

London Borough of Newham

**Authority Monitoring Report
2019-2022**

November 2023

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Introduction




What is an Authority Monitoring Report (AMR)?

The production of an Authority Monitoring Report (AMR) is a requirement of Section 35 of the Planning and Compulsory Purchase Act 2004, as amended by Section 113 Localism Act. This AMR bulletin provides an overview of planning policy progress, alongside individual reporting against an updated set of indicators set out in the monitoring framework of the Local Plan. The bulletin covers the years 2019-2022.

Newham's Local Plan was adopted in 2018. This document plays an important role in shaping the future of Newham and is keen to ensure the planning process contributes to sustainable development through the delivery of development and creation of high quality environments for residents, businesses and communities. This bulletin provides an overview as to how planning policies have contributed towards tackling key issues facing the borough.

The indicators are structured by **Outputs**, which the plan more directly influences through policy interventions and decisions and **Outcomes** which are broader contextual indicators arising from planning decisions such as health improvements. These indicators are reviewed alongside the plan itself to ensure it is fit for purpose, reflect data updates and tackles live issues. Each policy is linked to specific indicators, targets or benchmarks to make the indicators as effective as possible.

Policy performance is assessed by the following:

Indicator	Performance
	Significant improvements demonstrated by policy interventions
	Some improvements, further monitoring required
	Minimal improvement achieved, further monitoring required

The majority of the figures contained in this bulletin are reflective of developments within the London Borough of Newham (LBN) and excludes (unless stated otherwise) the area of the borough where the London Legacy Development Corporation (LLDC) is the Local Planning Authority and which is monitored by its own [Local Plan \(adopted 2020\)](#) indicators.

The Greater London Authority (GLAs) London Planning Datahub also provides additional live data about planning applications across London and can be [viewed here](#).

Who is the AMR for?

The AMR provides a summary of key achievements and progress of the Local Plan. The AMR is published for everyone and can help communities understand key outputs from development in Newham, assist Councillors in their planning function around policy performance and progress and provide officers with evidence around the implementation of planning policies, and how and where improvements can be made to performance. The document also highlights how policy is implemented against wider factors such as legislation or policy change at a national and regional level.

Planning Policy Update

This section provides an update on all the planning policy documents being prepared or recently adopted over the monitoring period(s) and in accordance with the Local Development Scheme (LDS).

Headlines

- The Council held a Regulation 18 Issues and Options consultation on a Local Plan Refresh in Autumn / Winter 2021.
- The Council worked with the four East London Waste Authority Boroughs of Newham, Redbridge, Barking and Dagenham and Havering to agree a memorandum of Understanding on updating the Joint Waste Plan and procured an evidence base in Q1 2021.
- The Council continued its partnership working with the GLA and TfL on the Royal Docks and Beckton Opportunity Area Planning Framework.
- A community group in the Royal Docks continued discussions with the LPA about bringing forward future Neighbourhood Plans.
- A number of outdated guidance documents were revoked and work undertaken to update two Conservation Area Design Guides in 2021.

The Local Plan and Refresh

The Local Plan refresh commenced in 2021, with the 'Issues and Options' scoping' subject to a 8 week public consultation in Autumn/Winter 2021. Within the monitoring period the Council has commissioned evidence base documents and technical studies, with a view to consult on the Regulation 18 Local Plan in January 2023.

Gypsy and Traveller Accommodation Development Plan Document

The Gypsy and Traveller Accommodation DPD was adopted in 2017 and provide policy to determine any planning application for Gypsy and Traveller accommodation. There have been no subsequent updates to this document since its adoption.

East London Joint Waste Plan (ELJWP)

The four East London Waste Authority Boroughs of Newham, Redbridge, Barking and Dagenham and Havering are working to update the ELJWP. The update will set out the planning framework for the next 15 years. It will identify sites for waste management use and set out policies for determining waste planning applications. In February 2021 a Memorandum of Understanding was signed by the 4 boroughs to agreed to procure a joint evidence base and commence working together on the refresh. In Spring 2021 a joint Evidence base to inform the review was procured and is being undertaken.

Neighbourhood Planning

Discussions about a potential area for future Neighbourhood Plans took place in

Over the monitoring period. The area being considered by a community group is the Royal Docks. No formal neighbourhood planning designation applications were received during the monitoring period.

Supplementary Planning Documents and Other Policy Documents

On the 8th July 2021, Cabinet approved to formally revoke a number of Supplementary Planning Documents (SPDs) and guidance. These are:

- Forest Gate SPD (revoked)
- Canning Town and Custom House SPD (revoked)
- Shopfront Design Guide SPD (revoked)
- Advertisements SPD (revoked)

Conservation Area guidance

A revised Durham Conservation Area Design Guide was adopted at Cabinet in July 2021 as an amendment to the area's Management Plan. A more expansive review of the Woodgrange Conservation Area Design Guide was also begun in 2021, with public engagement on the draft undertaken in late 2021/22.

Royal Docks and Beckton Opportunity Area Planning Framework (OAPF)

Newham are working on the Royal Docks and Beckton OAPF in partnership with the Greater London Authority (GLA) and Transport for London (TfL). Work started in 2019 with the OAPF subject to a non-statutory consultation through a series of 'listening events in late 2019 followed by feedback engagement on the Vision and Principles (and direction of travel) in late 2020. In March 2022, the public consultation draft OAPF was subject to a statutory 7 week formal consultation. It is envisaged that the OAPF is to be adopted by the GLA in 2023.

The Local Development Scheme (LDS)

Please note this provides an update on and in relation to the latest published version of the LDS – which is slightly outside of the monitoring period.







The LDS provides a formal work programme of planning documents, set to be produced, including where necessary review of adopted document. Newham's LDS (2022-23) was approved at Cabinet on the 6th December 2022, setting out the timetable for the refresh of the Local Plan and other planning policy documents.

The approved LDS is re-provided below.

	2022		2023										2024				
	D	J	F	M	A	M	J	J	A	S	O	N	D	Q1	Q2	Q3	Q4
Local Plan Review	Blue	Green	Green	Orange	Orange	Blue	Blue	Blue	Blue	Blue	Blue	Green	Green	Blue	Purple	Purple	Red
Joint Waste Plan Review	Yellow	Yellow	Yellow	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Green	Blue	Blue	Blue

The timetable for the Royal Docks and Beckton Opportunity Planning Area Framework is available on the GLA's website: www.london.gov.uk

Key

	Evidence base development
	Procurement and governance
	Document drafting and Council governance
	Consultation
	Submission to the Planning Inspectorate and Examination
	Adoption

Since publication of the LDS, the regulation 18 consultation was held in January and February 2023. Due to the significant number of responses received, as well as to make use of emerging evidence base documents on transport, playing pitches and built leisure needs progress against the anticipated timetable has been delayed. Regulation 19 consultation is due to be held in Spring / Summer 2024 (following the London Mayoral election). An updated Local Development Scheme will be published in advance of the regulation 19 consultation.

Consultation on the regulation 18 Joint Waste Plan is likely to occur at a similar point in 2024.

Partnership Working and Duty to Cooperate

The Council actively seeks to work in partnership with the Mayor of London/GLA, neighbouring authorities and other stakeholders to deliver planning and regeneration outcomes.

Statement of Community Involvement (SCI)

Work to update the Statement of Community Involvement to reflect changes to legislation, engagement practices as a result of Covid-19 and best practice in stakeholder engagement is underway. In October 2021, a draft Statement of Community Involvement was published for consultation. Adoption is anticipated in Autumn 2022.

Duty to Cooperate (DTC)

The DtC process places a legal duty on Local Planning Authorities (LPAs) to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters.

The Planning Policy Team have responded to the following strategic consultations:

- London Borough of Barking and Dagenham Local Plan, regulation 18 and regulation 19 consultations
- London Borough of Enfield Local Plan, regulation 18 consultation

- London Borough of Greenwich Site Allocations Local Plan, regulation 19 consultation
- London Legacy Development Corporation Local Plan, examination and statement of common ground
- London Legacy Development Corporation Night Time Economy SPD consultation
- London Borough of Waltham Forest Local Plan, regulation 19

The Planning Policy Team has also worked collectively on the Epping Forest Strategic Access Management and Monitoring Strategy, the East London Joint Waste Plan and delivery of the business cases on the DLR extension to Beckton Riverside and Stratford Station Improvements.

Spatial Policies


Local Plan Objectives	<ul style="list-style-type: none"> • Ensure that growth contributes to personal and community resilience. • New and existing communities, jobs, homes, services, spaces and facilities should be well integrated in connected, distinctive, successful, quality places. • Make the best use of the Borough's land, green and blue spaces, heritage assets, connectivity and economic strengths. • Achieve good growth through high density, genuinely mixed-use, context-sensitive development. • Ensure homes are not created at the expense of jobs, environmental and housing quality, provision and protection of family housing, or liveable scales of development. • Ensure population growth is accompanied by jobs growth and delivery of supporting physical, social and green infrastructure. • Enable Newham to become cleaner and greener and promote a shift towards active modes of travel and public transport.
Local Plan Policies	S1, S2, S3, S4, S5, S6

Headlines and policy implications

- Over the monitoring period many strategic sites have been granted planning permissions and the starting and completion of sites is in line with indicative Local Plan phasing on a number of sites.
- Population churn remains high compared to the Pan-London level but there has been a decrease in the number of families leaving the borough.
- Resident satisfaction with their area and a feeling of local cohesion has decreased during the monitoring period.

Outputs

S-OP-1 Strategic Sites Progress


Spatial Policies		
Indicator	Target	Progress
a. Strategic Sites Progress	Progress in line with the criteria and delivery timeline set out in Appendix 1.	
Sources: Planning applications data 19/20, 20/21 and 21/22.		

Commentary

Strategic Sites are site allocations within Newham’s Local Plan which plan for the delivery of a mix of uses, making a contribution to the strategic delivery of housing, jobs, services and infrastructure within the Borough aligned with the policies of the Local Plan.

Appendix 1 shows progress on Strategic Sites for the 2nd, 3rd and 4th year of the plan period, with good progress being shown on a number of sites. While a small number of sites have not had any activity this is reflective of this being early in the plan period and the nature of delivery on large strategic sites. Progress on these schemes is expected in later years aligned with the Local Plan’s indicative site phasing.

S-OP-2 Headline IDP milestones achieved

Spatial Policies		
Indicator	Target	Progress
Headline IDP milestones achieved.	No specific targets, see IDP for timescales/key deliverables	
Sources: Newham Infrastructure Delivery Plan 2022		

Commentary

Newham’s key infrastructure requirements are set out in the Infrastructure Delivery Plan. The [Infrastructure Delivery Plan](#) was updated and published in 2022. It provides the latest position on the progress of delivery of infrastructure projects which support the Newham Local Plan 2018.



S-OP-3 Policy Use and Robustness

Commentary

Across the financial years of 19/20, 20/21 and 21/22 the spatial policies have been well-used and robust at appeal. Spatial policies have been occasionally referenced by inspectors in appeals, however decisions on allowed appeals have been made in the round with no major concerns regarding the interpretation or use of spatial policies identified.

Outcomes

SP-OUT-1: A Place People Choose To Live, Work and Stay

Spatial Policies		
Indicator	Target	Progress
a. S-OUT1a Population Change through Migration	No specific target: churn should be reducing towards pan-London levels through in-migration likely to continue to be high due to strategic housing growth	
b. S-OUT1b Satisfaction with the area	Maintain about 75%, should be improving.	
Sources: ONS, Internal migration - Moves by Local Authorities and Regions in England and Wales by 5 year age group and sex (rounded to the nearest 10); GLA, Housing-led population projections 2020-based; Newham Residents Survey Report 2019 and 2021		

Commentary


ONS internal migration data (Appendix 1, table 1.2) shows that Newham's year on year churn ratio for 2019 and 2020 remains high compared to the Pan-London year on year churn. Newham's churn ratio increased slightly from 2018 to 2019 but the 2020 churn ratio has decreased compared to both 2018 and 2019. Data is not available for 2021.

Although data shows that more people leave, than move into, the Borough, overall Newham's population is growing. This reflects trends since the 2011 Census, where high international flows and the number of births being higher than deaths has resulted in a growing population. When churn is looked at by age range, the outflow of persons under the age of 15 (as a proxy for families with children) is 18% in 2019 and 17% in 2020. This shows a slight reduction in the number of families moving out of the family when compared to 19% in 2018 but still represents more families leaving the Borough than moving into it, in both 2019 and 2020.

It has not been possible to analyse population churn using council tax data as comparable data to previous AMRs is not available.

Satisfaction with the area is assessed through the Newham Residents Survey. The 2019 Residents Survey took place between October 2019 and January 2020. 88% of residents were satisfied with their local area as a place to live, an increase in 4% from the previous year. This is above the 75% satisfaction target in the monitoring indicator. However, in the 2022 Residents Survey (which took place between October 2021 and January 2022) only 59% of residents were satisfied with the local area (of which 17% of residents were very satisfied and 42% were satisfied), falling below the 75% monitoring indicator and showing a decrease in satisfaction since 2019. It is noted that the period of surveying took place within the Covid-19 epidemic. It is not known if this may have had an impact which resulted in a significant shift in local satisfaction levels.

SP-OUT-2: Resilience

Spatial Policies		
Indicator	Target	Progress
a. S-OUT2a Local Area Cohesion	No specific target, should be improving	
b. S-OUT2b Personal Resilience	No specific target, should be improving	Not possible to assess for this monitoring period.
c. S-OUT2c Life Satisfaction	No specific target, should be improving	Not possible to assess for this monitoring period.
Sources: Residents Survey Report 2019 and 2022		

Commentary

Local Area Cohesion is assessed through the Newham Residents Survey. The 2019 Residents Survey took place between October 2019 and January 2020. The 2019 Residents Survey found that 85% of residents agree that their place is a place where people from different background get on well together, down from 95% in 2018. There was no Residents Survey in 2020 therefore there is no data to monitor this for the years 20/21. In the 2022 Residents Survey 63% of residents definitely agreed or tended to agree that Newham is a place where people from different backgrounds get on well together. Local Area Cohesion has decreased over the monitoring period.

Personal resilience is assessed through the Newham Residents Survey. The 2019 Residents Survey found that 70% of residents tend to bounce back quickly after hard times, 62% of residents do not take long to recover from a stressful event and 61% residents come through difficult times with little trouble. This has slightly decreased since 2018. There was no Residents Survey in 2020 and this question was not asked in the 2022 Residents Survey therefore there is no data for 20/21 and 21/22. However, in the 2022 Survey 71% of residents said they were either living comfortably, doing alright or just about getting by when asked how they were managing financially and 59% of residents said they could rely a lot on someone close to them if they had a serious problem. This suggests that residents have support in place which would help with their personal resilience during hard times. However, due to the lack of data for the whole monitoring period it is not possible to say whether personal resilience has improved during the monitoring period.

