sites in the borough, highlighting that mean annual NO₂ levels have exceeded the recommended level of 40ug m⁻³ in several locations through the reporting period, particularly along the A13/Newham Way, Leytonstone Road and Browning Road. Overall, NO₂ yearly mean exceedances have been registered in all but 2015 of the reporting years.

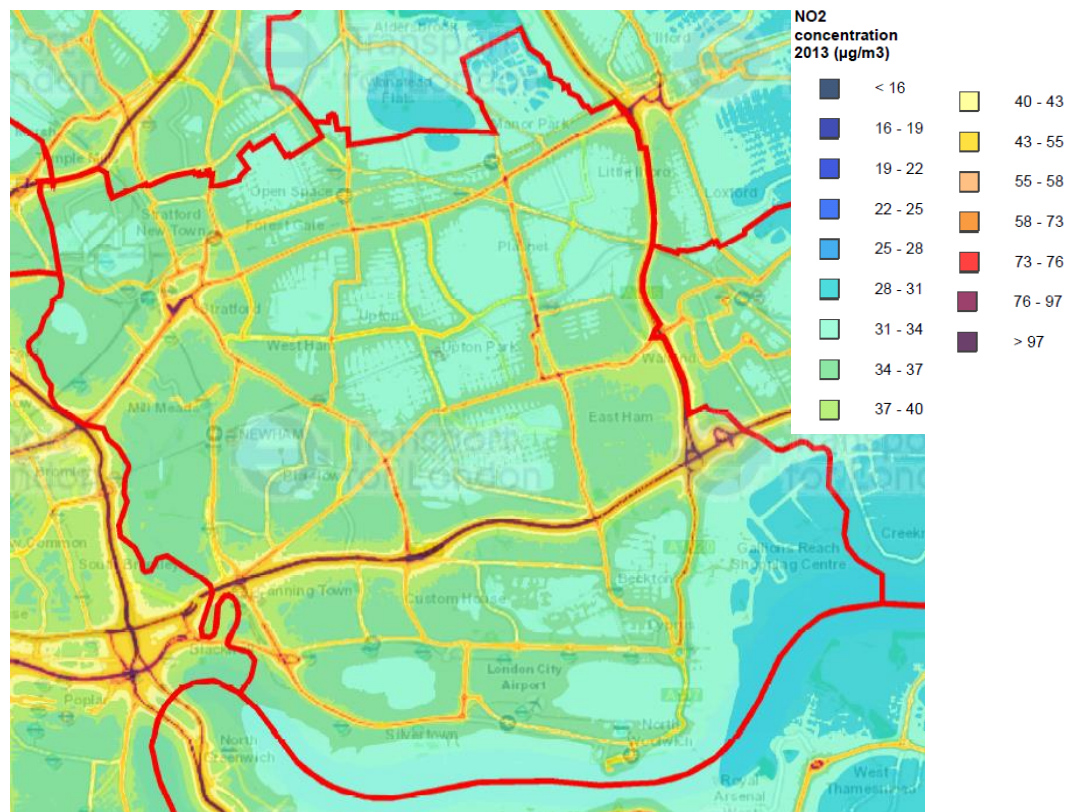
Table SP-OUT2iii.a – NO₂ Annual Mean Concentration years since 2012.

Site*	2012	2013	2014	2015	2016	2017	Mean
<i>Automatic sites</i>							
Cam Road (R)	43	40	39	38	42	38	40
Wren Close (B)	38	32	34	30	33	30	33
<i>Non-automatic sites</i>							
Temple Mill Lane, E15 (R)**	45	41	37	36	42	40	40
115 Romford Road (R)	44	38	39	34	38	35	38
576-590 Romford Road (R)	39	38	35	37	37	36	37
Barking Road Town Hall (R)	44	44	38	34	39	38	40
230B Grange Road (B)	30	28	29	26	27	27	28
General Hospital, Glen Road (B)	37	41	41	36	36	36	38
High Street South E6 (R)	36	36	35	29	35	33	34
Tant Avenue E16 (B)	34	36	33	28	30	30	32
City Airport (R)	39	38	37	32	37	38	37
Galleons Roundabout (R)	36	33	36	34	37	38	36
290-292 Green Street E7 (R)	43	45	36	33	38	41	39
107 Leytonstone Road E15 (R)	56	61	63	49	54	60	57
44 Browning Road E12 (R)	53	49	48	46	45	42	47
Beckton Arms, Newham Way (R)	68	53	60	46	54	59	57
Canning Town Roundabout (R)	64	59	52	42	47	56	53
Cam Road, E15 (R)**	43	42	40	33	37	39	39
Yearly Mean non-automatic sites	44	43	41	36	40	41	41

* (R) = roadside site; (B) = Background site; ** Within LLDC planning area.
Source: Environmental Health;

Further, Map SP-OUT2iii.b below presents estimated annual mean NO₂ concentrations in 2013 extrapolated from TFL traffic data, and similarly reflects high concentrations of NO₂ throughout the year along Newham's key movement corridors, particularly the A13, Ron Leighton Way/High Street North, sections of Romford Road and Barking Road and Stratford High Street/The Broadway/Leightonstone Road. This is concerning given the significant number of strategic development taking place or planned-for along these routes.

Map SP-OUT2iii.a – Traffic-generated average NO₂ concentration 2013



Source: TfL

Indeed, the majority of arterial roads (A) within the borough are within the designated Air Quality management Area (Map SP-OUT2iii.a above) which is a planning consideration through application of Policies SP2 and SP9 of the DSPDPD, both taken forward through the LPR and further enhanced through new Air Quality Policy SC5 (which also requires developments to support implementation of borough's Air Quality Action Plan).

The impact of prevailing air pollution exceedances is increasingly being analysed, highlighting the impacts on health, such as permanent effects on child lungs development, and contribution to preventable mortality rates. Indeed, Newham's fraction of mortality attributed to particulate air pollution is slightly higher than the London average over the reporting period (Table SP-OUT2iii.b overleaf).

