



Authority Monitoring Report

5 Year Land Supply Update

December 2021

5 Year Land Supply and Housing Trajectory

Table 1: LB Newham¹ Housing Trajectory and Delivery (as at 29/11/21, subject to continual updating)

Year	Policy Year	Annual Figures			Cumulative Figures			Managed Delivery Figures	
		Housing Target ²	Net Additional dwellings ³ (projected completions)	Surplus/deficit	Net Additional Dwellings (actual or projected completions)	Cumulative Target	Cumulative surplus/deficit	Managed Delivery Target (cumulative deficit annualised over remaining plan period in addition to housing target)	Surplus/deficit
18/19	1	2,752	1,911	-841	1,911	2,752	-841	2,752	-841
19/20	2	2,752	2,533	-219	4,444	5,504	-1,060	2,836	-303
20/21	3	2,752	1,977	-775	6,421	8,256	-1,835	2,870	-893
21/22	4	3,280	2,191	-1,089	8,612	11,536	-2,924	3,509	-1,318
22/23	5	3,280	3,575	295	12,187	14,816	-2,629	3,698	-123
23/24	6	3,280	3,973	693	16,160	18,096	-1,936	3,718	255
24/25	7	3,280	3,499	219	19,659	21,376	-1,717	3,667	-168
25/26	8	3,280	4,063	783	23,722	24,656	-934	3,709	354
26/27	9	3,280	3,533	253	27,255	27,936	-681	3,591	-58
27/28	10	3,280	3,580	300	30,835	31,216	-381	3,621	-41
28/29	11	3,280	3,876	596	34,711	34,496	215	3,661	215
TOTALS		34,496	34,711						

Source: Kibana 2021/Planning Policy Monitoring Figures 2021

¹ As per the current definition of housing targets, this does not include sites under the administration of the London Legacy Development Corporation

² 18/19, 19/20 and 20/21 housing targets as per 2018 Newham Local Plan, which was the adopted housing target for the Borough during these financial years. From 21/22 onwards the housing target reflects the annualised housing requirement figure set out in the London Plan, which was adopted in March 2021.

³ As outlined at paragraph 4.1.9 in the London Plan (March 2021), net non-self-contained accommodation for students is measured on a 2.5:1 ratio, net non-self-contained accommodation for older people (C2 Use Class) is counted on the basis of a 1:1 ratio, and all other net non-self-contained communal accommodation counts towards meeting housing targets on the basis of a 1.8:1 ratio.

Introduction

- 1.1 Tables 1 and 3 provide a summary of the Council's Housing Trajectory and 5 Year Land Supply position respectively as at November 2021. Both tables have been calculated using both the London Plan and Newham's previously adopted Local Plan housing requirement figures. This is because prior to the formal publication of the London Plan in March 2021, the borough was working towards meeting the housing requirement figure set out in Newham's adopted Local Plan. As such the Borough's 2018 Local Plan housing target is the relevant housing requirement figure for financial years 18/19, 19/20 and 20/21, with the London Plan annualised housing requirement figure used from financial year 21/22 onwards⁴. As per London Borough of Newham's (LBN) Housing Delivery Test (HDT) result for 2020, a 5% buffer has been applied to LBN's 5 years land supply target⁵.
- 1.2 Table 4 provides a breakdown of the 5 Year Land Supply via Community Neighbourhood areas (CNAs): these align with Local Plan spatial policy areas, although Plaistow, Forest Gate, Manor Park and East Ham are included in one single spatial policy area within the Local Plan, described as 'Urban Newham'. All figures are accurate as at November 2021, though the Borough's housing trajectory is subject to continual updates.

Methodology for site inclusion and phasing

- 2.1 Last year, LBN adopted a more standardised approach to estimating delivery timescales for developments included in the five year land supply. This has included generating a methodology for site phasing, based on delivery timescales information sourced from the Borough's housing trajectory. This methodology was introduced, in part, in order to provide a better understand the implications of the COVID-19 pandemic on future year's housing delivery.
- 2.2 Taking national guidance as a starting point, the National Planning Policy Framework (NPPF) glossary provides a definition as to what sites should be considered 'deliverable':

*To be considered deliverable, sites for housing should be **available now**, offer a **suitable location for development now**, and be achievable with a **realistic prospect that housing will be delivered on the site within five years**. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer*

⁴ The London Plan 2021 and Local Plan 2018 housing requirement figures do not include the area of the Borough administered by the LLDC

⁵ Paragraph 74, NPPF (2021) requires 5% unit buffer against the 5 Year Land to ensure choice and competition in the market for land.

a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

2.3 While the Secretary of State⁶ has indicated that the above glossary definition does not form a 'closed list', the definition provides limited leeway for Council's to include schemes without consent within their five year land supply. Recognising this, inclusion of sites without permission will only be considered acceptable where there is clear evidence sites have a realistic prospect of delivering homes within the next five years.