Life Satisfaction is assessed through the Newham Residents Survey. This question was not asked in the 2019 Residents Survey and there was no Residents Survey in 2020 therefore there is no data to monitor this for 19/20 and 20/21. In the 2022 Residents Survey 11% of residents identified as being completely satisfied with their life. 2% of residents identified as being not satisfied at all. The majority of residents (80%) scored themselves 5 out of 10 and above for life satisfaction. Due to the lack of data for the whole monitoring period it is not possible to say whether life satisfaction has improved during the monitoring period.

Creating Successful Places

Local Plan Objectives	<ul style="list-style-type: none"> • Improve place-making, secure healthy and safe neighbourhoods and lifestyles, secure high quality design, manage tall buildings, improve character and heritage, manage a network of successful Town and Local Centres and manage neighbourly and cumulative impacts (i.e. problematic uses) • Create more coherent and comprehensive range of identifying, connected and integrated successful places • Build on and enhance the existing built and natural environment assets in the borough, and correct past mistakes.
Local Plan Policies	SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9

<p>Headlines and policy implications</p> <ul style="list-style-type: none"> • New design guidance has been progressed, including Design Guides for Woodgrange and Durham Conservation Areas, and a new Characterisation Study. • Investment in public realm environmental enhancements, including within town and local centres, continues through both Council investment and developer contributions secured and spent. • Over the monitoring period there have been no planning permissions for new betting shops, and only one permission for a café with ancillary hot food takeaway. The prevalence of betting shops and hot food takeaways remains high in most of Newham’s Town Centres, although slowly being balanced by new alternative leisure offer, particularly restaurants and cafes. • Commitment to good quality design continues to be evidenced through the Newham Design Review Panel (DRP) involvement and planning officer’s assessments, including a commitment to promoting inclusive access. • There have not been any planning permissions for buildings above 6 stories in locations not supported by policy SP4. • While some trees subject to tree protection orders have been lost, these have been suitably replaced. And a broader programme of tree planting in the borough has seen the addition of over 1,300 trees and 10,000 saplings to Newham’s streets, parks and neighbourhoods more broadly. • Residents’ perception of their local area has dipped between 2019 and 2021 surveys, potentially influenced by post-pandemic socio-economic changes. • The percentage of residents feeling unsafe in their local area has increased in all Community Neighbourhood Areas. Levels of reported crime rates remain above London average and persistently concentrated in certain parts of the borough. • Health inequalities in Newham persist, with a mixed picture between indicators. Air quality is improving and more people are exercising regularly, but higher mortality rates and high childhood obesity remain key issues. • No change in the number of listed buildings on Historic England’s at Risk Register, in part due to unimplemented planning permissions. Some of these heritage assets are located within town centres. • Most people are satisfied with their local shopping facilities, but older people and those with disabilities tend to be less satisfied. 	
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Policy use and robustness:

Successful Places (SP1-SP9)

The assessment is made against relevant planning appeal decisions and a selection of major applications determined during the reporting period (set out in Appendix 2.). In all cases the Successful Places policies have been identified and used effectively, in certain cases leading to reasons for refusal of the application.




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, harm to the significance of heritage assets not outweighed by public benefits, poor quality living conditions, and impacts on amenity.

Policy SP9 criteria for the cumulative management of hot food takeaways continues to be upheld in appeal decisions.

Of note is the appeal decision to allow a rear extension in Woodgrange Conservation Area (Ref 20/00076/HAS), where the inspector placed limited weight on the Woodgrange Design Guide (attached to the conservation area's Management Plan) and made the assessment that the extension is of neutral impact to the character and significance of the conservation area and is in line with the more general guidance of the Altering and Extending your Home Supplementary Planning Document (2018). Future review of guidance documents supporting the Local Plan, including conservation areas' Management Plans, should seek to clarify the relationship of the two types of guidance, to give precedence to the specific guidance available as part of a conservation area's Management Plan. The process to revise the in Woodgrange Conservation Area Design Guide began in 2021 and provided the opportunity to clarify this relationship between guidance documents for this Conservation Area.

Outputs

SP-OP-1: Place-making Support

Place-making Support		
Indicator	Target	Progress
a. Up to date Character Study and other extant locally-specific place-making guidance where relevant.	Up to 5 years old	
b. Environmental Improvement schemes implemented	No specific target.	
c. Developer contributions for environmental improvement schemes	No specific targets, monitor for ongoing commitment to improvements and adequate mitigation.	
Sources: Developer Contributions monitoring; Highways, LIP monitoring		

Commentary

Up to date Character Study and other extant locally-specific place-making guidance where relevant

A new Characterisation Study was commissioned in 2021 and progressed over the reporting period. It follows recently published best practice from the GLA ([Character and Context LPG](#)) and Historic England ([London Historic Character Thesaurus](#)) relating to content and process of such studies. While the recommendations and some of the analysis are tied to the objectives of the new Local Plan Refresh, the report provides important additional detailed assessment of Newham's context and character that can be used alongside the Local Plan (2018).

A revised Durham Conservation Area Design Guide was in adopted at Cabinet in July 2021 as an amendment to the area's Management Plan.

A more expansive review of the Woodgrange Conservation Area Design Guide was also begun in 2021, with public engagement on the draft undertaken in late 2021/22.

Over the plan period the London Legacy Development Corporation (LLDC) have also reviewed the boundary the Appraisal and Management Plan for Three Mills Conservation Area, with amendments adopted in May 2021. Planning applications with an impact on the setting of this Conservation Area that are assessed by Newham are required to take into consideration the LLDC updated Management Plan.

Environmental Improvement schemes implemented, and developer contributions for environmental improvement schemes



A number of public realm environmental improvement schemes have been implemented over the reporting period with support of developer contributions secured via Community Infrastructure Levy and Planning Obligations:

- CIL spending on:
 - Facilitation and delivery of Community Plans 2019/20 (spend of Neighbourhood CIL via Citizens' Assemblies for each Community Neighbourhood Area)
 - Plaistow Park Play Area Refurbishment
 - Stratford Park outdoor gym and tennis hub
- Planning obligations funding were used for highways and wider public realm improvements, focused primarily on:
 - Stratford Town Centre Improvement Project.
 - West Ham Lane pocket park improvements
 - Bidder Street Area -Transport and Highway Improvement Works
 - North Woolwich Royal Docks Corridor
 - Beckton District Park Play Area Improvements
 - Valetta Grove Play Area Refurbishment
 - Delivery of Leaway Bridges enabling works programme

During 2018/19 the Shape Newham public realm art project was also initiated, led by Newham's Regeneration team and part-funded through S106 spending. The first project was installed in Spring 2021 and installations have continued throughout 2021 and 2022. Through the project, community members will have helped to design and deliver the schemes, which will cover areas such as Beckton, Plaistow, Green Street, Forest Gate, Manor Park, Little Ilford, Maryland and East Ham.

Further developer contributions have been secured over the reporting period for Highways (Site Mitigation and Environmental Improvements, Public Realm, Parking Administration; £0.61m), Open Space and Leisure (£0.07m) and Public Art (£0.03m).

SP-OP-3: Healthy Urban Planning

Healthy Urban Planning		
Indicator	Target	Progress
a. Number of new takeaways permitted	No specific target: monitor for evidence of downward trend or sustained low levels.	
b. Unresolved Public Health or Environmental Health objections	No specific target, should be minimal	
Sources: Newham Public Access		

Commentary

Number of new takeaways permitted

Over the monitoring period there have been 7 planning applications and two lawful development certificate applications relating to hot food takeaway uses.

One planning application was approved, for a café with associated takeaway use within the Silvertown Arches Local Mixed Use Area (Ref 19/02513/COU). However, the assessment for the use focused on the main café use and did not apply policy SP9 cumulative impact criteria. Nevertheless, the site sites outside of an area of concentration.

A lawful development certificate was also granted for historic takeaway use at 7 Prince Regent Lane (Ref. 19/03252/CLE).

All other applications were refused, and none were appealed.

There has been one application for change of use away from a hot food takeaway, to a restaurant use, at 801 Romford Road, Manor Park.

The number of applications and permissions granted has dropped, and the policy has helped significantly reduce the appeal caseload. However, no downward trend in prevalence of takeaways has been observed, with numbers remaining steady and above the policy concentration limits in most parts of the borough.

Unresolved Public Health or Environmental Health objections

This indicator is tracked against the sample of schemes set out in Appendix 2.

In the majority of cases, there have been no objections from Environmental Health team, and recommended planning conditions to mitigate and manage any potential amenity impacts were attached to the planning permissions.




In the case of a temporary events space at Gillian House, Stephenson Street, Environmental Health officers raised objections with regards to the level of information provided with respect to noise mitigation and grease trap facilities relating to the Café/Kitchen. Following submission of further information, planning permission was granted subject to conditions to secure mitigation of potential amenity impacts identified.

In the case of 4 applications for proposed changes of use to food preparation types of uses (restaurant, commercial kitchen or takeaway), Environmental Health objection with respect to the extract ventilation system, noise mitigation and/or grease trap added to the reasons for refusal of each application.

Newham Public Health does not currently comment on planning applications.

Future review of policy review may be needed to address guidance for the design and management of extract ventilation systems.

SP-OP-5: Place-making Support

Place-making Support		
Indicator	Target	Progress
a. Design Panel activity	No specific target; monitor for effectiveness.	
b. Building for Life Assessments	Majority good or excellent	
c. Inclusive access improvements	No specific target: monitor for indication of ongoing commitment to improvements.	
Sources: Newham Public Access, DM monitoring		

Commentary

Design Panel activity

The Newham Design Review Panel (DRP) continues to play an important role in improving the quality of major schemes which it assesses. DRP reports are included in the Committee Reports for each reviewed scheme, helping frame the assessment of the quality of design. Table 1 below provides an overview of DRP activity over the reporting period. For more complex sites, DRP involvement often spans beyond one year.

Table 1: SP-OP3i – Schemes reviewed by DRP over the reporting period

	2019/20	2020/21	2021/22
Total number of review sessions	26	28	31
Total number of schemes reviewed*	20	19	18
Number of new schemes reviewed	16	13	12

* 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.

Over the reporting period the DRP sessions also included:

- Reviews of the Royal Docks Team’s public realm proposals for the Royal Docks Enterprise Zone.
- A review of the emerging Characterisation Study evidence base for the Local Plan refresh.

Building for Life assessments

There have been no BfL12 assessments as part of planning applications, as this is not an explicit policy requirement, but rather a potential implementation tool. Policies embedding the principles, notably SP3 and SP8 continue to be used effectively in decision-making. See policy robustness section for further commentary.

Inclusive access improvements

This assessment is made against the 15 major schemes sampled in Appendix 2 (of which 13 were approved and 2 were refused).

10 of the approved schemes have contributed to improved inclusive access, including by complying with 90% Part M (2) / 10% Part M (3) requirements where new housing formed part of the proposal.

The schemes at Hathaway Crescent (21/02996/LA3) and University Of East London Stratford Campus (21/01978/FUL) will also deliver accessible communal outdoor space enhancements.



The floating walkway proposed for the ExCel 1 Western Gateway site (21/00965/FUL) was designed with consideration to the needs of the mobility impaired, with available minimum widths on the floating walkway permitting a wheelchair, mobility scooter or pushchair user to pass another person on the ramps (considering the advice within the DfT Inclusive Mobility Guidance document) and for two wheelchair users to comfortably pass.

Revisions for schemes at 140 - 150 Earlham Grove (18/03268/VAR) and at Royal Docks Service Station (20/00130/VAR) were in part specifically related to optimising the space standards for wheelchair accessible units so that they are all compliant with M4 Category 3 of the Building Regulations criteria and are located in blocks and at levels that are more convenient to wheelchair users.

In the case of 44-46 Rear Of Balaam Street (18/02574/FUL) and Development Land at John Street (21/01628/LA3), a small block in each scheme could not viably include a lift to the upper floors and therefore the overall schemes failed to achieve the requirement that 90% of units are Part M4(2) compliant. These blocks were intended to provide social rented units, which was deemed a higher priority than jeopardising the viability of the scheme through the introduction of a lift.

In the case of development at 23 Harold Road (19/01335/FUL), the report and decision notice failed to assess and secure accessibility criteria for the residential accommodation. The Planning Statement submitted with the application states that all units are designed to Part M4(2) standards, and therefore there are no wheelchair accessible units, failing to meet the requirement for 10% of units meeting Part M4(3) standards. The omission of assessment against accessibility criteria for residential units is an exception case, and training opportunities and the creation of a new protocol to consult the occupational health team more routinely should avoid such issues arising again.

SP-OP-7: Strategic direction of tall buildings

Strategic direction of tall buildings		
Indicator	Target	Progress
a. Location of tall building approvals	No specific target, monitor for conformity with spatial strategy.	
b. Tall buildings approved without detailed designs	No specific target, should be decreasing.	
Sources: Newham Public Access		

Commentary

Location of tall building approvals

This assessment is made against 11 applications with approval or resolution to grant following committees in 2019/20 to 2021/22 (listed under Appendix 2), where the height of the building(s) exceeded 6 storeys or 17.05m above ground.




Six of the sites form parts of strategic site allocations, where the proposals broadly align with the indicative height parameters.

The other approvals are based on exceptional circumstances of the sites, with height increases complementing existing adjacent context. In all cases the architecture of the buildings is considered of high quality, and is complemented by enhancements in the quality of the public realm.

Tall buildings approved without detailed designs

There has been one outline approval for tall buildings over the reporting period, relating to future phases of approved development at Land Comprising Former HSS Site and 300 Manor Road (Strategic site S13). The quality of the tall buildings related to future phases has been partly assessed through the parameter plans submitted as part of the masterplan and through design codes. Conditions related to these, and securing the retention of the architect for the site, provide sufficient assurance that the reserved matter applications will provide adequate high quality detailed design for the remaining tall buildings to be delivered on site.

SP-OP-9: Re-valuing heritage and other place-making assets

Re-valuing heritage and other place-making assets		
Indicator	Target	Progress
a. Conservation area appraisals and Management Plans in place	Full coverage	
b. Conservation and heritage studies completed as part of masterplanning/ strategic site development where applicable	No specific target	
c. Loss of trees subject to a tree protection order	No specific target monitor trend to ensure reasonable protection is being afforded.	
Sources: Newham Public Access		

Commentary

Conservation area appraisals and Management Plans in place

Over the reporting period there was an update to the Durham Conservation Area Design Guide, adopted by Cabinet in July 2021.

A more in-depth update of the Woodgrange Conservation Area Design Guide was also commenced during the reporting period, with public consultation on the draft proposals undertaken in February-March 2022.