Table SP-OUT2iii.b – Fraction of mortality attributable to particulate air pollution

	2012	2013	2014	2015	2016
Newham	6.9	7.0	6.8	6.0	6.9
London	6.6	6.7	6.5	5.6	6.4

Source: PHE, <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework>

SP-OUT3 Heritage Protection

i) Historic buildings and monuments at risk [Target: No target, should be declining]

The matrix presented under Table SP-OUT3i below shows heritage assets listed on Historic England’s annual Heritage at Risk (HAR) register between 2012 and 2017 annual years, excluding any sites for which the LLDC is the planning authority. It provides information on when the building was first entered onto the register and any relevant strategic allocation and/or planning permission.

The number of buildings at risk has declined over the reporting period. While it is of concern that ten of the buildings have been on the list for the whole period or longer, it is encouraging to note that the planning process has helped bring some of the buildings back into use via the implementation of planning permissions. Additionally, where unauthorised works or changes of use to a listed building have been identified, enforcement action has been taken which has helped preserve the historic significance of the building.

Table SP-OUT3i – Listed buildings on the Heritage at Risk register

Listed building	2012	2013	2014	2015	2016	2017	First on HAR	Relevant Allocation reference	Planning approval	Enforce ment case
West Ham Pumping Station	x	x	x	x	x	x	1990	LMUA9		
Central Buffet	x	x	x	x	x	x	1990	S31	14/00618/OUT	
Central Offices	x	x	x	x	x	x	1990	S31	14/00618/OUT	
West Ham Court House	x	x	x	x	x	x	1998			
Coach & Horses	x	x	x	x	x	x	2007	LMUA7, adj. S29	18/01394/FUL	18/00284/ENFC
Chimney to Beckton Sewage Works	x	x	x	x	x	x	2009			

Listed building	2012	2013	2014	2015	2016	2017	First on HAR	Relevant Allocation reference	Planning approval	Enforce ment case
Dukes Head	x	x	x	x	x	x	2010			14/00394 /ENFC
Silo D	x	x	x	x	x	x	2010	S21	14/01605/ OUT	17/00666 /ENFC
North Woolwich Station	x	x	x	x	x	x	2010	LPR:S04		14/02188 /ENFA 19/00447 /ENFC
Spotted Dog	x	x	x	x	x	x	2010			
Earl of Essex	x	x	x	x	x	x	2012		14/02909/ FUL	18/00748 /ENFC
Technical College	x	x	x				2012	S26	13/01375/ LBC	
Gallions Hotel	x						2012	Adj. S19		18/00783 /ENFC
Duke of Fife	x						2012		12/01445/ FUL 12/00111/ REF 12/00369/ FUL	12/01544 /ENFC 15/00152 /ENFC 18/00116 /ENFA
Earl of Derby	x	x	x				2012		11/00698/ FUL	
Memorial Baptist Church (POW)		x					2013	Adj LPR: HSG23		
Church of St Barnabas (POW)		x	x	x			2013			
Police Station E6						x	2017	S26	14/01523/ FUL	
TOTAL	15	15	14	12	11	12				

Source: Historic England, <https://historicengland.org.uk/>

Conclusions

This final section of the bulletin provides an assessment of the data provided by the indicators above and formulates conclusions on the effectiveness of Successful Places policies contained in the Core Strategy (2012) and Detailed Sites and Policies DPD (2016) using a traffic light system, and reflects on possible courses of action in respect of further policy review (noting where the change has already been take forward though the Local Plan (2018).

Poor = Little to no improvement achieved

Neutral = Some improvements, further monitoring required

Good = Significant improvements demonstrated through policy interventions

Indicator	Overall assessment 2012/13 to 2017/18
Outputs	
<p>SP-OP1 Place-making support:</p> <ul style="list-style-type: none"> i) Up to date locally-specific place-making guidance where relevant; ii) Environmental improvements; 	<p>Good</p> <p>Relevant place-making guidance is in place, including an up to date Character Study. The need for any updated or new supplementary guidance is under review.</p> <p>There have been notable improvements to the public realm in the borough within the plan period. Developer contributions have been forthcoming to fund a range of environmental and public realm improvements across the borough in the same period, with influence on perception of local area in neighbourhoods seeing more significant change such as Stratford, Canning Town and the Royal Docks.</p> <p>See also SP-OUT1.</p> <p>Overall, policy continuity is required in order to secure ongoing and transformative change in the quality of the built environment.</p>
<p>SP-OP2 Healthy Urban Planning:</p> <ul style="list-style-type: none"> i) Number of new takeaways permitted since 2012; ii) Controlling environmental nuisance and health impacts; iii) LPR: Use of Health Impact 	<p>Neutral</p> <p>While policies controlling takeaway proliferation were only recently adopted (DSPDPD, 2016), they have already played an important role in refusing applications and limiting the chance of</p>

<p>Assessment statements on a yearly sample of submitted major planning applications;</p>	<p>success at appeal (as evident from the considerable reduction in number of appeals).</p> <p>Continuity of cumulative impact policy through the Local Plan (2018) is important in order to monitor effectiveness.</p> <p>Application of Health Impact Assessments and / or assessment against criteria of policy SP2 has been patchy, in part due to overlaps with other policies (e.g. sustainable transport, amenity impacts). Additional training may be required, or a specific policy requirement to undertake an HIA. Alternatively, the principles of planning for health may be redistributed amongst the other place-making policies.</p> <p>Engagement with Environmental Health continues to be an important form of controlling the environmental impacts of development activity.</p> <p>See also indicator SP-OUT2 which highlights importance of policy continuity to help build momentum towards better health outcomes for borough's residents.</p>
<p>SP-OP3 Securing Quality Urban Design:</p> <ul style="list-style-type: none"> i) Design Review Panel activity; ii) Building for Life Assessments; iii) Inclusive access improvements; 	<p>Good</p> <p>The Design Panel is working well and is clearly having a positive input into the planning process. Inclusivity is satisfactorily considered on applications for a wide range of uses, not least accessibility enhancements in the public realm affected by developments.</p> <p>It is disappointing that no Building for Life statements/ assessments were submitted with any of the sampled applications. However, all applications have been assessed against policy SP3, and Policy SP8 since 2016, which build on the principles of BfL. With a growing recognition at the national level of the merits of BfL (Housing White Paper, 2017; NPPF, 2018), it is expected that it</p>