2.4 Taking this into consideration, LBN have analysed evidence of housing delivery timescales utilising information from its housing trajectory, and have included the following types of sites, phased according to the methodology outlined at Table 2.

Table 2: 5 Year Land Supply Phasing Methodology⁷

Consent type	Phasing
Started schemes	<ul style="list-style-type: none"> • ≤ 50 units/bed spaces: expect to complete within 1 year • > 50 units/bed spaces: expect to complete within 2 years from commencement year
Not started schemes	<ul style="list-style-type: none"> • ≤ 50 units/bed spaces: expect to complete within 2 years • > 50 units/bed spaces: expect to complete within 3 years
Prior approvals	<ul style="list-style-type: none"> • Expect to complete within 3 years from date of consent
Hybrid permissions	<ul style="list-style-type: none"> • Expect to complete within 3.5 years • If all detailed phases benefit from consent (or resolution to grant), phase as per 'Not started schemes'

⁶ Planning Resource 'Secretary of state accepts that 'deliverable' housing site definition is wider than NPPF's "closed list"' (June 2020)

<https://www.planningresource.co.uk/article/1687090/secretary-state-accepts-deliverable-housing-site-definition-wider-nppfs-closed-list>

⁷ Identified 5 year land supply sites primarily comprise consented schemes and applications with a resolution to grant from a development committee (91% of sites within the 5 year land supply). Sites with planning permission or a resolution to grant are listed individually within the 5 year supply. The anticipated housing delivery from the remaining minority of sites are amalgamated under the following categories for each CNA: sites within strategic and non-strategic site allocations (identified by the Newham Local Plan 2018), are included under 'Remaining Strategic Sites (probability adjusted estimate)' and 'Other Local Plan 2018 Allocations (probability adjusted estimate)'. Other non-allocated sites anticipated to deliver in the 5 years are included under 'Other Potential Development Sites (probability adjusted estimate)'. Further detail on this approach is provided in paragraph 2.8.

Outline permissions	<ul style="list-style-type: none"> • Expect to complete within 4 years
Resolution to grant	<ul style="list-style-type: none"> • + 0.5 years on top of above phasing expectations⁸

- 2.5 In instances where a developer, applicant, agent or landowner supplies information to the Borough around phasing expectations, this information will take precedent over the above outlined phasing assumptions.
- 2.6 With regards to this year’s publication, it is recognised there are schemes included within the 5 years land supply which gained consent or commenced following the close of last year’s starts and completions exercise. In these instances, timescales are based either on the date of consent, when a resolution to grant was obtained or when a scheme is indicated to have commenced (for example, from information provided by developers). This helps to ensure that phasing expectations are applied consistently for those schemes which have been granted consent or started construction within the past year.
- 2.7 In most instances where a developer has not supplied more detailed phasing information, a market absorption rate of around 150 units / bed spaces delivering per year has been assumed. This figure has been arrived at through an examination of Newham’s historic delivery levels, which have demonstrated that on average larger-scale, major schemes deliver at a rate of least 150 units per year, reflective of the scale of strategic delivery on site allocations which comprise the bulk of the Borough’s housing target. In a small number of instances, where developments are phased in a small number of blocks or towers, phasing is as per the number of units in individual blocks or towers, noting there is a likelihood that these units will be delivered in the same year when the individual block or tower is completed.
- 2.8 The majority of schemes within the 5 year land supply benefit from planning consent or have gained a resolution to grant planning permission from a Development Committee. However, some schemes which are yet to progress to this stage have still been included in the 5 year land supply, namely where linked to grant funding or where developers have indicated a scheme will deliver sooner. These schemes represent approximately 5% of total supply identified within the 5 years. Where this is the case, these schemes are aggregated within each community neighbourhood area and the total is discounted to reflect reduced certainty of delivery.⁹ A further 4% of supply is anticipated to come forward on ‘small sites’ (under 5 units), a figure which has been based on average delivery trends of sites of this size from the previous 5 years.
- 2.9 This year, no additional delay is factored into the 5 year land supply phasing assumptions to account for delays to construction timeframes as