Conservation and heritage studies completed as part of masterplanning/ Strategic Site development

In 2021, the landowner of the former Bromley by Bow gas works site (Twelvetrees Crescent, E3 3JQ) submitted a request to Historic England for the re-assessment of the seven grade II listed gasholders on the site. The final report, prepared by Historic England, provides up-to-date information on the valuable and unique qualities of these gasholders, individually and as a group, which will inform future assessment of development coming forward on the site.

Reserved matters application for Phase 1 of development at Silvertown Quays (19/02657/REM) provided details about the history and evolution of the main heritage assets on site, Silo D (grade II) and Millennium Mills (locally listed).



Loss of trees subject to a tree protection order

Newham has over 240 historic individual and area-wide TPOs in place in the borough covering approximately 2032 individual and lines/groups of trees.

Over the reporting period 22 protected trees were approved for removal and replacement with other suitable species, mature trees. Of these:

- 14 protected trees within the Transco Compound, Twelvetrees Crescent, were showing signs of decay and their failure would pose a risk to adjacent railway high voltage infrastructure.
- 1 protected tree within East London Cemetery was shown to be affecting the foundations of an adjacent dwelling.
- 6 protected trees, each in private gardens, were in poor health.

SP-OP-11: Supporting Quality Town and Local Centres

Supporting Quality Town and Local Centres		
Indicator	Target	Progress
a. Community uses in Town Centres	No specific target.	
b. Town Centre Investment	No specific target, monitor for investment interest and increased diversity of uses in town centres	
Sources:		

Commentary

Community uses in Town Centres

This monitoring indicator reviews applications that involve the creation of new community uses falling within D1 or D2 Use Class in town centres.

From 1 September 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect, and abolished the D1 and D2 use classes, redistributing them to new use classes or to the Sui Generis category. The changes are summarised in the table below.

Use description	Pre-Sep 2020 use class	Post Sep 2020 use class
Cinemas, concert halls, dance halls, bingo halls	D2	Sui Generis
Community halls	D2	F2 (b)
Gyms	D2	E(d)
Indoor sports and recreation	D2	F2(c)
Clinics, health centres	D1	E (e)
Crèches, day nurseries and day centres	D1	E(f)
Schools, training centres, museums, libraries, public halls, exhibition halls, places of worship and law courts.	D1	F1

Table 2 below lists the planning applications in relation to each town centre that committed to the delivery of new community uses. Note, for Stratford, this excludes the part of the Metropolitan Centre for which the LLDC is the planning authority.

New community floorspace in Newham's town centres have been created primarily through changes of use from other uses or through redevelopment of existing facilities. This reflects ongoing trends for town centres towards diversifying uses away from retail.

Table 2: Approved new community uses in town centres

Town Centre	Planning Ref.	Permission date	Net sq.m	Summary description of use
Stratford (excluding LLDC)	19/03034/ FUL	13 Feb 2020	685	Temporary change of use to a mixed use place of worship D1, training centre and community activity centre.
	19/01385/ FUL	19 Jun 2019	0.0	Ongoing temporary use of rooftop as mixed leisure floorspace
East Ham	20/00760/ FUL	11 Oct 2021	537	Replacement of place of worship facility
	20/00529/ COU	11 May 2020	0.0	Additional use of office as an tuition facility
	19/00213/ COU	24 Apr 2019	92.6	Change of use to tuition centre.
	18/03580/ FUL	10 Jul 2019	0.0	Partial change of use from leisure facility to day nursery
Canning Town	18/03645/ COU	03 Apr 2019	178	Change of use to dentist surgery
	20/00643/ FUL	01 Sep 2020	69.5	Change of use of outbuilding to create a recording space and writing room
	20/00003/ COU	30 Jun 2020	262	Change of use to a gym
	20/02451/ NONMAT	04 Feb 2021	1,478	Amendments to condition to increase the maximum permissible Community / Cultural including Health Centre (Use Class F1 and E (d), E (e), E (f)) Floorspace by 1,478 sqm and to reduce the maximum permissible Retail and Restaurant (Use Class E (a),(b),(c)(i)(ii)(iii)) includes food store (Use Class E(a) Floorspace by 1,478 sqm
Forest Gate	18/02396/ FUL	17 Jul 2020	146	Replacement of place of worship facility.
East Beckton	none	n/a	n/a	n/a
Green Street	20/00516/ FUL	20 May 2020	unspecified	Change of use to dentist surgery

Further information on other types of applications, including net gains and losses of community facility floorspace, is available in the community facilities monitoring section, indicator INF-OP-16a.


Town Centre Investment

See indicator INF-OP-9 for an assessment of change of composition in Newham’s Town and Local centres, and a summary of future commitments.

The Newham High Streets programme launched in 2020, aiming to develop strategic delivery plans for Newham’s high streets, based on evidence and participation. The first phase focused on Green Street and Forest Gate Town Centres, Manor Park Local Centre, and Jack Cromwell Local Shopping Parade. It helped identify a range of projects to improve the offer of these high streets, including enhancements of the public realm that then were subject to a successful Levelling up Funding bid – see indicator SP-OP-13b below.

Similarly, the regeneration-led Shape Newham public realm art project included a number of murals and other public realm enhancements located within Newham’s town/local centres - – see indicator SP-OP-1b above.

SP-OP-12: Resident Perceptions

Resident Perceptions		
Indicator	Target	Progress
Resident Perceptions in the annual Newham Survey	No specific target: should be improving.	
Sources: Newham Annual Survey 2018		

Commentary

Following review by the Ward Boundary Commission, from May 2021 the boundaries of wards in Newham have changed, particularly around areas that have experienced high population growth over the last decade, such as Stratford and the Royal Docks.

Borough-wide, people’s satisfaction with their local area in 2019 was at the highest level observed, at 88% satisfied and only 4% dissatisfied. However, in the 2021 survey only 59% of people stated they were satisfied while 23% stated they were dissatisfied. The reason for the stark differences between surveys is unexplained, but may in part be a result of post-Covid19 pandemic changes in society and the wider economy, and should be treated with caution.

Table 3 below looks at people’s satisfaction at the geographical scale of the Community Neighbourhood Areas. To allow for comparison between 2019 survey results which were published based on community neighbourhood areas, the 2021 wards were grouped to the closest matching boundary.



The table highlights that people living in and around remain Stratford are the most satisfied, followed by the Royal Docks area. The lowest levels of satisfaction and highest dissatisfaction are recorded in the Community Neighbourhood Areas of Manor Park, East Ham, Green Street and Beckton.

Table 3

Community Neighbourhood Area (2021 wards)	2021 survey		2019 survey	
	Satisfied	Dissatisfied	Satisfied	Dissatisfied
Beckton (Beckton)	53%	28%	88%	4%
Royal Docks (Royal Albert and Royal Victoria)	73%	11%	94%	1%
Stratford and West Ham (Stratford, Stratford Olympic Park and West Ham)	75%	14%	79%	9%
Forest Gate (Maryland, Forest Gate South and Forest Gate North)	62%	21%	82%	8%
Green Street (Green Street East, Green Street West and Boleyn)	53%	28%	92%	2%
Plaistow (Plaistow North and Plaistow South)	62%	15%	86%	5%
Canning Town and Custom House (Plaistow West and Canning Town East, Canning Town North, Canning Town South and Custom House)	62%	16%	92%	3%
East Ham, East Ham South and Wall End	49%	35%	91%	3%
Manor Park, Plashet and Little Ilford	44%	37%	92%	2%

Source: Newham Surveys 2019 and 2021

SP-OP-13: Investing in Quality Corridors

Investing in Quality Corridors		
Indicator	Target	Progress
a. Monitor provision and loss of street trees	No specific target, should be improving.	
b. Key Corridor and Healthy Streets investment	No specific target, should demonstrate commitment to policy objectives.	
Sources: LIP monitoring		

Commentary

Monitor provision and loss of street trees

Table 4 below highlights there has been a sustained net gain in street trees in between 2019/20 and 2021/22, with significant number of new trees planted.

A significant amount of the new trees were planted through the Urban Tree Challenge, supported by grant funding from the Forestry Commission.

Table 4: Provision and loss of street trees on Adopted Highways

	2019/20	2020/21	2021/22
Number of new trees planted	115	219	51
Number of replacement trees planted	18	0	0
Number felled for natural/safety reasons and not replaced	0	25	0
Number felled for other reasons and not replaced	0	25	0
NET GAIN/LOSS	133	169	51

Source: LIP monitoring

The provision of new street trees is complemented by further planting taking place in parks and other spaces as part of Newham's commitment to respond to the climate emergency, improving air quality, and greening the borough. Working with Trees for Cities, the Council saw 9,000 saplings planted in Beckton in 2019 and a further 1500 saplings planted in Little Ilford in 2021. This contributes towards increasing London's tree canopy by 10 per cent by 2050. Together with the GLA, a further 712 trees were planted in the Royal Docks area and 313 in wards with an insufficient tree canopy cover.

Key Corridor and Healthy Streets investment

The Healthy Streets approach is now embedded in the process of designing and delivering public realm improvements through Highways and TfL work.



Healthy Streets investments carried out by the Highways team during the reporting period were funded by TfL (via Local Implementation Plan), GLA and LLDC, and amounted to £6,460,000 in total over the three years.

In addition, Levelling-Up Funding was secured from the government in 2021/22 for a range of Healthy Street improvements projects, listed in table 5 below, for most of which delivery began the same year. Further information is available [here](#).

Table 5 LUF-funded Healthy Street Improvements

Project Name	Project funding secured	2021/22 Actual Spend
Sustainable Neighbourhoods	£1,650,000	£70,077
Tolgate Road	£1,210,000	£38,995
Greenway Extension	£1,650,000	£247,011
Mitchell Walk	£1,650,000	£105,594
Upton Lane	£600,000	£1,483
Romford Road	£5,995,000	£556,413
LTNs	£1,200,000	£140,747
Healthy School Streets	£360,000	£125,054
Urban Greening	£880,000	£91,047
Little Ilford	£1,300,000	£0
	£16,495,000	£1,376,421

SP-OP-18: Cumulative Impact

Cumulative Impact		
Indicator	Target	Progress
a. Number of betting shops approved	No specific target: monitor for evidence of downward trend or sustained low levels.	
b. Number of Nightly stay hostels approved	No specific target: monitor for evidence of downward trend or sustained low levels.	
Sources: DM monitoring		

Commentary

Number of betting shops approved

Over the monitoring period there have been no planning applications for new betting shops. However, there have been 4 applications for change of use of disused betting shops to new adult gaming arcades, two of which have been permitted where they did not amount to an over-concentration of leisure uses subject to control in a town centre location, in line with Policy SP9 (at 403 - 405 Green Street and at 368-370 Barking Road). A further 2 former betting shops have been converted to Class E uses over the reporting period.



Future review of policy should take a holistic approach to managing the cumulative impacts of all gambling premises, moving beyond the control of just betting shops.

Number of Nightly stay hostels approved

A temporary permission was granted (reference 19/03060/LA3) for use of The Learning Centre, 38 Woodgrange Road, as a hostel accommodation and assessment centre for persons identified as homeless, to 30th April 2020. While the proposal was located in an area with an existing concentration of hostels, the planning assessment identified that need for the facility had been demonstrated and that the other lawful hostels in the area were at the time functioning as other forms of accommodation, such as housing in multiple occupation.

Outcomes

SP-OUT-1 and 7: Successful Place-making and Design

Successful Place-making and Design		
Indicator	Target	Progress
a. Crime and fear of crime.	No specific target, should be improving.	
b. Satisfaction with the area as identified by local surveys.	Maintain above 75%, should be improving.	
Sources: Newham Annual Population Surveys, MET Police Statistics		

Commentary

MET crime rate statistics (Table 6 below) covering the reporting period show an overall increase in crime rates, with a dip during the Covid19 pandemic restrictions of 2020/21. The wards with above average crime rates remain consistent and largely overlap with town centre geographies.

Table 6: SP-OUT1i.a - Crime Rates per 1000 population

Year	London Crime Rate	Newham Crime Rate	Safer Neighbourhoods areas with Crime Rate above Newham average
2019/20	112.3	112.7	Stratford Westfield Shopping Centre* Stratford Town Centre* Beckton (161.9) East Ham (145.6) Canning Town North (140.2) Green Street West (125.1) Forest Gate South (118.1) Royal Albert (116.7)
2020/21	94.8	103.3	Stratford Westfield Shopping Centre* Stratford Town Centre* East Ham (158.7) Beckton (144.7) Canning Town North (119.6) Green Street West (117.3) Forest Gate South (111.2) Canning Town South (108.9)
2021/22	104.9	114.5	Stratford Westfield Shopping Centre* Stratford Town Centre* Beckton (153.1) East Ham (149.8) Canning Town North (135.2) Green Street West (119.5) Plaistow South (119.3)

* Crime rates in these areas are skewed due to their geography – small town centre areas with a low resident population base

Source: [MET Statistics](#) (as extracted 5th January 2023)

The Newham Surveys of 2019 and 2021 (Table 7 below) identified a significant increase in the perception of unsafe environments in all parts of the borough. As with previous reporting, differences in levels of personal resilience of surveyed respondents may be at play in influencing how safe they feel, alongside high profile media coverage of local crime, and the wider national context of social and economic uncertainty over this period. Further, over the last few years more attention has been given by Councils and the media in general to people's feeling of safety, particularly for women and girls – e.g. targeted survey work undertaken by LLDC in late 2021 broadly preceding the Newham Survey. But also wider determinants that affect how an area is perceived (e.g. urban realm quality, natural surveillance, visibility of completed investment/enhancement).

The lowest percentages remain in Beckton, the Royal Docks, followed by Stratford and Canning Town and Custom House. The highest level of fear of crime in 2021 were reported in Plaistow, East Ham and Manor Park areas.

More work is required to understand determinants of perceptions of risk of crime, and the role of the built environment in worsening or lessening this.

Table 7: SP-OUT1i.b – Percentage of people feeling unsafe, by area




Community Neighbourhood Area (2021 wards)	Year of survey	
	2019	2021
Borough-wide	2%	16%
Beckton (Beckton)	4%	7%
Royal Docks (Royal Albert and Royal Victoria)	1%	7%
Stratford and West Ham (Stratford, Stratford Olympic Park and West Ham)	3%	11%
Forest Gate (Maryland, Forest Gate South and Forest Gate North)	3%	14%
Green Street (Green Street East, Green Street West and Boleyn)	3%	18%
Plaistow (Plaistow North and Plaistow South)	2%	26%
Canning Town and Custom House (Plaistow West and Canning Town East, Canning Town North, Canning Town South and Custom House)	2%	12%
East Ham (East Ham, East Ham South and Wall End)	1%	25%
Manor Park (Manor Park, Plashet and Little Ilford)	0%	23%

Source: Newham Surveys 2019 and 2021

Satisfaction with the area as identified by local surveys.