	<p>will become a more common tool in developing and accessing schemes.</p> <p>See also SP-OUT1 which highlights importance of policy continuity to secure ongoing and transformative change in the quality of the built environment.</p>
<p>SP-OP4 Strategic direction of tall buildings:</p> <p>λ) Proportion of tallest (20 storey plus) buildings permitted outside Stratford Metropolitan and Canning Town Town Centre;</p> <p>i) LPR: Location of tall building approvals;</p> <p>ii) LPR: Tall buildings approved without detailed designs;</p>	<p>Neutral</p> <p>While the Tall Buildings Evidence Base (2017) reported that all tall building approvals have been successfully justified in terms of application of policy SP4 or as an exemption based on local context, the study also identified several important shortcomings for the policy which the Local Plan (2018) addresses (e.g. a clearer spatial strategy and additional quality benchmarks).</p>
<p>SP-OP5 Re-valuing heritage and other place-making assets:</p> <p>i) Conservation area appraisals and Management Plans in place;</p> <p>ii) Conservation and heritage studies completed as part of master planning/strategic site development where applicable;</p> <p>iii) Loss of trees subject to a tree preservation order;</p>	<p>Neutral</p> <p>Heritage re-valuation in Newham is supported through adequate coverage of Conservation area appraisals and Management Plans, although provision of an appraisal and management plan for East Ham Conservation Area should be considered. The updated Character Study (2017) provides additional guidance.</p> <p>Applications affecting heritage assets have been adequately supported by studies considering the value of the assets and the level of impact from development. Overall, decisions to grant planning permission have been taken on balance against the quality of design and the public benefits of each scheme and in accordance with the NPPF.</p> <p>There has been no substantive loss of trees protected by a preservation order.</p> <p>Continuity of policy is recommended, alongside a commitment to identify further local heritage assets and review/formulation of guidance as necessary (e.g. Appraisals and Management Plans, Design Guides).</p>

<p>SP-OP7 Investing in Quality Corridors:</p> <p>i) Monitor provision and loss of street trees;</p> <p>ii) Better streets project delivery;</p> <p>ii) LPR: Key Corridor and Healthy Streets Agenda (TfL) investment;</p>	<p>Good</p> <p>While available data indicates a loss of street trees, this is likely tempered by new trees within large scale new developments, but for which there is currently no data.</p> <p>A substantial amount of street de-cluttering and public realm improvements have taken place over the reporting period, not least through planning enforcement activity.</p> <p>No data against Healthy Streets Agenda implementation given very recent adoption of approach by TFL.</p>
<p>SP-OP8 Use of SP policies:</p> <p>i) Sound use of policy in delegated and committee reports;</p> <p>ii) In Planning Inspectorate appeal decision letters;</p>	<p>Good</p> <p>Successful Places policies have overall been effectively applied in the sampled applications. There have been no substantive issues with interpretation of Successful Places policies by inspectors at appeal when compared to comprehensiveness of assessment by council's case officers. Policies are expected to continue to perform strongly, subject to continued monitoring and training of officers.</p>
<p>SP-OP9 Cumulative Impact:</p> <p>i) Number of betting shop approvals;</p> <p>ii) Nightly stay hostels approved;</p>	<p>Neutral</p> <p>Monitoring indicates limited success of controlling the concentration of betting shops and nightly stay hostels prior to adoption of the DSPDPD policies. While it is still too early to determine the success of this policy, preliminary data indicates it is having an effect on the number of applications being submitted and approved for such uses. See also SP-OP2.</p> <p>Continuity of cumulative impact policy through the Local Plan (2018) is important in order to monitor effectiveness.</p>

Indicator	Overall assessment 2012/13 to 2017/18
Outcomes	
<p>SP-OUT1: Successful Place-making and Design:</p> <ul style="list-style-type: none"> i) Crime and fear of crime; ii) Environmental nuisance levels; ii) LPR: Satisfaction with the area 	<p>Neutral</p> <p>While fear of crime is a complex socio-economic and environmental statistic, there seems to be a strong link between new development/investment and residents' improving perception of crime in their area.</p> <p>Evidence suggests transformative development is also having a strong positive impact on people's satisfaction with the local area. Feedback from residents also highlights the importance of effective implementation of the policies, and how enhancements to an area through development and investment are cumulative over time.</p> <p>Continued application of Secured by Design and other placemaking standards (e.g. Building for Life 12) in new development as well as urban realm enhancement schemes are considered essential to improving this indicator across all community neighbourhood areas. Furthermore, ongoing effective engagement with residents at plan-making and development management stages will continue to be important to understand people's satisfaction with their area and how the Local Plan can help catalyse positive change.</p>
<p>SP-OUT2 Healthy Urban Planning:</p> <ul style="list-style-type: none"> i) Mortality rate; ii) Rates of physical activity, childhood obesity and mortality linked to circulatory diseases; iii) Air Quality; 	<p>Neutral</p> <p>The Joint Strategic Needs Assessment (JSNA) 2017-2019 finds that the current population of Newham is young and diverse. However, as the population ages, the combination of lower socio-economic occupations, ethnic predispositions and life-style risk factors predicts a rising cost to health and social care unless interventions to support the population to adopt healthier life styles are implemented now.</p>