⁸ The 0.5 years is added from the date the resolution to grant is obtained

⁹ Note there are no aggregated figures in the Royal Docks, Green Street or Plaistow community neighbourhood areas

a result of the pandemic. While recognising the economic uncertainties associated with the COVID-19 pandemic and Brexit, since last year's starts and completions exercise (which took place in August 2020) there have been less immediate shocks to the housebuilding sector. National lockdowns announced during this period have been clear that the construction and manufacturing sectors have been able to continue operations during the lockdown.¹⁰

2.10 Unlike last year, where the implications of cessation of construction work on numerous building sites were clear, the current factors delaying construction timeframes are complex and likely to have varied outcomes depending on the nature and scale of development and developers bringing sites forward. On this basis, monitoring the continued impact of Brexit and the COVID-19 pandemic will be best undertaken via understanding developers' expectations with regards to future years phasing of housing delivery, as well as keeping up-to-date with GLA and developer publications on the implications of both Brexit and the COVID-19 pandemic for the construction sector.

2.11 This is not to say that the COVID-19 pandemic and Brexit will not have rippling implications for the housebuilding sector in the coming years. As outlined in last year's housing monitoring bulletin, the COVID-19 pandemic has resulted in delays to construction timeframes, with research¹¹ predicting that completion rates were anticipated to fall by around one third in 2020, with delivery rates not expected to recover to 2019 levels until 2022 at the earliest. Knock on impacts have particularly stemmed from the national lockdown and social distancing guidelines introduced in March 2020, which saw many sites temporarily closed to protect the safety of staff members until the late spring.¹² However, Office for National Statistics Data shows that while the UK construction industry was severely impacted in economic terms by the onset of the national lockdown, the sector has recovered strongly, with the Monthly gross domestic product (GDP) and components index showing the sector being only marginally below its pre-pandemic level as of August 2021.¹³

2.12 Adjustment to the UK's exit from the European Union is also likely to impact the housebuilding sector in the coming years, with recently observed skills and material shortages having implications for prices and the speed at which construction can take place. Media commentators have suggested these supply-side issues are having particular implications for smaller businesses, which tend not to advance-buy materials given their generally smaller pipelines of upcoming work. Skills

¹⁰ The Construction Index, '[Construction to keep working through second lockdown](#)' (November 2020)

¹¹ Barton Willmore '[The importance of housing as part of the exit plan](#)'; The Times '[Housebuilders in lockdown hits supply of new homes](#)' (April 2020); GLA '[London's Housing Delivery Recovery Plan](#)' (July 2020)

¹² RG Group '[A timeline of how the Pandemic has had an impact on the construction industry](#)'

¹³ ONS, '[Monthly gross domestic product \(GDP\) and components index, seasonally adjusted, UK, February 2020 to August 2021](#)' (October 2021)

shortages have also particularly affected London where 50% of construction workers previously came from EU countries and the numbers of European haulage drivers has significantly declined. Tighter immigration controls have also made it increasingly costly and bureaucratic for firms to employ overseas workers.¹⁴ Recognising the aforementioned supply-side shortages, continued monitoring of the impacts of the COVID-19 pandemic and UK's withdrawal from the European Union will be necessary in order to understand the long term implications for the speed of housing delivery in the Borough.