See indicator SP-OP-12 above.

SP-OUT-2: Healthy Urban Planning

Healthy Urban Planning		
Indicator	Target	Progress
a. Mortality rate	Monitor against London average where possible; otherwise monitor for appropriate trends in line with IIA objectives.	
b. Rates of physical activity, childhood obesity and mortality linked to circulatory diseases	Monitor against London average where possible; otherwise monitor for appropriate trends in line with IIA objectives.	
c. Air Quality Exceedances	Monitor against London average where possible; otherwise monitor for appropriate trends in line with IIA objectives.	
Sources: Environmental Health, PHE		

Commentary

Mortality rate

National statistics on life expectancy (Table 8, below) indicates that Newham remains below the London averages. Inequality in life expectancy at birth between Newham's most and least deprived LSOAs has been worsening, and overall life expectancy at birth for males has reduced. Healthy life expectancy at birth for females has improved to broadly London averages.

Table 8: SP-OUT2i.a - Life Expectancy, 3 year range

	2017 - 2019		2018-2020	
	Newham	London	Newham	London
Life expectancy at birth - males	80.4	80.9	79.0	80.3
Life expectancy at birth - females	83.5	84.7	83.1	84.3
Healthy life expectancy at birth - males	59.6	63.5	59.5	63.8
Healthy life expectancy at birth - females	56.8	64.0	64.6	65.0
Life expectancy at 65 years - males	19.4	19.7	18.4	19.2
Life expectancy at 65 years - females	21.5	22.3	21.2	22.0
Inequality in life expectancy* at birth - males	7.5	7.2	8.1	7.5
Inequality in life expectancy* at birth - females	5.7	5.1	6.6	5.4
Inequality in life expectancy* at 65 years - males	6.2	4.5	6.3	4.8
Inequality in life expectancy* at 65 years - females	4.5	3.4	5.3	3.6

* Difference between the most and least deprived LSOAs in Newham

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

Mortality Rates from preventable causes (Table 9 below) indicate an increase in the rate of death from preventable cardiovascular and liver diseases. Death rates from preventable respiratory diseases has fallen and is now closer to London average. Death rates from preventable cancers also show a positive improvement trend.

Table 9: SP-OUT2i.b – Mortality Rate from Causes Considered Preventable, per 100,000 population

	2019		2020	
	Newham	London	Newham	London
Mortality rate from all causes	138.1	123.3	148.0	122.7
Under 75 mortality rate from all cardiovascular diseases	34.2	26.5	42.3	28.4
Under 75 mortality rate from cancer	53.5	47.2	50.9	45.1
Under 75 mortality rate from liver disease	15.2	14.5	18.6	15.7
Under 75 mortality rate from respiratory disease	18.3	17.1	18.6	15.4

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

Rates of physical activity, childhood obesity and mortality linked to circulatory diseases

Physical activity prevalence for adults is set out in Table 10 below and indicate that Newham's residents have become more active over the past three years, against the national and regional trend which have seen a decrease in levels of physical activity in adults. However, there is still a gap in take-up compared to other Londoners.

Table 10: SP-OUT2ii.a – Percentage of physically active adults, past 3 years

	2018/19	2019/20	2020/21
Newham	56.2	53.4	59.1
London	66.6	65.2	64.9

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

Data from the National Child Measurement Programme, outlined below, continues to show reception year children in Newham are more likely to be overweight or obese compared to the London average, with the gap growing considerably at Year 6. The data covered in this AMR also indicates a spike upwards during the Covid 19 pandemic restrictions (year 2020/21), that could be attributed to the significant reduction in opportunities for children and young people to travel to school, socialise and take part in activities.

Table 11: SP-OUT2ii.b – Prevalence of overweight (including obese) in children at Reception and Year 6

	Reception year			Year 6		
	2018/19*	2020/21	2021/22	2019/20	2020/21	2021/22
Newham	23.7	31.5	22.7	42.8	49.5	46.3
London	21.8	27.2	21.9	35.2	40.9	37.8

* 2018/19 data is retained as there is no data for 2019/20 due to impact of Covid19 restrictions.

Source: NHS Digital, <https://fingertips.phe.org.uk/profile/national-child-measurement-programme/>

Air Quality Exceedances

An Air Quality Management Area Order covering the whole of the borough was adopted in December 2019, together with an Air Quality Action Plan to 2024. Air quality was measured in Newham over the reporting period by the Environmental Health team through data collected automatically at 6 stations (3 monitoring the airport) together with a further 131 non-automatic monitoring sites (16 for the airport and 99 adjacent schools). Newham also manages a network of 25 air quality sensors and participates in the Breathe London air quality sensor Network.

Further information is published in the [Air Quality Annual Status Report for 2021](#). Below are key data extracts in relation to this indicator.

For PM10 particulates (inhalable particles with diameters that are generally 10 micrometers and smaller) there have been no exceedances at any of the automatic measurement sites.

Monitoring of NO₂ emissions between 2019 and 2021 indicates ongoing consistent year on year reduction in average concentrations. The highest recordings were along the busy A106 and A13 roads, which also show a persistent downward trend to just below the AQO of 40µg/m³ in 2021.

All recordings adjacent schools were below the AQO of 40µg/m³. A significant reduction in concentrations was recorded from 2019 to 2020 (a 21% reduction averaged over all schools). There was a further 5% average reduction in concentrations between 2020 and 2021 for all schools except Plashet School in East Ham North which sits on a busy road junction. Air monitoring at schools in the Healthy Schools Streets programme (17 schools between 2019 and 2021) indicate additional significant reductions in average diurnal NO₂ concentration on school days which have been maintained beyond the Covid-19 lockdown closures.

Nevertheless, Newham's fraction of mortality attributed to particulate air pollution remains high over the reporting period, above London average (Table 12). Changes in methodology applied since 2020 mean that, while the data indicates an increase from 2019 to 2020 (latest available data), the two data sets may not be comparable.


Table 12: SP-OUT2iii.b – Fraction of mortality attributable to particulate air pollution

	2019	2020*
Newham	7.0	7.8
London	6.4	7.1

* Change in methodology from this year, prior data may not be comparable.

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

SP-OUT-6: Heritage Protection

Heritage Protection		
Indicator	Target	Progress
Monitor Buildings at Risk yearly register	Entries for Newham should decline annually.	
Sources: DM monitoring, Historic England		






Commentary

Over the monitoring period there has been no change to the Heritage at Risk Register (HAR) (Table 13). Four entries on the HAR have received permissions during the reporting period, and Levelling up Funding has been secured to repair and bring back into use the Alice Billings House in Stratford. Planning approvals granted up to and including the monitoring period that would see these buildings brought back into use have not been implemented in the reporting period.

Table 13: SP-OUT3i – Listed buildings on the Heritage at Risk (HAR) register over last 2 years

Listed building	2019	2020	2021	First on HAR	Last recoded condition	Relevant Allocation reference	Planning approval	Enforcement case
West Ham Pumping Station, E15	x	x	x	1990	Fair	LMUA9		
Central Buffet, E16	x	x	x	1990	Poor	S31	14/00618/OUT	
Central Offices, E16	x	x	x	1990	Poor	S31	14/00618/OUT	
West Ham Court House, E15	x	x	x	1998	Very bad	S05	19/00529/LA3	
Coach and Horses, E13	x	x	x	2007	Poor	LMUA7, adjacent S29	18/01394/FUL	18/00284/ENFC
Chimney to Beckton Sewage Works, E6	x	x	x	2009	Poor			
Dukes Head, E6	x	x	x	2010	Fair		20/02192/FUL	
Silo D, E16	x	x	x	2010	Poor	S21	14/01605/OUT	17/00666/ENFC
North Woolwich Station, E16	x	x	x	2010	Poor	S04		14/02188/ENFA 19/00447/ENFC
Spotted Dog, E7	x	x	x	2010	Very bad		20/00088/FUL	
Earl of Essex, E12	x	x	x	2012	Fair		18/02736/FUL	18/00748/ENFC
Police Station E6	x	x	x	2017	Poor	S26	20/02772/FUL	
Alice Billings House, E15	x	x	x	2018	Poor	S05		
TOTAL	13	13	13					

SP-OUT-8 and 13: Town Centre Health

Town Centre Health		
Indicator	Target	Progress
a. Vacancy levels, and non-retail uses in primary frontages in town centres	No specific target, should be holding steady or improving, noting PSF benchmark in SP9	
b. Historic buildings at risk within defined town centres	No specific target, should be decreasing	
c. Proportion of quality leisure uses in town centres that are betting shops, amusement arcades and hot food takeaways	No specific target, should be holding steady or improving, noting benchmark in SP9	
d. Satisfaction with local shopping as identified by local surveys	No specific target, should be holding steady or improving	
e. Other Town Centre and Retail Study, London Town Centre Health Check, and other relevant studies	No specific target, all to be monitored against London average where possible, otherwise monitor for appropriate trends in line with IIA objectives	
Sources: Town Centres Network surveys, Newham Surveys, Historic England.		

Commentary

Indicators a, c, and e are covered in section Infrastructure: Town Centres

Historic buildings at risk within defined town centres

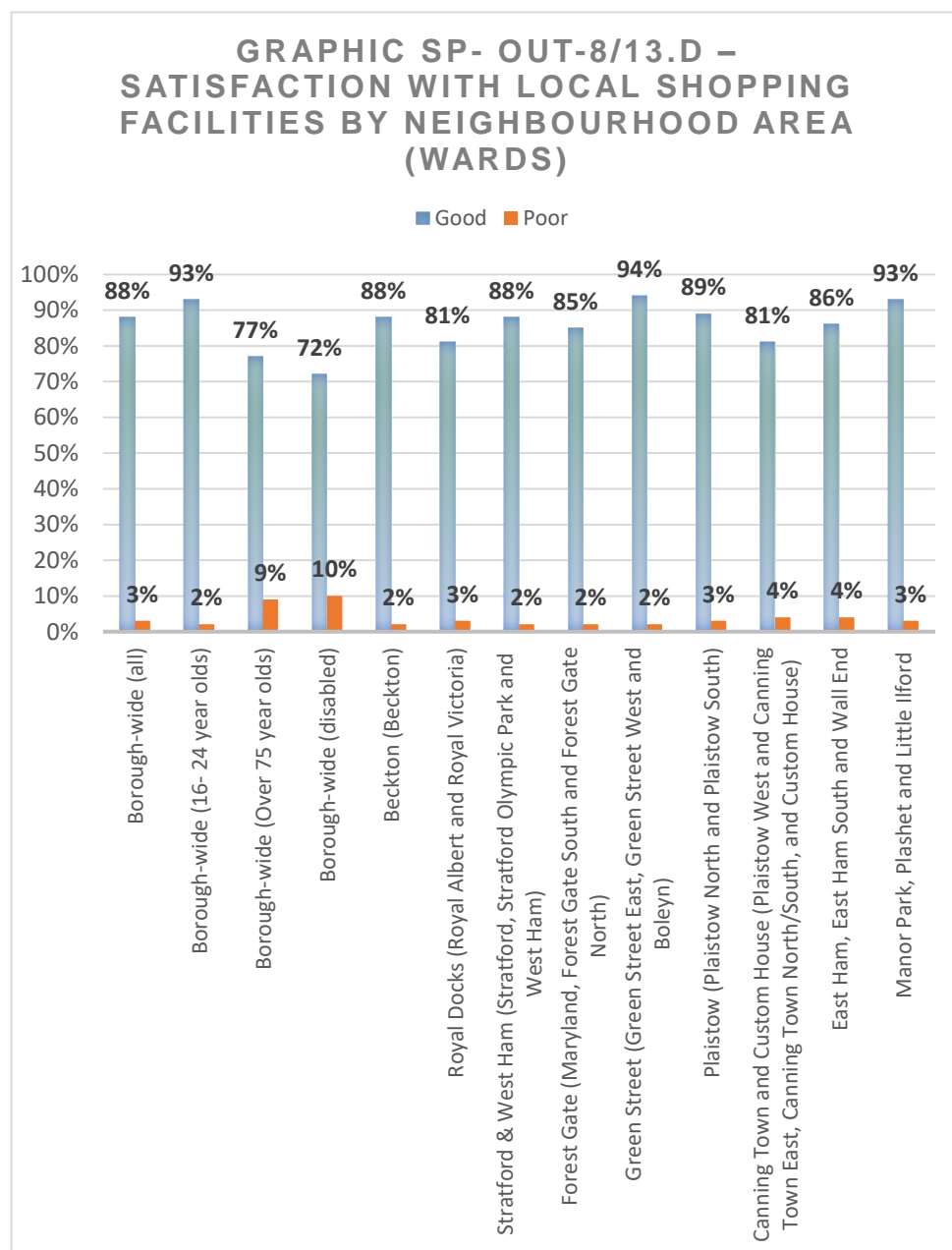
The heritage at risk register is covered in full under indicator SP-OUT-6: Heritage Protection, above. The following heritage buildings at risk are within town centres:

- West Ham Court House and Alice Billings House, E15 – within Stratford town centre.
- Police Station, E6 – within East Ham town centre

Satisfaction with local shopping as identified by local surveys

The graphic below outlines people's perception of their local shopping facilities at the time of the 2019 Newham Survey. This question was not asked in the 2021 survey.

Most residents consider their shopping facilities to be good, with Canning Town and the Royal Docks being the areas least well regarded (at 81%) compared to Newham average (88%). Young people seem to be significantly more content with their shopping facilities (at 93%), while people living with a disability or older than 75 years are least satisfied and most likely to rate shopping facilities as poor (10% and 9% respectively) compared to Newham average (3%), indicating issues with accessibility and inclusivity.