	<p>Continuity of Healthy Planning policy and effective application have the capacity to support healthier lifestyles, although improving existing trends is likely to be a slow, cumulative process.</p> <p>It is also imperative that policy continues to require development to contribute to air quality mitigation and improvement through a wide range of design measures, supported by existing policies SP2 and SP9 as taken forward through the Local Plan (2018), together with new policy SC5 specifically focusing on air quality matters. Work has also been undertaken by Environmental Health towards developing a borough-wide Air Quality Management Area as part of the new Air Quality Action Plan work (2019).</p>
<p>SP-OUT3 Heritage Protection: i) Historic buildings and monuments at risk</p>	<p>Neutral</p> <p>While a number of listed heritage assets have been on the at-risk register for a number of years, a substantial proportion of these have been the subject of recent planning permissions the implementation of which will lead to the assets being brought back into use and re-valued for the community and wider benefit.</p> <p>Policy continuity will be important, alongside training of officers to ensure heritage assets are enhanced and protected through the planning system.</p> <p>Further areas of work will include continued enforcement action, and engagement with community groups to help identify heritage-led regeneration opportunities (e.g. through emerging Royal Docks and Beckton OAPF work, or neighbourhood planning).</p>

Appendix 1: Sample of major planning applications

Reference	Address	Development Description
12/01381/FUL	School 21 Pitchford Street Stratford E15 4RZ	Redevelopment of the site for the provision of a free school, including the demolition of existing temporary classrooms, refurbishment and recladding of the existing school buildings, the erection of a two storey extension, enclosing existing courtyards and the erection of a new sports facilities building, flood-lit multi use games area with associated new car parking provision, cycle storage and landscaping.
12/01753/FUL	210 Plaistow Road E13 0AL	Demolition of existing warehouse and workshop and erect a new part 6 and part 8 storey building incorporating 18 artists studios, 33 flats (7 x 1 bed 2p, 21 x 2 bed 4p, and 5 x 3 bed 6p) each with their own winter garden amenity space. Other shared amenity spaces provided with lower ground floor car parking with 19 parking spaces, including 2 disabled spaces, 7 motorcycle spaces and 51 cycle spaces.
12/01910/FUL	Land Bounded By Connaught Road And Royal Albert Way, Off Dockside Road West Beckton	Erection of three hotel buildings (Hotel 1 - 8 storeys, Hotel 2 - 7 storeys and Building 3 - 10 storeys) comprising 364 new hotel rooms and 38 suites, 161sqm of A3 floor space and 813 sqm of B1 floor space, 92 car parking spaces and associated landscaping.
16/02575/FUL	Land Adjacent To Jenkins Lane East Ham	Erection of a single unit of commercial floor space B1c (Light Industrial process), B2 (General Industrial) and B8 (Distribution or storage) with associated vehicle parking on part of the Site and associated enabling works.
13/01873/FUL	Vacant Land At 26 To 34 Tidal Basin Road Silvertown E16 1AD	Redevelopment of the site to provide two residential buildings (Class C3 use) of 24 and 23 storey's respectively, comprising 360 residential units and 455sqm of flexible Class A, B1 or D1 floor space, landscaped open space with associated basement car parking, servicing, storage, plant and works incidental to the development. This application is accompanied by an Environmental Statement

Appendix 1: Sample of major planning applications

Reference	Address	Development Description
14/01605/OUT	Silvertown Quays, Bounded By Royal Victoria Dock, Connaught Bridge And Mill Road, North Woolwich Road Silvertown E16 1UR	Outline planning application with all matters reserved except for Access for the redevelopment of the site for mixed use purposes, including the alteration, partial demolition and conversion of the Millennium Mills and the construction of buildings across the site to include Brand buildings (Sui Generis), Residential (Use Class C3), Office (Use Class B1), Retail (Use Classes A1-A5), Leisure (Use Class D2), Education (Use Class D1), Hotels (Use Class C1), other Non-Residential floor space such as community use (Use Class D1), provision of public open space, works of repair and restoration of the Dock walls, infilling and excavation of parts of the Dock area, the placing of structures in, on, or over the Dock area, utilities, construction of estate roads and the creation of new accesses to the public highway, works of landscaping and making good, creation of surface and sub-surface car parking areas.

Appendix 1: Sample of major planning applications

Reference	Address	Development Description
14/02289/FUL	Stratford Centre And Morgan House Development Site The Mall Stratford	Application for detailed planning permission for the demolition of buildings and structures on the site, including:- Access ramp to the existing Stratford Centre multi-storey car park- Market Trader storage premises- Morgan House car park structure- Units 15/16, 20/21/22, 23 and 24 of the Stratford Centre- Rear servicing to existing Sainsbury's supermarket, and The construction of a residential-led mixed use development comprising the refurbishment and extension of the existing Morgan House building to 20 storeys including provision of amenity deck and rooftop amenity areas; the erection of new buildings comprising a 42 storey building, a 25 storey building and a 3 storey podium building providing 587 residential units (Use Class C3) across 69,226 sq. m (GEA) of residential floor space, including associated private and communal amenity areas and decks, 4,539 sq m (GEA) of retail/leisure floor space (Use Classes A1, A2, A3, A4 and/or D2), 1,359 sq m (GEA) of office floor space (Use Class B1a), replacement market trader storage facilities, associated car and cycle parking areas, provision of new and enhanced public realm areas, modifications to the existing Stratford Centre to include alterations to the access including a new entrance ramp and modifications to the existing multi-storey car park and reconfiguration of the existing car park, alterations to servicing and storage facilities with associated highway works, access and connectivity improvements, landscaping and public realm improvements, open space provision and other associated development. (UPDATED PLANNING APPLICATION MATERIAL SUBMITTED ON 17 DECEMBER 2014 AS FOLLOWS:- Updated Planning Application Forms - Updated CIL Additional Information Forms - Draft Stopping up plan - (Dec 2014)- Updated Internal Daylight/Sunlight Assessment- (Dec 2014)- Updated planning application plans/drawings - (Dec 2014)- Addendum to the Environmental Statement Volume 1)
14/02893/FUL	West Ham United Football Club Green Street Upton Park E13 9AZ	Demolition of the West Ham United Football Ground and ancillary outbuildings to enable a comprehensive redevelopment of the site; including the erection of new buildings, rising to 3 to 13 storeys, (including a basement on part of the site), to deliver 842 new residential homes (use class C3), including affordable housing, in a mix of unit sizes and tenures, 559 sum (Net Internal Area) of use class D1 floor space, 146.3 sum (Net Internal Area) of flexible use class A1 and/or A2 and/or A3 and/or A4 and/or B1 and/or D1 and/or D2 floor space, together with associated cycle parking, car parking, highways, landscaping, and infrastructure works.