Analysis

- 3.1 Table 3 shows that Newham is unable to demonstrate a 5 year housing land supply, a position that is worsened when a 5% buffer is applied to the Borough's capacity derived housing target. As per national guidance, shortfall against Newham's previously adopted housing requirement figure has been added to the 5 year supply target (the Sedgefield approach).
- 3.2 As discussed in paragraph 1.1, for financial year 2020/21 (year 1 of the five year land supply), Newham's annualised housing target is taken from the Newham Local Plan (2752 units). The remaining four years use Newham's annualised housing target set out in the London Plan (3,280 units), which was published in March 2021. The use of the London Plan figure from the period of publication onwards reflects that up until March 2021 the Borough adopted requirement figure was as set out in Newham's adopted Local Plan.
- 3.3 Notwithstanding these challenging circumstances, Table 1 demonstrates that Newham has a healthy supply of sites identified within its housing trajectory, with the Borough's identified housing capacity being sufficient to meet Newham's cumulative housing requirement target to 2028/29. It is anticipated the Borough will likely be able to deliver more than this figure over the course of this period, noting many schemes deliver above the constrained capacity figures that are applied to sites which have yet to gain consent. As outlined in Newham's 2020 Action Plan, the Borough is also undertaking a range of actions to support delivery in future years occurring faster, helping to overcome present delivery constraints. These include facilitating growth through Local Plan policies, the emerging Royal Docks and Beckton Riverside OAPF, commencing the refresh of Newham's Local Plan, implementing the proactive steps taken at administration level to boost housing delivery and maintaining constructive working relationships with relevant stakeholders (including land owners, land promoters, residents and Duty to Co-operate Partners) to achieve a co-ordinated approach to delivery.

¹⁴ Guardian, '[Staff and materials shortages slow growth in UK construction sector](#)' (August 2021); Financial Times, '[UK construction faces 'perfect storm' as supply shortages loom](#)' (August 2021)

Table 3: Five Year Land Supply Summary¹⁵

5 year supply target	15,872
Forecast Provision	15,215
Surplus/Deficit	-657
Percentage of housing supply above/below housing requirement	-4.14%
Years' worth of housing capacity	4.79
5% buffer	794
5 year supply target plus 5% buffer	16,666
Surplus/Deficit	-1,451
Percentage of housing supply above/below housing requirement including 5% buffer	-8.71%
Years' worth of housing capacity including 5% buffer	4.56
Previous years' shortfall	1,060
Shortfall plus 5 year supply target	16,932
Forecast Provision	15,215
Surplus/Deficit	-1,717
100% Shortfall/5 year supply plus 5%	17,779
Surplus/Deficit	-2,564
Percentage of housing supply above/below housing requirement including 5% buffer	-14.42%
Years' worth of housing capacity	4.28

¹⁵ As required by the NPPF

Table 4: Five Year Land Supply Sites

5 Year Housing Supply as at November 2021						
(subject to continual amendment as updated information becomes available; figures net and are most reliable at the Borough level and when totalled across 5 years).						
		20/21	21/22	22/23	23/24	24/25
	5 year	1	2	3	4	5
VERY SMALL SITES						
Total Small Sites <5 units (estimated based on previous 5 year average and excluding LLDC area)	595	119	119	119	119	119
LARGE SITES (>=5 net units)						
S19 Great Eastern Quays (12/01881/OUT)	468	468	0	0	0	0
S19 Gallions Quarter - Phase 2A, 2B (Armada South) (14/00664/OUT)	508	0	0	241	267	0
East Ham Industrial Estate LMUA4 (17/01247/FUL)	391	168	81	69	73	0
2 Dewberry Gardens (20/00533/FUL)	5	0	0	5	0	0
Gallions 3B (18/00623/FUL)	238	0	0	0	119	119
Remaining Beckton Strategic Sites (probability adjusted estimate)	281	0	0	0	140	141
Other Beckton Local Plan 2018 Allocations (probability adjusted estimate)	150	0	0	0	0	150
45 Beckton Road (16/03417/FUL)	8	0	8	0	0	0
Astor Court (18/00056/FUL)	5	5	0	0	0	0
HSG21 Baxter Road/Alnwick Road (16/03029/FUL)	15	0	15	0	0	0
Vandome Close (20/02602/PREDEM)	-4	0	0	-4	0	0
116 Barking Road (20/02284/FUL)	5	0	0	0	5	0
Malmesbury Terrace (19/03284/LA3)	15	0	0	15	0	0
Anne Street (19/03268/LA3)	7	0	0	7	0	0
HSG16 215 Grange Road (18/03231/VAR)	77	0	77	0	0	0
HSG18 Former Garage Site Doherty Road (16/03025/FUL)	9	0	9	0	0	0