Source: Newham Surveys 2019 and 2021

Jobs, Business and Skills







<p>Local Plan Objectives</p>	<ul style="list-style-type: none"> • Attract and retain investment from growth sectors including manufacturing, warehousing and logistics, culture, visitor and evening economy and education. • Strategically manage the use of land to balance needs of the economy, meet evidenced demand and make efficient use of land. • Manage the impacts of employment uses to ensure there is a transition to create successful mixed use places, balancing both jobs and homes. • Maximise economic opportunities from development. • Tackle barriers to employment and building personal and economic resilience for residents through improvements to skills and educational attainment, childcare and training. • Support start-ups and continued development of small and medium sizes social enterprises.
<p>Local Plan Policies</p>	<p>J1, J2, J3</p>

Headlines and policy implications

- The policy was effective in ensuring sufficient employment floorspace supply within the Borough, particularly for B8 uses which saw positive floorspace growth in approvals and completions.
- Small business spaces /shared workspaces were permitted and are under construction at the Parcelforce site (S10) and were completed at the Stephenson Street LIL and Silvertown Arches LMUA. Small business units were also approved at 8 Cody Road within British Gas/Cody Road SIL.
- Low-cost and affordable workspaces were permitted at Thameside West (S07/08), Manor Road (S13) and Silvertown Arches LMUA.
- Business start-up rates are high, however there is a slight downward trend in terms of the percentage of business survival during the monitoring period. The monitoring period to coincide with the Covid-19 pandemic and resulting economic impact. This may have resulted in challenges to the business environment. Policy will need to ensure that workspace provision is supported in the right locations, is demand-led and enables local businesses to expand and prosper.
- Employment hubs and designations were effective in securing employment floorspace in areas as directed by the strategy, in particular a positive provision through completion of B1 and B2 uses and approval of B8 uses.
- No designated employment land was lost over the monitoring period.
- S106 Agreements linked to skills and jobs via Workplace continues to secure and deliver employment opportunities for Newham's residents.
- Overall job numbers have steadily improved since 2019, with a continued dominance of public sector jobs and positive growth in both business and industrial sectors. Policy will need to continue to support creating high quality employment uses in the right locations and evolve to create new workspaces for, and employment in, growth sectors as part of a diverse economy.
- The number of economically active residents has experienced a continuous upward trend during the monitoring period. Newham is broadly in line with the London averages for the first time. Whilst economic activity rates have increased, unemployment rates within the monitoring period mirror the trends of London and the rest of the UK, with a spike in 2020 as a result of the Covid-19 pandemic.
- The rising economic activity rates have not directly resulted in reductions in poverty, particularly in relation to higher quality employment opportunities and salaries that are above the London Living Wage. It is critical that economic developments continue to secure the highest quality employment opportunities for residents by overcoming barriers to employment by working with the Councils brokerage to continue to secure these benefits from major economic developments in Newham.

Outputs

J-OP-1: Business and jobs growth

Economy		
Indicator	Target	Progress
a. Additional employment floorspace	No specific target; maintain in line with ongoing development of strategic sites	
b. Tourism and leisure development	No specific target; monitor ongoing development as per strategic site aspirations	
c. Investment in Employment Hubs	No specific target; ongoing investment should be evidence	
d. Small and affordable business space	No specific target, continue to add to provision	
e. Small business space (<500 sqm) recorded as part of larger schemes	No specific target, continue to add to provision	
f. Affordable workspace/local business occupancy provision	No specific target, continue to add to provision	
Sources:		

Commentary

Additional employment floorspace

Table 14: Net losses/gains of employment floorspace (Approvals)

Year	B1a*	B1b	B1c	B2	B8	Overall
FY19/20	-2,197	1,000	809	-20,646	14,307	-6,727
FY20/21	5,628	0	13,275	-302	1,076	19,677
FY21/22	-3,569	0	1,665	1,637	19,551	19,284
Total	-138	1,000	15,749	-19,311	34,934	38,961

Source: GLA PLD 2022

Table 15: Net losses/gains of employment floorspace (Completions)

Year	B1a*	B1b	B1c	B2	B8	Overall
FY19/20	-2,921	0	3,389	6,233	5,579	12,280
FY20/21	7,115	0	27	7,937	9,551	24,630
FY21/22	5,005	5,000	304	-22,714	-644	-13,049
Total	9,199	5,000	3,720	-8,544	14,486	23,862

Source: GLA PLD 2022

*includes Class O Permitted Development Rights

Employment floorspaces supply constitute of use classes B1 - business uses which can be carried out in a residential area (replaced by E(g) class on 1st September 2020), B2 - general industrial and B8 - storage or distribution. Overall in the monitoring period, there was a net increase of approximately 39,000 sqm of permitted B class uses and approximately 24,000 sqm were completed. The following sections set out the changes of different types of employment floorspace in the Borough over the monitoring period.

Office (B1 a) floorspace

Table 16: Class O (now Class MA) Permitted Development Rights (Approvals)

Year	Floorspace Lost (sqm)	Units (gross)
FY19/20	5,549	189
FY20/21	1,410	31
FY21/22	1,870	38
Total	8,829	258

Source: GLA, PLD 2022

Table 17: Class O Permitted Development Rights (Completions)

Year	Floorspace Lost	Units (gross)
FY19/20	6,137	199
FY20/21	89	1
FY21/22	0	0
Total	6,226	200

Source: GLA, PLD 2022

During the monitoring period a range of Class O office to residential applications were approved. As of 1st August 2021 Class MA took effect, reflecting the new Class E use class order with office uses classified under Class E(g)i. Within this monitoring period, the Borough saw major office floorspace losses within key employment locations including Stratford and around centres at Plaistow. The largest Class O approval and completion during the monitoring period was the Stratford Office Village for 158 units, which resulted in the loss of 3,500 sqm of office floorspace in FY19/20. This application superseded numerous applications (18/02679/PRECUJ and 18/03519/PRECUJ and 18/03523/PRECUJ) covered in previous authority monitoring reports. The losses of office floorspace were largely related to older stock, historically used by local businesses across the Borough.

Although there were a number of approvals in FY19/20 and FY 21/22 with anticipated loss of office floorspace, including the Class O and Class MA applications, proposals generating office floorspace were being approved in FY20-21 which balanced = gains and losses. According to Table 15, office supply in the Borough remained steady over the monitoring period, with no major loss through approvals over the monitoring period. Due to a time lag in completion of approved proposals, increase in office floorspace during FY20/21 and FY21/22 were still significant, adding up to a net increase of 9,000 sqm during the monitoring period. As a result there was no substantial loss in office floorspaces in the Borough.

Light Industrial (B1c) and small and medium enterprise floorspace

According to Table 15, there were a significant number of approvals for providing light industrial spaces within the Borough, resulting in approximately 16,000 sqm increase over the monitoring period. Within the same period of time, a total of 3,720 sqm Class B1c floorspaces were completed for operation.

The Borough saw continued approvals and completions of employment floorspaces of various sizes to cover different market needs, including spaces for small and medium businesses.

General Industrial (B2) and warehousing (B8) floorspace

As outlined in the approval and completion figures in Tables 16 and 17, there was a positive trend in the provision of storage and distribution floorspace within the Borough. A net 35,000 sqm of Class B8 floorspace was approved over the monitoring period. Of which, 15,000 sqm were being implemented and completed. However, there was a net loss of floorspace for general industrial uses over the period, especially due to approval of schemes resulting in such loss in FY19/20. The major loss of B2 floorspace came from the redevelopment of Deanston Wharf for residential-led mixed use development with 769 units (16/00527/FUL), yielding a net loss of approximately 14,000 sqm B2 use in FY19/20 approval and FY21/22 completion figures. Another proposal approved in FY19/20 and completed in FY 21/22 was the change of approximately 9,000 sqm B2 use in Thameside East SIL to 12,282 sqm of Sui Genris industrial use (i.e. recycling facility) (19/01132/FUL).

Conclusions (B Class uses)

In general, the Borough saw an overall positive trend in employment floorspaces supply through approvals and completions especially on warehouse (B8) and light industrial (B1c) uses. Meanwhile the major loss of employment floorspace during the monitoring period came from the loss of general industrial (B2) floorspace due to redevelopment of Deanston Wharf for residential-led mixed use development (16/00527/FUL), yielding a net loss of B2 floorspace of approximately 14,000 sqm. The proposal was in keeping with the 2018 Local Plan: the application site fell within Strategic Site 22 Minoco Wharf which was designated to release SIL at Thameside West.

Regarding Class B1a office use, the figures showed no substantial loss in office floorspaces in the Borough. In addition, the Borough saw continued approvals and completions of employment floorspaces of various sizes to cover different market needs, including spaces for small and medium businesses.

Tourism and Leisure Uses

In the 2019 to 2022 monitoring period a total of 62 apartment hotel rooms were completed at 104-106 The Broadway in Stratford (19/01932/FUL), which was approved and completed in FY20/21.

In FY19/20, redevelopment of the existing Travel Inn at 207 Romford Road for a 39 bedroom hotel commenced (19/00100/REF). It is noted that this application was granted at appeal, with the inspector considering the improvement to the hotel design and moderate increase in size outweighed town centre impacts. In FY21/22, the application for transforming 63 guest apartments at Dockside Apartments to 66 hotel rooms was approved (21/02013/FUL), resulting in net gain of hotel rooms. In sum, a gross total of 102 hotel rooms are in the pipeline.

The permissions at The Broadway is located at E5 Stratford Metropolitan and Dockside Apartment is located at E10 Royal Albert North which are both employment hubs identified as growth areas of visitor economy as directed by the plan.

Commentary relating to leisure uses is set out in the Town Centre chapter.

Investment in Employment Hubs

Table 18 below shows significant development activity in various employment hubs, with different planning applications resulting in additional employment floorspace permitted or completed over the monitoring period.

Table 18 Approvals or Completions resulting in a Net Increase of Employment Floorspace on Employment Hubs

Employment Hub	Activity FY19/20	Activity FY20/21	Activity FY21/22
E01 – East Beckton	<p>18/02594/FUL (Approved) DLR Beckton Depot modification to accommodate rolling stock, relocation of test track and new train wash facility (SG)</p> <p>19/00641/FUL(Approved) Construction of a rear part ground floor and first floor extension to increase office space provision (B2 use) within the existing building at 7 Eastbury Road</p> <p>19/01931/FUL (Approved) Ancillary laydown area to serve the adjoining Beckton Combined Heat and intelligent Power (CHiP) plant (B2 use)</p> <p>17/02002/OUT (Completion) Hybrid planning application for industrial-led development with a hotel and industrial uses (B1c, B2 and B8 Uses) at Land Adjacent To Jenkins Lane</p>	<p>20/00327/FUL (Approved) Erection of 2 No units (B1c light industrial/B2 general industrial/B8 storage and distribution uses) with associated service yards, access, parking, cycle storage, refuse collection and landscaping works at Plot 29 And Plot 30 Gemini Business Park</p> <p>19/00641/FUL(Completed) Construction of a rear part ground floor and first floor extension to increase office space provision (B2 use) within the existing building at 7 Eastbury Road</p>	<p>20/01864/FUL (Approval) Erection of a self-storage building (B8 use) and an industrial building to flexibly accommodate Use Classes E/B2/B8, with associated cycle/refuse storage, landscaping, car parking and new vehicular accesses at Land East of Sainsburys Claps Gate Lane</p>
E02 – Thameside West	<p>18/03557/OUT (Approval) Hybrid planning application for mixed development comprising residential uses and flexible employment floorspace (Use Classes B1b, B1c, B2 and B8) at Thameside West and Carlsberg Tetley Dock Road Silvertown</p>	No activity	No activity

<p>E03 – Thameside East</p>	<p>17/03449/FUL(Completion) Erection of a single storey commercial unit of B8 (storage and distribution) and B1(a) (offices) use with ancillary welfare facilities, external stores, vehicle parking, landscaping and enabling works</p>	<p>17/04003/FUL (Completion) Erection of a 14 storey building for the development of 75 No. residential units, ground floor commercial floorspace (A3/ B1a-c uses), car and cycle parking, landscaping enhancements, public realm improvements (including public viewing gallery) and associated works at 2 Pier Road</p>	<p>21/01492/FUL (Approval) Change of use to metal recycling facility together with associated buildings, walls and fencing at London Teleport Site (SG)</p>
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<p>E04 – Cody Rd/Prologis</p>	<p>17/03659/OUT (Approval) Hybrid planning application for employment floorspace (B1b/c, B2 uses), ancillary community exhibition space with restaurant/café space at Cody Dock 11C South Crescent</p> <p>19/02671/FUL (Completion) Extension of mezzanine floor, external alterations to provide plant services (B2 use) and erection of a bike shelter at Unit 5 Electra Business Park</p> <p>19/00699/FUL (Approved) Installation of a mezzanine extension to be used as a storage facility (B8 use) ancillary to the existing (B2) use with new lift and fire escape stairs at Cody Business Centre, Unit 1C Conen House</p> <p>17/03755/FUL (Completed) Demolition of existing small industrial building and re-development of overall site to create four terraced industrial units (B1c, B2 and B8 uses) with ancillary offices, car parking and service areas at 4D North Crescent</p> <p>18/00452/FUL (Completed) Erection of ancillary B8 warehouse building within existing service yard including revised access and servicing arrangements at Unit 2A North Crescent</p> <p>18/02082/FUL (Completed) Change of use (from B8) to mixed use comprising 42 small business units (B1 use) and restaurant/bar area, siting of 4 shipping containers and associated works to principal and side elevation of building, forecourt and boundary treatments at 12 Cody Road</p>	<p>No activity</p>	<p>21/01123/FUL (Approval) Change of use from storage and distribution (Use Class B8) to 60 small business units (Use Class E(g)(i)) at 8 Cody Road</p>
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E05 – Stratford Metropolitan	No activity	19/03477/CLP (Approval) Application for a lawful development certificate for the proposed use of an office for a Chauffeur business at Fifth Floor Suite 4A Burrell House	No activity
E06 – Green St	No activity	No activity	No activity
E07 – East Ham	10/02277/FUL (Completion) Erection of part four-storey and part three-storey building comprising B1a use with 16 flats on the upper floors at 1 Ray Massey Way 16/02291/FUL (Completion) Proposed new shop front, conversion of existing basement and the rear garage on the ground floor including single storey part side infill extension to provide additional B1a use and first floor rear extension to provide additional one bedroom studio flat	No activity	No activity
E08 – Canning Town	No activity	19/03518/FUL (Approval) Demolition of industrial shed and replacement with metal clad building for use within class B8, with trade counter and B1 (a) offices, with associated amendments to layout at Bidder Street	16/03428/FUL (Completion) Mixed use development to provide residential units, hotel and flexible commercial floor space (B1 (a, b and c) uses) 16/04038/FUL (Completed) Construction of 3 B8 warehouses with 3 storey office and training building (HSS Hire Station)

E09 – ExCel Royal Vic West	No activity	18/03657/OUT (Approved) Hybrid planning application for erection of a series of light industrial workspace units (B1c use) and shared space for exhibitions, open workshops or shared working area at Silvertown Way Flyover Arches	No activity
E10 – Royal Albert North	No activity	No activity	No activity
E11 – London City Airport	16/01998/FUL (Completed) Extensions to the existing building to provide an additional self-storage (B8 use) floor area and associated external	No activity	No activity
E12 – Newham University Hospital	No activity	No activity	No activity
E13 – Albert Island	No activity	12/01881/OUT (Completion) Comprehensive redevelopment to provide residential units and office (Class B1) at Ivax Quays Albert Basin 18/01754/FUL: (Completed) Change of use to concrete batching and manufacture of pre-cast concrete elements (B2 use) at Thames House	No activity

E14 – Forest Gate	No activity	18/03506/OUT (Approval) Redevelopment of land bounded by Manor Road, for dwellings (Class C3), commercial (Class B1) and retail (Class A1/A2/A3/A4) floorspace 19/00364/FUL (Approval) Demolition of existing building and erection of a part-3, part-4-storey building including 2 no. Office (B1) units on the ground floor and 5 no. residential units on the upper floors at 297C, D and E Romford Road	20/02800/FUL (Approval) Proposed development of a part-3, part-4 storey, mixed-use development comprising of ground floor B1 commercial space and nine new dwellings 19/00364/FUL (Completion) Demolition of existing building and erection of a part-3, part-4-storey building including 2 no. Office (B1) units on the ground floor and 5 no. residential units on the upper floors at 297C, D and E Romford Road
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Source: GLA PLD 2022

Small and affordable business space

Small and affordable workspaces are being/will be delivered through a number of developments. 42 small business units were completed at LIL1 Stephenson Street (ref 18/02082/FUL) in FY19/20. The development at Silvertown Flyover Arches designed for shared workspaces (ref 18/03657/OUT) was approved in FY20/21. Change of use from B8 class use to 60 small business units at 8 Cody Road, SIL2 British Gas/Cody Road (ref 21/01123/FUL) was also approved in FY21/22.