Appendix 1: Sample of major planning applications

Reference	Address	Development Description
15/01256/FUL	125 High Street South E6 6EJ	Proposed demolition of existing Public House and erection of part-three, part-four and part-five storey building, comprising of a A3/A4 Commercial unit, car parking facilities and 23 no. self-contained dwellings above. This is an application for a major development.
15/01730/FUL	London Transport Bus Garage Redclyffe Road E6 1DS	Demolition of the existing building and redevelopment of the site to deliver 192 residential units, together with associated car and cycle parking, landscaping and north-south pedestrian and vehicular link route, and associated works.
16/00312/FUL	66-68 New Barn Street Plaistow E13 8JW	Full Planning permission is sought for the site 66 - 68 New Barn Street including lock up garages site to the rear for the demolition of five single/two storey garage buildings and the erection of a part one/part two/part three/part four/part five storey block of 33 residential units comprising of self contained duplexes and flats and associated car parking.
16/00337/FUL	Springboard House 2A Cloughton Road & 744-748 Barking Road E13 9PN	Demolition of existing buildings at 2A Cloughton Road and Nos. 744, 746 and 748 Barking Road and the construction of a part four, part six storey building comprising 33 residential units (Class C3).
16/00819/FUL	Site We5b Western Gateway Canning Town E16 1AD	Redevelopment of the site to deliver a 20 storey mixed use building comprising 105 residential units (13 x studios, 45 x 1 beds, 31 x 2 beds and 16 x 3 beds), 172 sq. m. (GEA) of flexible non-residential floor space (Use Classes A1-A4 and B1) together with associated car and cycle parking and landscaping and associated works. This application affects the setting of two Grade II listed buildings. The listed buildings are nineteenth century industrial warehouses and are listed as Warehouse K and Warehouse W.

Appendix 1: Sample of major planning applications

Reference	Address	Development Description
16/02001/FUL	Royal Dock Service Station North Woolwich Road Silvertown E16 2AB	Redevelopment of the Royal Docks Service Station with a residential development comprising of 307 residential units set across four buildings ranging in height from 5 storeys to 13 storeys with single basement level, landscaping, amenity space, stopping up part of the public highway in North Woolwich Road and ancillary associated development. This development affects the setting of a Listed Building.
16/02590/FUL	London Design And Engineering University Technical College 15 University Way Beckton E16 2RD	Erection of a new 750 place London Design & Engineering University Technical College (LDE UTC) for 14-19 year olds with associated landscaping, cycle parking and access from Royal Albert Way. The development affects the setting of a Listed Building.
16/02650/FUL	The Railway Tavern 131 Angel Lane Stratford E15 1DB	Redevelopment of the site to provide a 298 room hotel ranging in height from 3 to 8 storeys (incorporating a semi enclosed roof terrace) together with the retention (in part) of the existing Railway Tavern Hotel Building with continued drinking establishment, as well as associated car and cycle parking, landscaping and servicing.
16/03428/FUL	Canning Town Area 8 Bounded By Peto Street North and Victoria Dock Road Silvertown Way Canning Town	Detailed planning permission for mixed use development to provide 975 residential units (Use Class C3), A 152 bedroom hotel (Use Class C1), A 3,000sqm (GIA) of flexible commercial floor space (Use Classes B1 (A,B&C), A1-A4, D2 and a nursery within Use Class D1) including a food store of up to 550sqm, An enhanced public realm with cycle ways, tree planting and public squares, amenity space, car parking, cycle parking, refuse stores and servicing arrangements and all associated works. Relocation of existing electricity substation. (This major application is accompanied by an Environmental Statement for the purposes of Environmental Impact Assessment)

Appendix 1: Sample of major planning applications

Reference	Address	Development Description
17/01552/FUL	Silvertown Quays Bounded By Royal Victoria Dock Connaught Bridge And Mill Road North Woolwich Road Silvertown E16 1UR	The erection of 193 inter-connected shipping containers and flat pack cabins stacked horizontally over three storey's to create 151 artists' studios and creative workspace (Use Class B1) all accessed via stairwells, with supporting retail (Use Class A1), bar/food uses (Use Class A3/A5) at the ground level, an exhibition space, community project space and a crèche (Use Class D1) for a temporary period of 60 months (This application site affects the setting of a listed building).
17/01737/FUL	Skip Hire Ltd Oasis Park Stephenson Street Canning Town E16 4ST	Proposed Extension to existing waste management facility.
17/02285/FUL	The Cart And Horses 1 Maryland Point Stratford E15 1PF	Redevelopment of the site including the retention of the existing Cart & Horses Public House, demolition of the existing extension to the rear of the existing public house and the provision of 29 new residential dwellings within a part 3 / part 7 storey building, plus basement level, with associated residential amenity space, landscaping and cycle parking.