Chargeable Lane (16/03028/FUL)	12	0	12	0	0	0
301-305 Barking Road (18/03457/FUL)	17	0	17	0	0	0
Red House, 299 Barking Road (18/00468/FUL)	7	7	0	0	0	0
101-103 Hermit Road (19/02812/FUL)	7	0	7	0	0	0
Rear of 44-46 Balaam Street (18/02574/FUL)	21	21	0	0	0	0
17-21 New Barn Street (19/03242/LA3)	8	0	0	8	0	0
269A - 279 Barking Road (16/01758/FUL)	18	0	18	0	0	0
34-36 Sutton Road (20/02033/LA3)	24	0	0	24	0	0
101 Cumberland Road (16/00584/FUL)	9	9	0	0	0	0
356-358 Barking Road (16/00581/FUL)	5	5	0	0	0	0
Silvertown Way (16/03428/FUL)	975	310	560	105	0	0
Stephenson Street S11 Parcellforce (17/01847/OUT)	1034	0	0	315	359	360
Areas 7 and 1C Barking Road (17/04046/REM & 17/04045/VAR)	620	0	0	300	188	132
S13 Manor Road (18/03506/OUT)	642	0	0	0	355	287
HSG25 & HSG26 West End Car Park (20/00544/FUL)	854	0	0	266	266	322
Glory House (21/00830/FUL)	80	0	0	0	80	0
117-125 Freemasons Road (15/03632/FUL)	18	0	0	18	0	0
36 Shirley Street (17/03903/FUL)	77	0	0	77	0	0
Morse Close (21/01584/LA3)	17	0	0	17	0	0
191 Hermit Road (21/00973/FUL)	6	0	0	0	6	0
Remaining Canning Town & Custom House Strategic Sites (probability adjusted estimate)	83	0	0	0	0	83
Other Canning Town & Custom House Potential Development Sites (probability adjusted estimate)	27	0	0	0	27	0
2 Pier Road (17/04003/FUL)	75	0	75	0	0	0
Silvertown Quays (14/01605/OUT & 19/02657/REM)	943	0	0	0	471	472
Etap Accor Hotel (18/00678/FUL)	77	0	0	77	0	0

S22 Minoco Wharf/Royal Wharf S22 (11/00856/OUT plus REMS)	1	1	0	0	0	0
The Royal Oak, 17 Woodman Street (18/00288/FUL)	8	0	8	0	0	0
California Arms (13/00942/FUL)	8	8	0	0	0	0
3-17 Parker Street (18/00100/FUL)	9	9	0	0	0	0
Royal Docks Service Station (17/00363/FUL)	295	0	115	180	0	0
Land Corner Of Store Road And Pier Road (17/02106/FUL)	163	0	0	81	82	0
Land Adjacent 19 Woolwich Manor Way (18/03375/FUL)	9	0	9	0	0	0
Deanston Wharf (16/00527/FUL)	769	0	64	705	0	0
1 Bradfield Road (19/00517/FUL)	54	0	0	54	0	0
Land Adjacent West Silvertown DLR (19/01791/FUL)	252	0	0	0	126	126
S09 Land At Thameside West And Carlsberg Tetley (18/03557/OUT)	1269	0	0	200	437	632
Unit 3 Thames Road (20/01046/FUL)	161	0	0	0	0	161
Albert Island (20/00051/FUL)	16	0	0	0	16	0
51 Church Street (15/00574/FUL)	8	8	0	0	0	0
HSG34 David Street (19/02977/LA3)	12	0	0	12	0	0
The Office Village (19/00920/PRECUJ)	158	0	158	0	0	0
2A-2B Windmill Lane (17/03647/FUL)	23	23	0	0	0	0
196 Plaistow Road (19/01456/FUL)	9	0	9	0	0	0
3-7 Windmill Lane (17/02924/FUL)	9	9	0	0	0	0
The Cart And Horses, 1 Maryland Point (17/02285/FUL)	29	29	0	0	0	0
Eve Road (16/03030/FUL)	8	0	8	0	0	0
West Ham Baptist Tabernacle (18/00307/FUL)	17	17	0	0	0	0
80 Henniker Road (17/03501/FUL)	8	0	8	0	0	0
The Britannia (17/04194/FUL)	6	0	6	0	0	0
Development Site at 101-123 Chobham Road (18/02473/FUL)	9	9	0	0	0	0
Elmsdown House (19/03530/FUL)	5	5	0	0	0	0
Land To The Rear Of 52 To 66 Eastbourne Road (20/01654/LA3)	21	0	21	0	0	0
S29 Valetta Grove (Part) (17/00951/FUL)	82	0	0	41	41	0