Small business space (<500 sqm) recorded as part of larger schemes

In 2021 work started on phase 1 of the former Parcellforce depot site (Strategic Site S10) which includes around 600 sqm of small 'makerspace' units for cultural uses.

Affordable workspace/local business occupancy provision

Overall it is positive to see, as outlined in table 19, that as per the strategy the protection of existing small and creative businesses is occurring through redevelopment, and businesses are being relocated within Newham as part of any relocation/re-provision. This is a key component of the Managed Release/Transition criteria of policy J2, to create new workspaces and avoid displaced businesses outside of the Borough.



Going forward further monitoring of the occupation and take-up of the low cost and affordable workspace will be an important factor in determining its success and identifying the level of demand (and future demand) for this type of workspace in Newham.

Table 19 Developments delivering Affordable Workspaces

Year	Ref	Status	Sqm provided	Type of workspace	Comments
FY19/20	18/03557/OUT: Thameside West (S08/S07)	Approved	95 sqm (Phase 1)	Affordable Workspace	For businesses impacted by the redevelopment, the applicant seeks to relocate displaced creative businesses from the Silver Building to Silvertown Arches LMUA as part of the 18/03657/OUT application.
FY20/21	18/03657/OUT: Silvertown 'Flyunder' Arches LMUA	Approved	7,915 sqm (5,360 sqm in detailed application)	Low cost light industrial (B1c) workspace	Proposed to support local needs including displaced creative businesses from the Silver Building (which acts as a meanwhile use) as part of the Thameside West approval.
FY20/21	18/03506/OUT Manor Rd (S13)	Started	477 sqm (detailed aspect)	Co-working affordable workspace	Relocation Strategy was not required

Outcomes

J-OUT-1: Economic Domain – Business Domain

Theme		
Indicator	Target	Progress
a. Business by sector	Should be steady or growing	
b. New business formation and survival	Should be steady or growing	
Sources:		

Business by sector

In 2019 Newham had around 12,500 registered enterprises increasing to 13,900 in 2022 (by 10%) over the monitoring periods. Around 94% of these businesses are defined as micro enterprises employing up to 9 peopleⁱ. This is higher than the London and UK average.

The following datasets are taken from Nomis which extracts data from the Business Register Survey. Figure 1 shows the percentage of businesses in each major sector. Across the monitoring period Newham’s sectoral composition was predominantly within the construction, retail and professional sectors. This reflects both the planned development and subsequent business growth as part of the Olympic legacy plans including Westfield. Growth is also compounded by the emergence of Stratford increasingly becoming an attractive destination for business start-ups, due to its improved public transport access and diverse offer. Figure 2 reflects a net growth in number of businesses in construction and retail sectors while the number is declining within professional sector over the monitoring period.

More recently Newham has experienced growth in the transport, storage and wholesale sectors, reflecting nationwide growing demand for storage and distribution as well recognising the role of Newham’s industrial land to continue to meet occupiers’ requirements. This is particularly important in relation to Newham’s locational advantages (particularly in Beckton) to service London and further afield. Reversing decades of decline, the borough is experiencing moderate increases in the manufacturing sector. Both industrial and manufacturing growth aligns with identified jobs growth in these sectors.

In terms of employment, there has been growth in professional, scientific and technical activities from 2020 to 2021. Over the same time period we have also seen jobs growth in industrial activities including manufacturing and construction, which as a sector has also driven large part of business growth (alongside retail). Regarding transport and storage sector, the employment number experienced significant ups and downs through the monitoring period but remain steady in general. However, it is noteworthy that the figures were taking into account impact brought by the Covid-19 pandemic and the ongoing recovery. Data is not currently available for employees by sectors in 2022.

Figure 1: Percentage of businesses by industrial sector (Broad Industrial Classification)

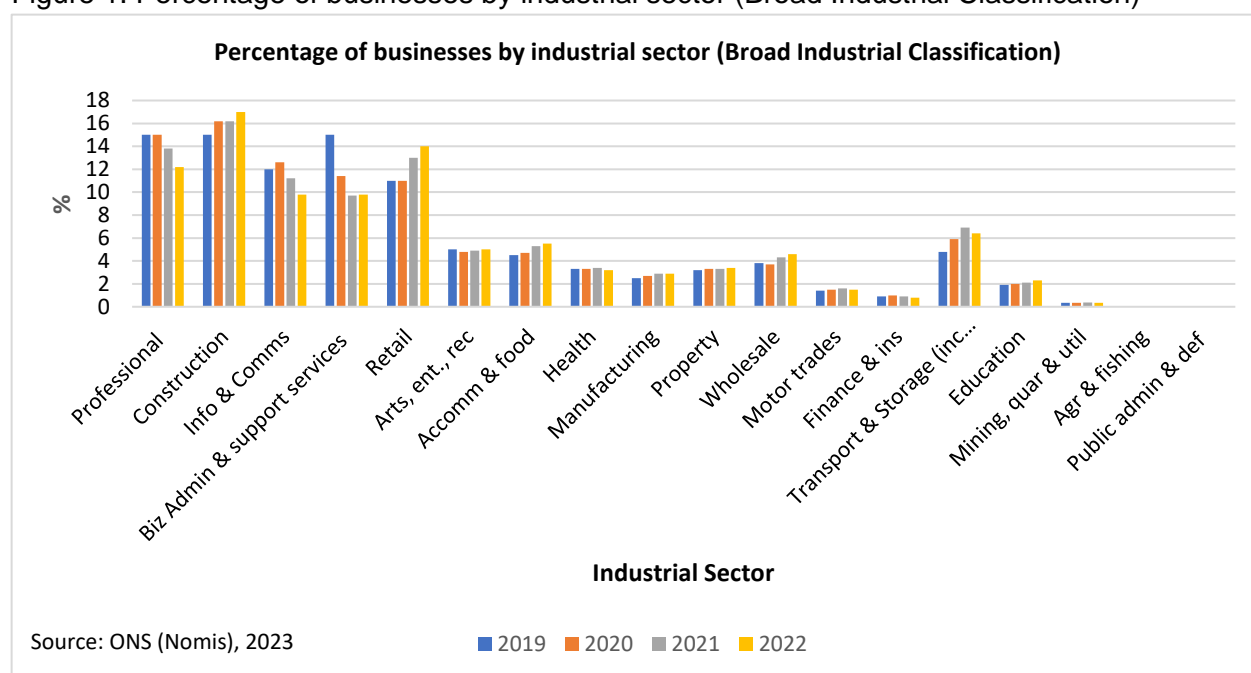


Figure: 2 Number of businesses by industrial sector (Broad Industrial Classification)

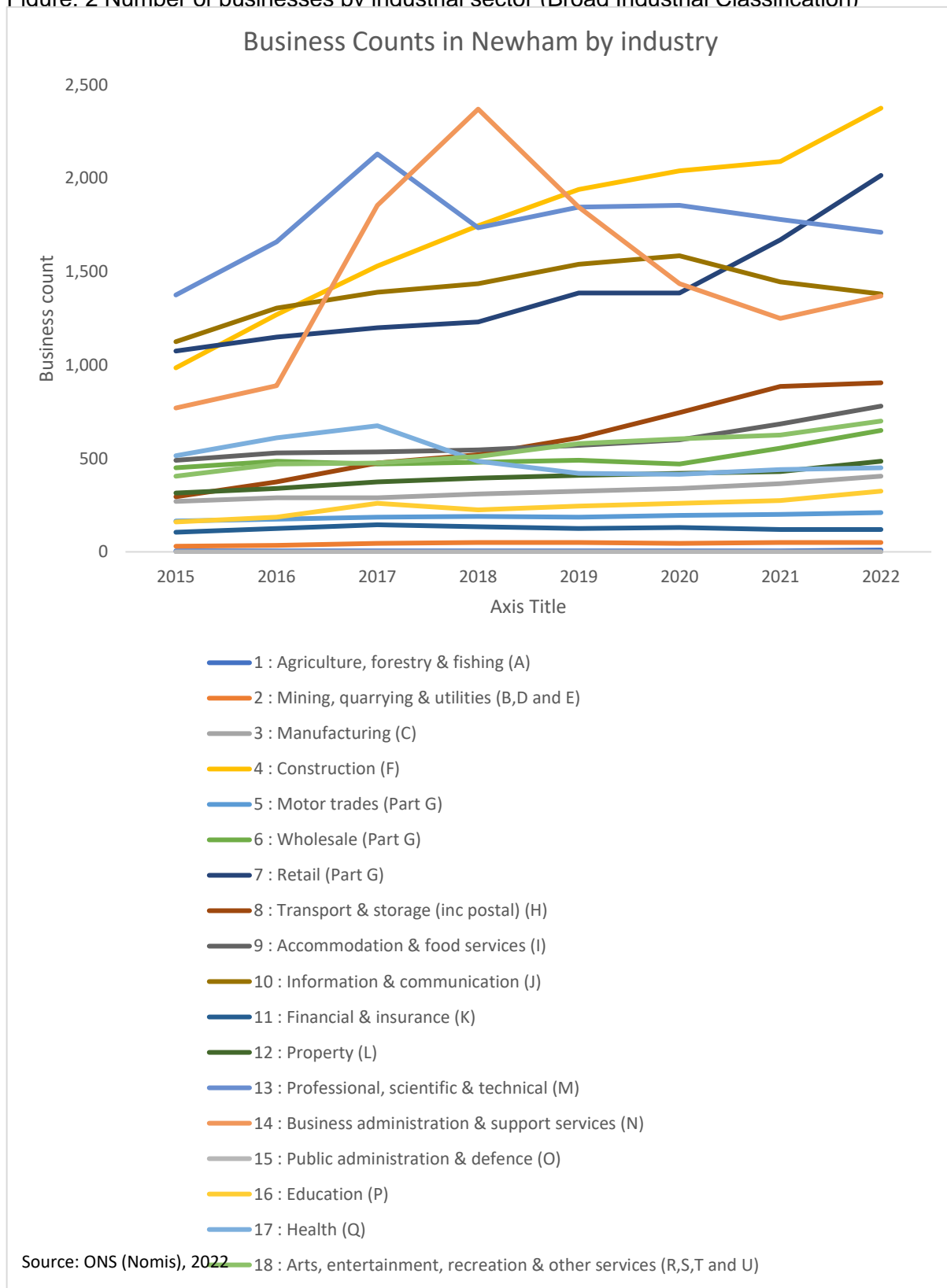
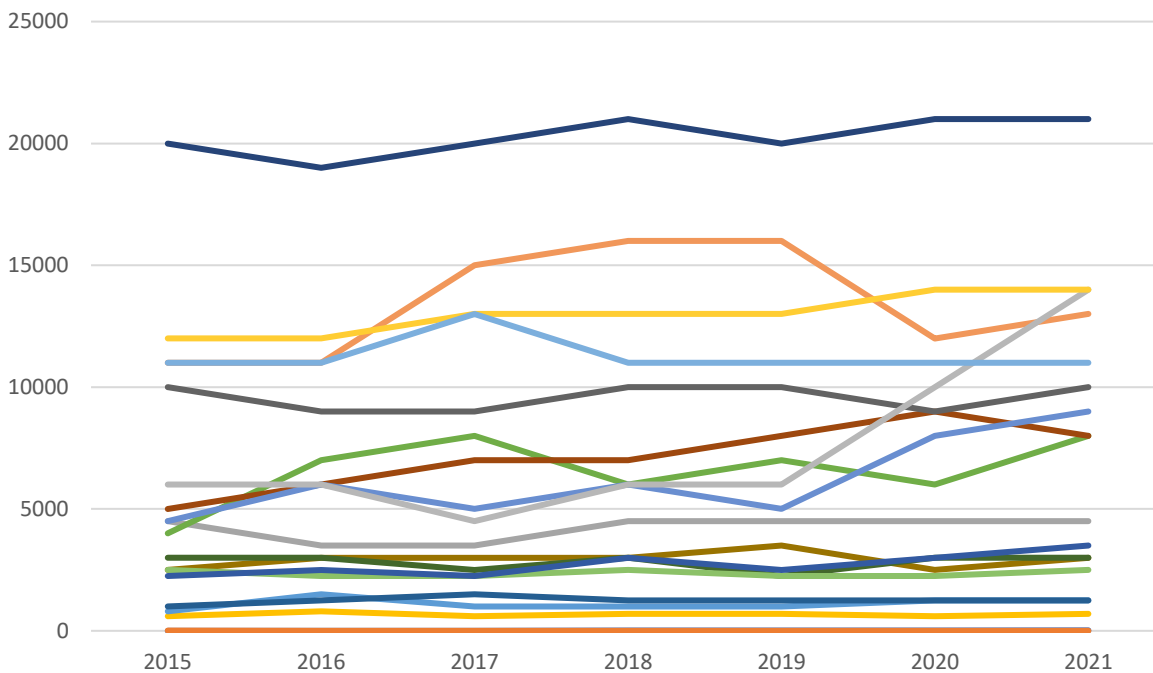


Figure: 3 Number of employees by industrial sector (Broad Industrial Classification)

Change over time: employees by industrial sectors in Newham
2015-2021

New



- A : Agriculture, forestry and fishing
- B : Mining and quarrying
- C : Manufacturing
- D : Electricity, gas, steam and air conditioning supply
- E : Water supply; sewerage, waste management and remediation activities
- F : Construction
- G : Wholesale and retail trade; repair of motor vehicles and motorcycles
- H : Transportation and storage
- I : Accommodation and food service activities
- J : Information and communication
- K : Financial and insurance activities
- L : Real estate activities
- M : Professional, scientific and technical activities
- N : Administrative and support service activities
- O : Public administration and defence; compulsory social security
- P : Education
- Q : Human health and social work activities
- R : Arts, entertainment and recreation
- S : Other service activities