Appendix 2:		Sample of planning applications cases for A3, A4, A5, B2 and B8 uses			
Reference	Address	Environmental Health concern/objection	Decision	Development Description	
12/00305/FUL	Industri(us) Silvertown Way Canning Town	No response	Approve	Erection of up to 16 micro-enterprise studios (B1 & D1 use), a demountable canopied structure with 24 small self-build units for the display and sale of goods (A1 & A3 uses) and a central community event space, a food court with up to 30 pitches (A3, A4 & A5 uses), creation of an external event space for training and community events and erection of back of house facilities	
12/01560/FUL	87 Leytonstone Road E15 1JA	Concern about detail drawings, conditions required	Approve	Repair of existing fire damaged building including external alterations, ground and first floor rear extensions, and reinstatement of restaurant (use class A3) on ground floor with flue at the rear and offices (use class B1) on first floor.	
13/00475/FUL	Eastern Curry House 50 Romford Road E15 4BZ	None	Refuse (Appeal allowed)	Change of use from A3 (Restaurant) with ancillary take-away to A5 (Hot Food Takeaway) and erection of new shopfront, extract duct and air compressors.	
13/00485/FUL	Cloths Shop 167 Green Street E7 8JE	Objection (noise, odour)	Refuse	Proposed rear extension and use of rear of existing A1 (shop) to a B8 use (caterers kitchen to prepare food for consumption at functions off the premises) and use of the shop for the sampling of food on the premises by potential clients in addition to the existing A1 retail use and installation of external flue at the rear.	
14/00309/FUL	123 Plaistow Road Stratford E15 3HL	None, subject to conditions	Approve	Change of use from retail unit (Use Class A1) to food preparation area (Use Class B2) with installation of extraction unit system at the rear of the property.	
14/00586/FUL	Multi Storey Car Park The Stratford Centre The Mall	None	Approve	Change of use to levels 7 and 8 of the existing car park to urban park with associated cafe/bar, toilets and covered and un-covered multi-use spaces within classes A1, A3, A4, A5, B1, D1, D2 and sui generis.	

Appendix 2:		Sample of planning applications cases for A3, A4, A5, B2 and B8 uses			
Reference	Address	Environmental Health concern/objection	Decision	Development Description	
	Stratford E15 1XA				
14/02364/COU	123 Plaistow Road Stratford E15 3HL	No response	Refuse	Proposed change of use from B2 food preparation to coffee shop A3 and hot food takeaway A5 and use of basement as part cold room and storage.	
15/00460/COU	84 London Industrial Park Roding Road Beckton E6 6LS	None, proposes informative	Approve	Retention of current use classes B1(c), B2 and B8 and change of use to include aquaculture (Sui Generis).	
15/00537/FUL	296 High Street North Manor Park E12 6SA	None, subject to conditions	Refuse	Proposed Change of use from retail shop A1 to Indian sweet shop and hot food takeaway A5 and installation of external flue at the rear	
15/01256/FUL	125 High Street South E6 6EJ	None, subject to conditions	Approve	Proposed demolition of existing Public House and erection of part-three, part-four and part-five storey building, comprising of a A3/A4 Commercial unit, car parking facilities and 23 no. self-contained dwellings above. This is an application for a major development.	
15/02405/COU	321 Romford Road Forest Gate E7 9HA	No response	Refuse	Proposed change of use from A1 (shop) to (B2) motor garage.	
16/02575/FUL	Land Adjacent To Jenkins Lane Jenkins Lane East Ham	None, subject to conditions	Approve	Erection of a single unit of commercial floor space B1c (Light Industrial process), B2 (General Industrial) and B8 (Distribution or storage) with associated vehicle parking on part of the Site and associated enabling works.	

Appendix 2:		Sample of planning applications cases for A3, A4, A5, B2 and B8 uses			
Reference	Address	Environmental Health concern/objection	Decision	Development Description	
16/03073/FUL	147-149 Leytonstone Road Stratford E15 1LH	Concern regarding cramped residential accommodation and noise from commercial if windows are open. Recommends conditions.	Approve	Full planning application for development comprising: Demolition of existing outbuildings to rear of 145 - 151 Leytonstone Road; Erection of three storey building comprising 2x B1(c) units and 1x B2 unit on ground floor and 2 x 3 bed units and 1 x 2 bed unit above; Enlargement of existing shop at No. 151 Leytonstone Road and alterations to existing restaurant 147/149 Leytonstone Road; Reconfiguration of existing flats including creation of 4 bed unit to 145 Leytonstone Road; Erection of balcony, lift core and first floor extension to the rear; Provisions of new access for flats at the rear and three car parking spaces and six bicycle spaces	
16/03087/FUL	Simpsons 342 Romford Road Forest Gate E7 8BS	None, subject to conditions	Refuse	Fully renovate existing pub building with single flat above per the following: Proposed ground floor, first floor rear and side extension and second floor extensions to provide 2no. A1 (retail shops), 1 no B1 (Business admin) and 1no. A3 (restaurant/cafe) on the ground floor and 3no. flats on the first floor with roof deck (2 x 3 bed and 1 x 2 bed), 1 x bed flat on the second floor with roof deck, solar panels on the rear flat roof and provision for bin storage and bicycle parking.	
17/00471/COU	65 Upton Lane Forest Gate E7 9PB	No response	Refuse	Change of use of retail (Use Class A1) to (Use Class B2) light industrial use as a double glazed windows manufacturing plant.	
17/01552/FUL	Silvertown Quays Bounded By Royal Victoria Dock Connaught Bridge And Mill Road North Woolwich	None, proposed informatives	Approve	The erection of 193 inter-connected shipping containers and flat pack cabins stacked horizontally over three storey's to create 151 artists' studios and creative workspace (Use Class B1) all accessed via stairwells, with supporting retail (Use Class A1), bar/food uses (Use Class A3/A5) at the ground level, an exhibition space, community project space and a crèche (Use Class D1) for a temporary period of 60 months.	

Appendix 2:		Sample of planning applications cases for A3, A4, A5, B2 and B8 uses			
Reference	Address	Environmental Health concern/objection	Decision	Development Description	
	Road Silvertown E16 1UR				
17/02052/FUL	Site 3 Brewsters Waste Management Thames Wharf Dock Road Silvertown E16 1AF	None, subject to conditions and informatives	Approve	Planning permission for time limited consent for the continued use of the site as a waste recycling and transfer station and associated works.	
17/00301/FUL	12 Bradfield Road Silvertown E16 2AX	None, subject to conditions	Approve	Change of use of the land for a time limited period to a mixed use of concrete manufacture and the screening and crushing of inert material to be used as an aggregate in the manufacture of concrete and open storage.	
17/03009/FUL	Unit 5B Cody Business Centre Cody Road Canning Town E16 4TG	None, subject to conditions	Approve	Change of use from a Sui Generis waster transfer to B1(c), B2 and B8 uses.	
17/03917/FUL	556 Romford Road Manor Park E12 5AF	None, subject to conditions and informatives	Refuse	Change of use of shop (Use Class A1) to takeaway (Use Class A5) with installation of extractor system to the rear.	