61 Broadway (20/02402/PRECOU)	7	0	0	0	7	0
S05 Morgan House (18/03088/FUL)	423	0	0	0	116	307
Development Site 21 To 55 Arthingworth Street	-14	0	0	-14	0	0
3 New Plaistow Road (18/03209/FUL)	26	0	26	0	0	0
Other Stratford & West Ham Local Plan 2018 Allocations (probability adjusted estimate)	63	0	0	0	63	0
White Horse, 125 High St (15/01256/FUL)	22	22	0	0	0	0
33 Vicarage Lane (17/03383/FUL)	5	5	0	0	0	0
The Shopping Mall, Myrtle Road (17/03612/FUL) S25	277	138	139	0	0	0
HSG9 156-158 Katherine Road (17/03028/FUL)	9	0	9	0	0	0
Coop St.Johns Rd Car Park (16/03805/FUL)	98	0	0	0	98	0
East Ham Jewish Cemetary (18/00130/FUL)	7	7	0	0	0	0
HSG13 2-4 Nelson St (16/03063/FUL)	8	0	8	0	0	0
104-106 High Street North (19/00204/FUL)	7	0	7	0	0	0
113 Wakefield Street (17/01540/FUL)	5	0	5	0	0	0
25 Folkestone Road (17/04101/FUL)	27	0	27	0	0	0
S26 Town Hall Annexe (18/03232/VAR)	185	0	148	37	0	0
S26 Old Fire Station (18/03319/VAR)	7	0	7	0	0	0
72 Ranelagh Road (15/01168/FUL)	5	5	0	0	0	0
Development Site at 131A - 135A High Street North (21/01878/PREAA)	6	0	0	0	0	6
60-62 Barking Road (19/03466/FUL)	24	0	0	24	0	0
The Dukes Head (20/02192/FUL)	11	0	0	0	11	0
Hartley Centre (20/02264/FUL)	75	0	0	75	0	0
Other East Ham Potential Development Sites (probability adjusted estimate)	39	0	0	0	39	0
Idmiston Road (19/02978/LA3)	8	0	0	8	0	0
236 Romford Road (19/02604/LA3)	11	0	0	11	0	0

19 Water Lane (18/03200/FUL)	8	0	8	0	0	0
187 Romford Road (19/03202/PRECUJ)	8	8	0	0	0	0
Land Adjacent 3 Disraeli Road (19/01215/FUL)	7	7	0	0	0	0
The Learning Centre (19/03060/LA3)	14	0	14	0	0	0
365-367 Romford Road (20/01326/FUL)	41	0	0	0	41	0
15A Woodgrange Rd (16/02057/FUL)	9	9	0	0	0	0
Rear of 75 Carnarvon Road (20/01700/FUL)	6	0	6	0	0	0
12 - 14 Upton Lane (16/03744/FUL)	9	0	9	0	0	0
165 - 167 Romford Road (17/00431/FUL)	5	5	0	0	0	0
39A - 49A Woodgrange Road (16/02395/FUL)	74	0	0	74	0	0
Land At 100 To 104 Dames Road (16/01812/FUL)	9	9	0	0	0	0
61-63 Upton Lane (18/02939/FUL)	5	5	0	0	0	0
Bramall Close (15/03411/FUL)	16	0	0	16	0	0
Radlett Close (19/00436/FUL)	9	0	9	0	0	0
185 Earlham Grove (18/00833/FUL)	7	7	0	0	0	0
Land Rear of 2 Knox Rd (18/01105/FUL)	5	5	0	0	0	0
11-13 Upton Lane (18/01214/FUL)	9	9	0	0	0	0
S24 138 Earlham Grove (18/02488/FUL)	36	36	0	0	0	0
140-150 Earlham Grove (18/03268/VAR)	78	0	78	0	0	0
Rear of Hollingwood House (19/02930/FUL)	8	8	0	0	0	0
297D-297E Romford Road (19/00364/FUL)	5	0	5	0	0	0
Palatine Building, 304 - 306 Romford Road (17/04083/FUL)	5	0	5	0	0	0
Development Site Rear Of Atherton Lodge (19/03175/FUL)	8	0	8	0	0	0
Land Between 2 and 2A Clinton Road (19/03451/FUL)	7	0	0	7	0	0
Methodist Church Hall (18/02396/FUL)	31	0	0	31	0	0