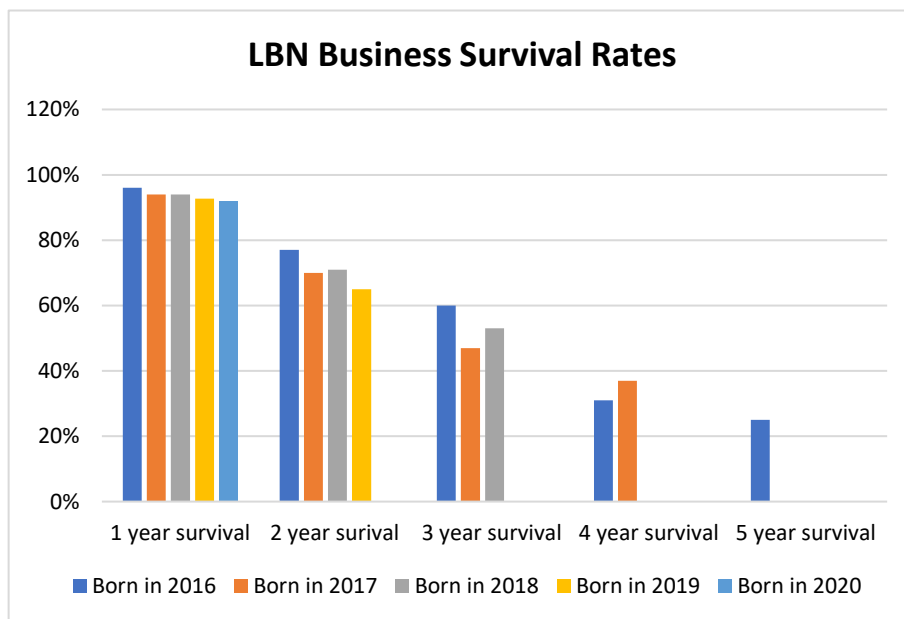
Source: ONS (Nomis), 2021

business formation and survival

Survival rates are an important indicator in relation to new business growth and the strength of the overall business environment. Newham’s has experienced significant growth economically and has continued to be a key location in London to invest in, as well as a place for more locally based start-ups to open. This is reflected in the high proportion of micro businesses within the borough.

The data in figure 4 indicates more recent businesses may be surviving longer than older businesses. As longer survival rates are desirable for this indicator, it is important the role of employment land and new economic development in these locations, continue to support business to cluster and create high quality environments that enable businesses to start up and thrive. This is important both for survival, particularly as factors such as location, types of workspace and age of stock and nearby economic activity are all key factors around longevity for businesses to survive. Data is not currently available for business births in 2019 and 2020 and their survival rate beyond 1 to 2 years.

Figure 4: LBN Business survival rates






Source: Business Demography, Nomis (2022)

Commentary

Over the monitoring period, the Borough experienced growth in business numbers. In 2019 Newham had around 12,500 register enterprises increasing to 13,900 in 2022 (up by 10%) over the monitoring periods, with majority of these businesses micro enterprises which is higher than the London and UK average. In general, there were significant growth in industrial sectors including manufacturing, construction, wholesale and transport and storage by business numbers, while there were drops in professional, financial and business sectors. Meanwhile, employment numbers in both industrial and professional/financial sectors stayed steady. There was a general upward movement in employment in professional, scientific and technical activities in particular. Similar for industrial sectors, there were increase in employment numbers in both construction and transport and storage sector. Therefore, the figures showed a positive growth in business sectors in the Borough in general.

However, there is a slight downward trend in terms of the percentage of business survival throughout the monitoring period. Although the declining slope is not steep, continue support for business to cluster and create high quality environments that enable businesses to start up and thrive will be required.

J-OP-3: Securing effective use of employment land

Economy		
Indicator	Target	Progress
a. Employment land available	Monitor to demonstrate projected needed can be accommodated	
b. Loss of employment land	No loss of land specified for protection	
c. Net change in employment floorspace approved and completed on protected SILs and LILs	No specific target, should be increasing	
d. Employment land improvements	No specific target, monitor for change secured through planning and other interventions	
Sources:		

Commentary

Employment land available

As per the 2018-19 Authority Monitoring Report Newham has a total of approximately 347.2ha of employment land, comprising of;

- 259.76ha of Strategic Industrial Locations
- 66.01ha of Local Industrial Locations; and
- 24.44ha of Local Mixed Use Areas

The total land figure above excludes the plan-led SIL release as part of the 2018 Local Plan, which was around 53.88ha.

With increasing demand for industrial land, it is expected vacancy rates will reduce on protected employment land. Further commentary on vacancy rates is set out in the indicator below.

Loss of employment land

Planning activity on employment land not identified for release

Outside of the locations identified for employment land release, there were no approvals for non-employment related uses on designated employment land.

Planning activity on employment land identified for release

The planning activity below are in areas identified for plan-led release of industrial land as part of the employment land strategy in the Local Plan. In all cases, in line with the managed release/transition criteria of policy J2, the expectation is to ensure the relocation or re-provision of businesses is secured and that neighbourly development is achieved to secure a compatible mix of uses including industrial close to residential. The continued activity year on year in areas identified for release, reflect the increasing land demands in Newham and it is positive to see proposals supporting both employment and housing in areas ilocated line with the Local Plan's spatial strategy.

SIL Managed Release Area	Size	Activity
Thameside West (now Strategic Site S08/S09)	18.79ha	<p>18/03557/OUT (Approved in FY19/20)</p> <ul style="list-style-type: none"> Re-providing around 19,000 sqm (or 1.9ha) of flexible industrial (B1b/c, B2, B8) with 3,608 sqm (northern section of S09) as part of co-location and 15,000 sqm as a standalone multi-storey block for any lost SIL floorspace. <p>The floorspace (19,000 sqm) includes the re-provision of around 5,100 sqm (GEA) at the Silver Building on the Carlsberg-Tetley site and 7,345 sqm (GEA) of floorspace at the ASD building on the S09 part of the site.</p>
Thameside West (now Strategic Site S22)	2.17ha 17.23ha	<p>16/00527/FUL at Deanston Wharf (Approved in FY19/20 and completed in FY21/22)</p> <ul style="list-style-type: none"> Demolition of the existing buildings and release of 13,878 sqm of B2 use Construction of a new residential-led mixed use development comprising 769 residential units, 1,125 sqm (GIA) of mixed use floorspace (Use Classes A1-A5, B1a and D1) <p>11/00856/OUT at Royal Wharf, Minoco Wharf (completed in FY21/22)</p> <ul style="list-style-type: none"> Comprehensive mixed use redevelopment for up to 363,000 m² (GEA) at the site which was partly vacant and partly used for construction storage site Residential (Use Class C3) 328,141 m² (GEA) not exceeding 3385 residential units Business (Use Classes B1 (a), (b) and (c)) max 15,000 m² (GEA), of which not more than 5,000 m² (GEA) will be offices (B1 (a)) Retail (Use Class A1) max 3,250 m² (GEA); Financial and professional services (Use Class A2) max 750 m²; Restaurants and cafes (Use Class A3), Drinking establishments (Use Class A4) and Hot food takeaways (Use Class A5) max 1,500 m² (GEA) Non-residential institutions (Use Class D1) 9,600 m² (GEA); Assembly and leisure (Use Class D2) 3,000 m² (GEA)

Thameside East (now Strategic Site S23)	0.4ha 6.1ha	<p>20/01046/FUL at Unit 3 Thames Road (Approved in FY21/22)</p> <ul style="list-style-type: none"> • Demolition of existing warehouse and release of 3,641sqm B8 floorspace • Redevelopment of the site to provide 161 units comprising three residential buildings <p>21/02450/OUT – live application FY20/21</p> <ul style="list-style-type: none"> • Demolition of all existing buildings and structures to facilitate a mixed-use development comprising 762 residential units and 23,922 sqm of non-residential floorspace • Comprising 15,125 sqm GEA of light industrial / storage use (Class E(g)(iii) / B8) and 1,713 sqm GEA of light industrial use (Class E(g)(iii)) • 3,817 sqm GEA of leisure floorspace (Class E(d)); 1,639 sqm GEA of commercial, business and service use (Class E), 854 sqm GEA of co-working office use (Class E(g)), 590 sqm GEA of retail floorspace (Class E(a)) and 185 sqm GEA of community use (Class F2)
Beckton Riverside (now Strategic Site S01)		No activity

Net change in employment floorspace approved and completed on SILs and LILs

There was net growth in B1 and B2 floorspace during the monitoring period, with more than 10,000 sqm of both uses completed on SILs and LILs from FY19/20 to FY21/22. The net loss in B8 floorspace completion is due to the key planning application for change of use of areas A and B of Standard industrial Estate, Thameside East to a recycling facility to be used in conjunction with the wider scrap metal merchants yard. It did not result in a net loss of industrial uses.. Approximately 18,000sqm of B8 use was approved during the monitoring period which were expected to be delivered in the near future. The detail approvals and completions are reflected in the table in part d.

Employment land improvements

There were continuous improvement on different employment land (SILs and LILs) with planning applications approved for redevelopment/development. The following table shows changes in B1, B2 and B8 floorspaces being approved and completed within the monitoring period resulted from the key schemes approved.

Use Class	Net approved floorspace (sqm)	Key scheme approved	Net completed floorspace (sqm)	Key schemes completing
B1	1,880	17/03659/OUT (FY19/20) – net gain of 1500 sqm of B1b/c uses 20/00327/FUL (FY20/21) – net gain of 380 sqm of B1a use	11,539	17/02002/OUT (FY19/20) – net gain of 3,566 sqm of B1c use 17/03449/FUL (FY19/20) – net gain of 364 sqm. of B1a use 17/03755/FUL (FY19/20) – net gain of 357 sqm. of B1c use 18/02082/FUL (FY19/20) – net gain of 500 sqm 12/01881/OUT (FY20/21) – net gain of 6,752 sqm
B2	2,008	17/03659/OUT (FY19/20) – net gain of 500 sqm 19/00641/FUL (FY19/20) – net gain of 187 sqm 19/01931/FUL (FY19/20) – net gain of 485 sqm 19/02671/FUL (FY19/20) – net gain of 836 sqm	12,846	17/02002/OUT (FY19/20) – net gain of 3,566 sqm 17/03755/FUL (FY19/20) – net gain of 357 sqm. 19/02671/FUL (FY19/20) – net gain of 836 sqm 18/01754/FUL (FY20/21) – net gain of 7,900 sqm 19/00641/FUL (FY20/21) – net gain of 187 sqm

B8	18,419	18/02830/OUT (FY19/20) – net gain of 2,948 sqm 19/00699/FUL (FY19/20) – net gain of 460 sqm 20/00327/FUL (FY20/21) – net gain of 1,316 sqm 19/03343/OUT (FY21/22) – net gain of 13,674 sqm 21/01123/FUL (FY21/22) – net gain of 21 sqm.	-7,192	16/04038 (FY21/22) – net gain of 1,644 sqm 19/01132/FUL (FY21/22) – net loss of 8,836 sqm. (changed to SG use)
SG (SIL use)	No activity	No activity	8,836	19/01132/FUL (FY21/22) – net loss of 8,836 sqm.

Outputs

J-OUT – 2 Economic Development – Business Domain

Vacancy rates on employment land

The land use vacancy rates are assessed as a proportion of core and wider industrial land, and it is recommended that a reasonable average rate for frictional vacancy is around 5% for industrial land and 8% of the floorspaceⁱⁱ. At the time of the 2017 Employment Land Review Newham’s industrial land vacancy rate stood around 6% (see previous AMR’s around commentary on vacancy rates compared with London Plan evidenceⁱⁱⁱ). While continued monitoring of this target is reliant on an update to the Employment Land Review, it is recognised that Newham is one of the remaining boroughs that has a good supply of industrial units/land to meet occupiers’ requirements. With increasing demand for industrial land in London, Newham’s industrial land also supports wider unmet needs of the CAZ and Central London/City Markets. It is expected that vacancy rates on industrial land are likely to continue to decrease, emphasising the requirement to protect and intensify industrial land as directed by policy E7 of the London Plan.

J-OP- 5: Enhancing skills and access to work

Number of jobs filled by employment mechanisms including Workplace

During the monitoring period, Newham’s brokerage Workplace, evolved to Our Newham Work, offering a wider range of services to residents from support and guidance for new employment opportunities. This service includes CV writing, career options and skill development and work alongside targeted teams to support young people, apprenticeship team as well as specialist employment opportunities.

It is positive to see that Workplace / Our Newham Work continued to support residents into employment, and is only expected to grow as the range of support services offered, alongside more targeted support for residents who may experience barriers to employment, is widened by the service. This includes young people who have higher rates of unemployment. The reduction of jobs filled in 2020-21 is as a result of limited resources during the Covid-19 pandemic. However the following year jobs filled by residents rose back up average levels for the monitoring period, with a higher proportion of young people securing jobs.

LBN Workplace (now Our Newham Work)			
Years	Total Jobs filled	Aged 16-24	% of jobs filled by young people
2021-2022	1,203	646	53.6%
2020-2021	176	66	37.5%
2019-2020	1,244	532	42.%%

Source: LBN Workplace / Our Newham Work, 2022

A detailed breakdown of Council receipt and expenditure from planning obligations for economic purposes such as Workplace, support for local labour, employment and skills programmes for local businesses is set out on the Councils Planning Obligations and Community Infrastructure Levy (CIL) Authority Monitoring Reports^{iv}. From September 2019 onwards, reporting on Section 106 and CIL expenditure is set out in an Annual Infrastructure Funding Statement (IFS). A summary of receipt and expenditure for economic development is set out below, with further details set out on the Councils IFS page.

Table 20: IFS Economic Development (Our Newham Works) Expenditure

Years	Secured by purpose	Received by purpose	Spent
2021-2022	£3,353,243	£1,621,192.56	£2,525,361.67 + £61,050.00 from LCY Skills Programme
2020-2021	£5,351,005.00	£1,378,645.86	£3,251,053.55 + £8,900.00 from LCY Skill Programme
2019-2020	£253,393	£992,205.76	£1,902,481.68 + £24,400.00 from LCY Skills Programme

Business support through planning at the construction phase and end user jobs secured through S106 negotiations

Further details including S106 expenditure, monies received by deed is set out on the Council's CIL and S106 page [here](#).

Businesses support through planning at the construction phase and end user jobs secured through S106 negotiations

Further details including S106 expenditure, monies received by deed is set out on the Council's CIL and S106 page [here](#).