Appendix 3: Sample of minor/other planning applications examining use of Local Plan policy in decision-making.

Reference	Address	Development Description
14/01399/FUL	136 Upton Lane Forest Gate E7 9LW	Change of use from Class A1 to mixed Class A1 and sui generis use as coin operated laundrette and dry cleaner.
17/03375/FUL	66A Windsor Road Forest Gate E7 0QY	Extension of existing rear window opening at half landing to create new door and access platform to connect to re-located wrought iron stairs. Replacing existing access door with new timber sash window to match original adjacent window. (This application site falls within the Woodgrange Estate Conservation Area)
15/01109/FUL	First Floor Flat 24 Upton Park Road Forest Gate E7 8LD	Loft conversion with a rear dormer and front skylights
17/03687/FUL	34 Barking Road East Ham E6 3BP	Change of use of medical centre (Use Class D1) to shop (Use Class A1) and proposed combination of 34 and 32 Barking Road to form one shop unit.
15/02830/FUL	47A Crofton Road Plaistow E13 8QT	Proposed loft conversion with rear dormer extension including two velux windows to the front for first floor flat and new front porch.
12/01560/FUL	87 Leytonstone Road E15 1JA	Repair of existing fire damaged building including external alterations, ground and first floor rear extensions, and reinstatement of restaurant (use class A3) on ground floor with flue at the rear and offices (use class B1) on first floor.
13/01321/FUL	277B Green Street Forest Gate E7 8LJ	Extension to first floor windows, second floor front roof extension and change of use to shop showroom
12/00958/FUL	22-23 Maryland Street Stratford E15 1JF	Internal alterations and roof top extension to flats, changing from existing 1 x 1 bed and 7 x 2 bed flats to 4 x 1 bed and 4 x 2 bed flats
15/00795/FUL	6 First Avenue Manor Park	Single storey construction to the rear of the property consisting of a mono pitched roof with a raised parapet wall with two roof windows on the ground floor flat

Appendix 3: Sample of minor/other planning applications examining use of Local Plan policy in decision-making.		
Reference	Address	Development Description
	E12 6AN	
14/02406/FUL	10 Clova Road Forest Gate E7 9AH	Proposed conversion of existing basement for additional habitable unit.
16/03205/FUL	146 High Street South East Ham E6 3RW	Replacement of shopfront.
15/03018/CO U	145B Albert Road North Woolwich E16 2JD	Change of use from A1 (hairdressers) to D1 (non-residential institutions) Dental Surgery
13/00894/FUL	Cumberland School Specialist Sports College Oban Close Plaistow E13 8SJ	Proposed installation of roof top A.C Unit/Plant to serve classrooms
12/01524/FUL	52 Carlyle Road Manor Park E12 6BP	Conversion of loft with rear dormer extension, hip to gable roof and installation of two velux windows in the front elevation to provide two additional bedrooms.
17/02509/FUL	36A Ash Road Stratford E15 1HL	To build a 'L' shaped single story rear extension. Extending 3m from rear elevation and infill side return. To build a outbuilding/garden room.
16/00896/FUL	297A High Street North Manor Park E12 6SL	Proposed loft conversion with rear dormer including two velux windows to the front elevation.
15/02534/FUL	225 Plashet Road Plaistow E13 0QU	Retention of conversion of a dwelling into two flats incorporating 1 x 2 bedrooms and 1 x 3 bedrooms flats.
15/00427/FUL	82 Leytonstone Road Stratford E15 1SQ	Continued retail use of the former public house (ground floor, basement) and for the ancillary accommodation to be converted into 1 x 1 bed unit and 2 x 2 bed units with amenity area to front and rear.

Appendix 3: Sample of minor/other planning applications examining use of Local Plan policy in decision-making.

Reference	Address	Development Description
12/00463/FUL	19 Woodgrange Road Forest Gate E7 0HX	Change of use of 1st and 2nd floor from B1 offices to Class C3 residential use - 1 no 1 bed 2 person flat and 1 no 2 bed 3 person flat, erection of a roof extension, and installation of window at rear.
13/02321/LA3	Gallions Primary School Warwall E6 6WG	New music building comprising four practice/ teaching rooms and a classroom.

Appendix 4 Conservation and heritage studies completed as part of strategic site master planning/development, approved schemes.

Strategic Site / Planning application	Affected Heritage Asset(s)	Study considering impact	Mitigation measures proposed by the study & scheme design.	Historic England concerns/objections
S05 12/01318/FUL	- Setting of St. John's Conservation Area and its listed buildings	Design and Access Statement: Heritage Impact Statement	Alignment of the elevation, chamfered façade, proportions of buildings and windows, setback of upper floors, complementary materials.	Concern. Building overly dominant in views from the Broadway, with upper floor rising above adjacent historic buildings.
S05 14/02289/FUL	- Setting of St. John's Conservation Area and its listed buildings	Environmental Statement: Built Heritage, Townscape and Visual Impact Assessment	High quality design and materials creating a neutral to beneficial backdrop for the listed church and wider conservation area.	Concern. Impact on setting of St John's Church
S05 16/00796/FUL	- Setting of St. John's Conservation Area and its listed buildings	Historic Environment Assessment; Design and Access Statement: Townscape and Visual Impact; Planning Statement: Old Dispensary Appraisal	Scale and orientation of buildings, materials, enhancement of spaces around the Old Dispensary to improve the quality of its setting.	None.
S11 17/01847/OUT	- Setting of Three Mills and Sugar House Lane	Environmental Statement: Townscape, Built Heritage	No mitigation measures are required beyond securing high quality of	Concern. Harm to the significance of two views within