55-59 Upton Lane (18/02418/FUL)	20	0	0	0	20	0
82 Leytonstone Road (20/01826/FUL)	8	0	0	0	8	0
Other Forest Gate Local Plan 2018 Allocations (probability adjusted estimate)	8	0	0	0	0	8
354 - 356 Green Street (17/01260/FUL)	9	0	9	0	0	0
Central Hotel (16/03420/FUL)	9	0	9	0	0	0
West Ham Football Ground (14/02893/FUL)	717	284	144	144	145	0
277B Green Street (18/02480/FUL)	7	0	7	0	0	0
453 Katherine Road (19/01122/FUL)	7	0	7	0	0	0
Shalimar House, 1 Harold Road (18/02032/FUL)	9	9	0	0	0	0
313-319 Katherine Road (19/00191/FUL)	11	0	11	0	0	0
The Boleyn Tavern (18/02248/COU)	-8	0	-8	0	0	0
2 Boleyn Road (18/03321/FUL)	42	42	0	0	0	0
340-344 Green Street (20/01999/FUL)	8	0	0	8	0	0
Boleyn Cinema (19/03053/FUL)	79	0	0	0	79	0
23 Harold Road (19/01335/FUL)	28	0	0	28	0	0
Rear of 330 Romford Road (19/02679/FUL)	15	0	0	0	15	0
Land Adj. 18 Wordsworth Avenue HSG7 (16/03023/FUL)	11	11	0	0	0	0
Landseer Avenue (19/03282/LA3)	11	0	0	11	0	0
566 Romford Road (19/02315/FUL)	8	8	0	0	0	0
Earl Of Essex (14/02909/FUL)	9	0	9	0	0	0
217 High Street North (17/04094/FUL)	7	0	7	0	0	0
William the Conqueror (18/00367/FUL)	5	0	5	0	0	0
Jack Cornwell Street (15/02974/FUL)	9	0	9	0	0	0
2A Michigan Avenue (19/01001/PRECOU)	9	0	9	0	0	0
656-666 Romford Road (18/01889/FUL)	22	0	22	0	0	0

Forest View Road (19/03281/LA3)	27	0	0	27	0	0
272 High Street North (18/03418/FUL)	2	0	2	0	0	0
248 High Street North (20/00595/FUL)	6	0	0	6	0	0
Other Manor Park Potential Development Sites (probability adjusted estimate)	109	0	0	0	73	36
S29 London Road (Part) (17/00951/FUL)	100	0	0	50	50	0
The Victoria (16/01992/FUL)	8	8	0	0	0	0
2 - 4 Gwendoline Avenue (17/00661/FUL)	6	6	0	0	0	0
665 Barking Road (17/03610/FUL)	7	0	7	0	0	0
Kalbarri House (18/02081/PRECUJ)	22	22	0	0	0	0
39 Salmen Road (18/00959/FUL)	7	7	0	0	0	0
119 London Road (18/02687/FUL)	7	0	7	0	0	0
59 Southern Road (18/01930/FUL)	9	0	9	0	0	0
Coach and Horses (18/01394/FUL)	8	8	0	0	0	0
Royston Court (20/02175/FUL)	7	0	0	7	0	0
9 Prince Regent Lane (18/02659/FUL)	36	36	0	0	0	0
585 Barking Road (18/01272/PRECUJ)	7	7	0	0	0	0
The Upton Centre (18/03413/FUL)	65	0	0	65	0	0
79-81 Prince Regent Lane (18/03572/FUL)	14	14	0	0	0	0
Francis House (19/03384/PRECUJ)	31	0	0	0	31	0
56-64 Puran House (18/00156/NONDET)	4	0	4	0	0	0
750-758 Barking Road (21/01050/PRECUJ)	38	0	0	0	0	38
Garages at New City Road (20/00758/LA3)	28	0	0	28	0	0
Total	15215	1977	2191	3575	3973	3499

(Source: Planning Policy Figures 2021/Kibana 2021)

Legend

Community Neighbourhood Area Colour Codes
Beckton
Canning Town & Custom House
Royal Docks
Stratford and West Ham (non-LLDC)
Urban Newham - East Ham
Urban Newham - Forest Gate
Urban Newham - Green Street
Urban Newham - Manor Park
Urban Newham - Plaistow