Appendix 4		Conservation and heritage studies completed as part of strategic site master planning/development, approved schemes.		
Strategic Site / Planning application	Affected Heritage Asset(s)	Study considering impact	Mitigation measures proposed by the study & scheme design.	Historic England concerns/objections
	Conservation Areas, various listed buildings over a wide area	and Visual Impact Assessment	design, effects are beneficial or neutral.	Three Mills Conservation Area
S16 13/01461/FUL	- Setting of St. Luke's Church	Design and Access Statement	Careful massing and materials.	None.
S19 12/01881/OUT	- Setting of Gallions Hotel	Environmental Statement: Townscape & Visual Amenity	No significant impact in the context of existing views	None.
S19 14/00664/OUT	- Setting of Gallions Hotel, and Gallions Roundabout Pumping Station (local)	Environmental Statement: Townscape & Visual Amenity	Given the contemporary setting of the building, development will result in minor, beneficial impact.	None
S21 14/01605/OUT	- Silo D, Millennium Mills (local), Rank Premier Mills (local); setting of pair of Stothert & Pitt travelling cranes, Silvertown War Memorial.	Environmental Statement: Cultural Heritage	Retain and bring back into use Silo D, and retain its historic link to Pontoon Dock. Retention of Rank's Premier Mill. Part-demolish (subject to programme of building recording), part-refurbish and bring back into use Millenium Mills complex. Positive impact on the setting of cranes by refurbishment of industrial assets on site. Beneficial impact on the war memorial setting.	None. Proposed conditions to safeguard heritage assets.
S22 11/00856/OUT	- Setting of Silvertown War Memorial, Silo D	Environmental Statement: Archaeology and Built Heritage, and Townscape Conservation and Visual Impact Assessment	Photographic survey to record the architectural or historic interest of un-listed buildings on site. Careful integration of the war memorial. Respect the view both of the Silo 'D' and from it, and the overall view of the area from the DLR train line.	Insufficient detail to provide comments.

Appendix 4		Conservation and heritage studies completed as part of strategic site master planning/development, approved schemes.		
Strategic Site / Planning application	Affected Heritage Asset(s)	Study considering impact	Mitigation measures proposed by the study & scheme design.	Historic England concerns/objections
S22 16/00527/FUL	- Silvertown War Memorial, Silo D, Harland and Wolff Gates (local)	Environmental Statement: Townscape Conservation and Visual Impact Assessment	Beneficial effect on the setting of Harland and Wolff Gates. Otherwise neutral effect given already large scale approved schemes at Royal Wharf and Silvertown Quays.	None.
S24 16/02395/FUL	- Setting of Forest Gate Town Centre Conservation Area and its listed buildings, and Woodgrange Estate Conservation Area	Heritage, Townscape and Visual Impact Assessment	Sympathetic form and massing, roofscape breaking up the mass of the building, use of traditional bay rhythms of typical Victorian shops, complementary materials.	No response.
S25 16/03805/FUL	- Setting of East Ham Civic Centre Conservation Area and its listed buildings, particularly the Denmark Arms	Heritage, Townscape and Visual Impact Assessment	Reinstated the gridded street pattern with strong definition of the street. Massing stepping down adjacent the Denmark Arms allows the public house roofscape to be read without visual intrusion. Several distinct massing blocks addressing each street's character. The tallest building lower than the Town Hall by circa 7m. Lattice brick pattern parallel to windows complements the rich detailing of historic buildings adjacent.	None.
S25 17/03612/FUL	- Setting of East Ham Civic Centre Conservation Area and its listed buildings	Heritage, Townscape and Visual Impact Assessment	Interposing development, no direct impact on setting.	None.
S25 17/02737/FUL	- Setting of East Ham Civic Centre	Design and Access Statement	Interposing development, no direct impact on setting.	No response.

Appendix 4		Conservation and heritage studies completed as part of strategic site master planning/development, approved schemes.		
Strategic Site / Planning application	Affected Heritage Asset(s)	Study considering impact	Mitigation measures proposed by the study & scheme design.	Historic England concerns/objections
	Conservation Area and its listed buildings			
S26 16/02824/FUL	- Setting of East Ham Civic Centre Conservation Area and its listed buildings	Heritage Statement and addendum	Retention of the original building. Overall height of the two storey roof extension subservient to the host Town Hall Annex. Sensitive and honest addition allowing continued use of a heritage asset. Complementary elevation treatment, and contrasting materials allowing original building to stand out.	Objection. The impact of the height, scale and bulk of the proposals on the Annex building itself would be visually oppressive. The aluminium clad roof extension will be clearly visible and harm the overall homogenous appearance of the setting. Less than substantial harm to the setting of the listed buildings and conservation area.
S29 17/00951/FUL	- Willow Cottage, Coach and Horses public house, Plaistow Station (local), West Ham Park	Heritage Statement	Low sensitivity of setting to Willow Cottage, no harm; high quality development will bring in people and new community uses to activate the space, to the benefit of the building. Protection of long views of historic significance towards the station, and respectful scale of development and public realm enhancements in the immediate setting of the station. No impact on Coach and Horses Public House.	No response.
S29 17/02586/FUL	- Willow Cottage, Coach and Horses public house, Plaistow Station (local), West Ham Park	Townscape, Visual and Heritage Assessment	Interposing embankment and landscaping limiting impact of scale of development on views of Willow Cottage. Coach and Horses Public House significance not affected. No	None.

Appendix 4	Conservation and heritage studies completed as part of strategic site master planning/development, approved schemes.			
Strategic Site / Planning application	Affected Heritage Asset(s)	Study considering impact	Mitigation measures proposed by the study & scheme design.	Historic England concerns/objections
			harm to the setting of West Ham Park given existing tall buildings. Setting of the station will be enhanced through high quality design and activating uses.	
S31 - 14/00618/OUT	Dock Manager's Offices, Central Buffet, Compressor House(local), Silo D	Townscape and Visual Impact Assessment, and Environmental Study: Cultural Heritage	Bringing back into use the listed buildings on site, with alteration carefully considered to retain those elements that contribute to the heritage value of the assets, including features and fittings. Generous public realm, and new buildings forming a calm, contrasting backdrop.	None