Education and training facility development completed

Commentary relating to education and training facility is set out in the Community Facility chapter.

New childcare provisions facilities completed

Commentary relating to childcare facility is set out in the Community Facility chapter.

Outputs

J-OUT – 3: Economic Development – Employee domain

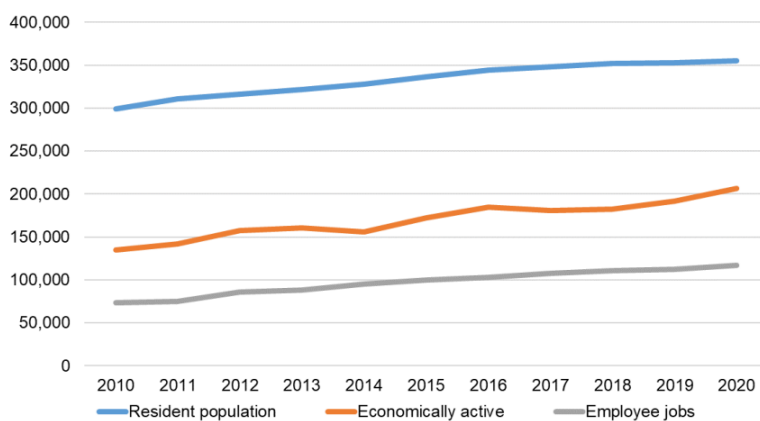
Economic activity rates in Newham, London and neighbouring Boroughs

Over the decade the number of economically active residents^v has risen from around 140,000 in 2010 to 206,300 in 2020, an increase of 53%. For the monitoring period there continues to be an upward trend in economically active residents. Newham is broadly in line with the London averages for the first time. However as noted in the indicators below, the rising economic activity rates have not directly resulted in reductions in poverty, particularly in relation to higher quality employment opportunities and salaries that are above the London Living Wage. Further to this whilst economic activity rates have increased, unemployment rates within the monitoring period mirror the trends of London and the rest of the UK, with a spike in 2020 as a result of the Covid-19 pandemic.

For planning policies, it is critical that commercial developments continue to secure the highest quality employment opportunities for residents. This is particularly important noting the challenges highlighted below and the need to unlock opportunities for residents that may be experiencing barriers to employment, by working with the Councils brokerage to continue to secure these benefits from major economic developments in Newham.

Figure 5: Population, economically active and employee jobs in Newham

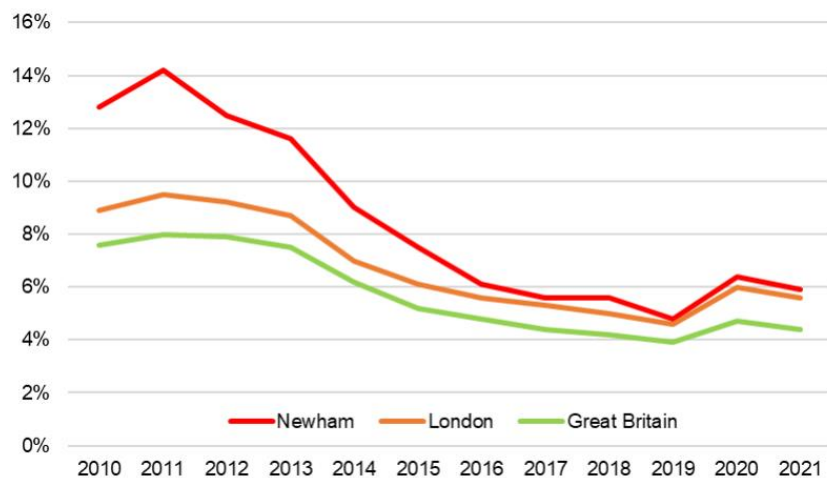
Figure 3.3 Population, economically active and employee jobs in Newham - 2010-2020



Source: all data NOMIS: ONS 2020 mid-year population estimates, annual population survey (2020) and Business Register and Employment Survey (2020).

Nb employee jobs exclude self-employed, government-supported trainees and HM Forces.

Figure 6: Unemployment rates in Newham, London and GB



Source: ONS Annual Population Survey, which is a continuous household survey. The data in the chart is the latest for calendar year – last available being to Dec 2021. Percentages are unemployed as a proportion of economically active.

Prevalence of earning below London Living Wage/National Minimum Wage

The Newham Employment and Health Joint Needs Assessment^{vi} highlighted that paying the London Living Wage (LLW) has implications for more employees feeling positive about their workplace, family life and their overall health and wellbeing. The London Poverty Profile^{vii} (2022) looked at jobs paid below the London Living Wage. In 2020 26% of Newham residents were paid less than the LLW decreasing to 21.2% in 2022. Within this period Newham was the second highest (below Brent) borough in London and above the London average at 16%. This is a stepped decrease from previous monitoring period. This statistic does highlight that more needs to be done to secure businesses that pay at least the LLW. This is also compounded by statistics around wages more generally, with the median gross weekly income for a Newham resident generally lower than elsewhere in London and with pay for men consistently exceeding pay for women in Newham.

Table 21: Median gross weekly pay

	Median gross weekly pay (£)		
	Newham	London	Great Britain
2022	710	765	642
2021	677	731	612
2020	631	714	587
2019	622	699	587

Source: Nomis, 2022

Table 22: Median gross weekly pay – men and women

	Median gross weekly pay (£) – full time workers	
	Men	Women
2022	769	670
2021	729	632
2020	665	612
2019	670	571

Source: Nomis, 2022

Proportion of working age population qualified to NVQ Level 4 and above

Newham’s workforce is increasingly becoming more qualified in recent years, with an upward trend in terms of the percentage of residents with an NVQ Level 4 degree (further education, degree or higher degree) and above. Figure 7 illustrates this stepped increase, and is a positive outcome reflecting historical investment in education and skills and training programmes for residents. However the Employment in Newham Joint Needs Assessments highlights also that people holding NVQ Level 1 and 2 qualifications are at a greater risk of unemployment due to the economic downturn and Covid-19 pandemic than those with further degrees. Around 30% of Newham Residents fall into this more vulnerable category.

The increases in the proportion of residents with qualifications should also be seen in the context of the proportion of residents with no qualifications (either academic, vocational or professional). Whilst the proportion of residents without qualifications has fallen year on year, Newham is still above the London average in 2022. Education and qualifications are recognised in planning policy J3 as a critical strand of ensuring future high quality employment, in which investment in education and skills and training programmes are essential to reduce the numbers of residents without qualifications and improve employment opportunities in Newham. The role of workspace and securing construction phase and end-user jobs from economic development is also an important part of improving performance against this indicator.

Figure 7: Percentage of residents qualified NVQ Level 4 +

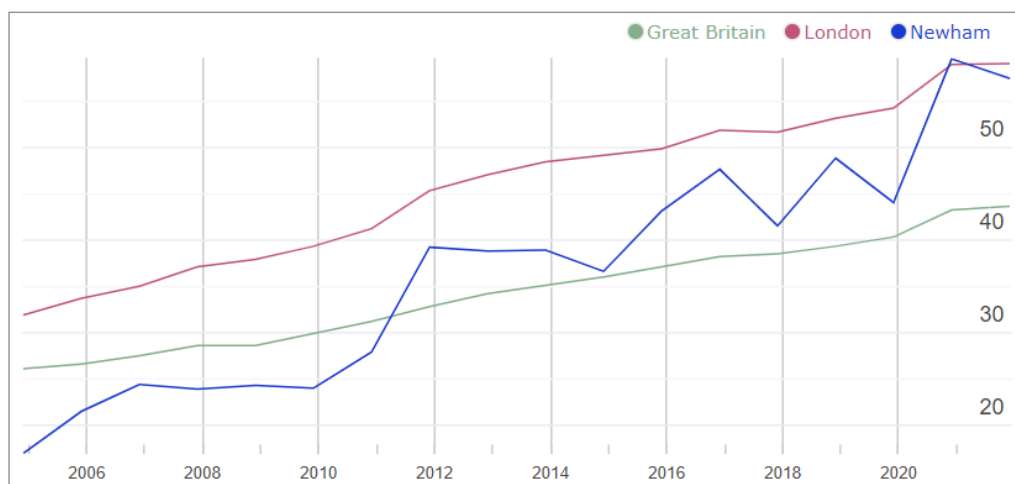


Table 23: Percentage of residents with no qualifications

Years	Newham (%)	London (%)	GB (%)
Jan 22-Dec 22	DNA	DNA	DNA
Jan 21- Dec 21	6.3%	5.5%	6.6%
Jan 20-Dec 20	4.4%	5.2%	6.4%
Jan 19-Dec 19	10.1%	6.7%	7.7%

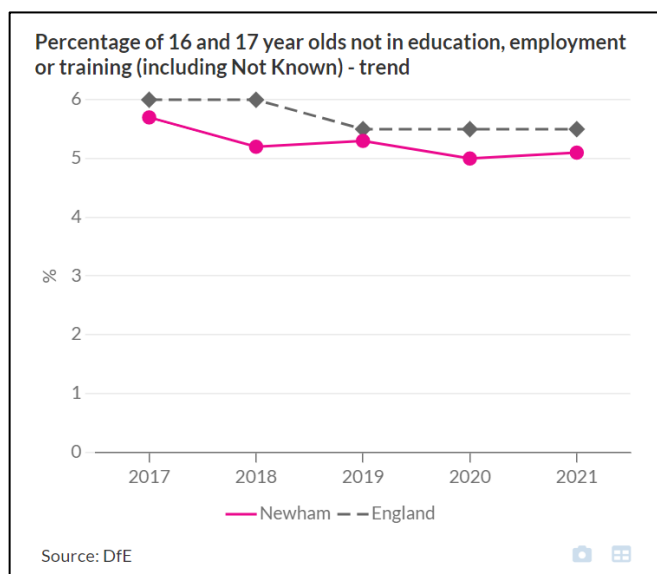
Source: Nomis, 2022

For young people and those identified with barriers to employment, it is important that beyond academic qualifications, planning policy continues its partnership with the Councils employment support mechanisms such as Our Newham Work, to help equip residents with the support, guidance and advice to find education, apprenticeships and work or training. This is an important component of supporting Newham’s future economy and provide residents who may experience barriers to employment with the skills, knowledge and opportunities to flourish.

Rate of 16-17 year olds not in education, employment or training

Rates of 16-17 years olds not in education, employment and training (NEET) nationally and locally have reduced significantly over the last decade. For Newham across the monitoring period the proportion of 16-17 years NEET reduced, from 5.3% in 2019 to 5.1% in 2021, reflecting wider trends nationally and locally. However Newham remains slightly above the London average being the second highest (to Tower Hamlets) across the Host Borough^{viii} averages. For planning and economic development, it is critical that partnerships between new economic developments and careers initiatives (including the Young People’s Team within Our Newham Work) are secured. This in turn creates new opportunities to support young people and raise aspirations and skills attainment that leads to sustainable employment and to continues to reduce the number of NEETs in the Borough.

Table 24: Percentage of 16 and 17 year old not in education, employment or training



Source: DfE, 2021

Table 25: Percentage of 16 and 17 year old not in education, employment or training

	NEET / Not known % Newham	NEET % Host Borough average	NEET % London average
2022	DNA	DNA	DNA
2021	5.1%	4.2%	4.0%
2020	5.0%	4.11%	4.2%
2019	5.2%	4.6%	4.0%

Percentage of children in low income families, linked to the prevalence of low income indicators

The percentage of children (under 16) living in absolute low income families^{ix} has marginally increased since previous monitoring years.

Year	Percentage in Newham	Borough average (%) in London	Average (%) in the UK
2022	DNA	DNA	DNA
2021	21.0%	13.8%	15.1%
2020	22.9%	13.9%	15.7%
2019	22.0%	13.0%	15.1%

Source: DWP, 2022

Policy Use and Robustness

J-OUT- 4 Business and Jobs Growth (J1 - J3)

Employment policies have been well used both to support growth and investment as part of major economic developments and to ensure existing premises and businesses are reprovided/relocated as part of schemes where managed release is supported in the Plan. The floorspace analysis indicates that as increasing demand for industrial uses continues across the Borough, policies have been successfully used to protect and intensify this floorspace..

One scheme for new self-storage warehousing was approved outside of designated industrial land and on the basis of alignment with Policy S5 which supports warehousing and logistics in Beckton and as it would use a disused site close to other warehousing and logistics uses. However policy J2 was not followed, in particular the requirement to direct industrial development towards SILs and LILs. This was noted as a departure from the development plan.

In FY2021/22 an appeal (Ref 19/03047/FUL) was dismissed for the redevelopment of, and provision of additional office floorspace outside of designated employment land, upholding the Policy objectives which identify Town Centres, Local Mixed Use Areas and Micro Business Opportunity Areas as the most suitable locations for small-scale office development.

Homes





Local Plan Objectives	<ul style="list-style-type: none"> • Enable the delivery of 43,000 quality homes between 2018 and 2033 • Promote quality residential neighbourhoods • Secure a mix and balance of housing types, including a significant increase in family housing provision • Ensure that 50% of all new homes built between 2018 and 2033 are affordable units • Ensure the needs of all types of households are considered, and that where there is a need for specialist forms of accommodation, these are provided in the right locations. • Protect all housing floorspace and specifically protecting 3 bed and 4+ bed housing.
Local Plan Policies	H1, H2, H3, H4

Headlines and policy implications

- Housing delivery fell below our adopted housing target across all three monitoring years, although 2019/20 and 2021/22 saw an increase in the numbers of net units delivered compared with the previous monitoring year 2018/19.
- The quality of homes delivered in Newham continues to be high.
- Approvals and completions of affordable housing fell below our adopted strategic target of 50%. However, approval and completions rates are significantly above levels seen in 2018/19.
- Specialist housing continues to represent a minor proportion of Newham's housing delivery, reflective of the fact that most housing need remains in the conventional sector.
- Policies protecting existing housing stock and family-sized homes continue to be effective and have proven robust in appeal decisions.
- Newham continues to be on the frontline of the housing crisis, with the number of households in temporary accommodation and on the Local Authority's housing waiting remaining high.

Outputs

H-OP-1: Building Mixed and Balanced Communities

Homes		
Indicator	Target	Progress
a. Net additional dwellings and housing trajectory and 5 Year Housing Land Supply against housing supply targets.	As per Local Plan.	
b. Housing density (apply on major housing developments only) against London Plan targets	No specific target: monitor against density ranges of the London Plan	
c. Housing mix and choice: i. Family housing gains from both approvals and completions against policy targets (39% 3 bed) including a comparison of approvals of houses and flats ii. The proportion of units, based on size, delivered in each tenure; and iii. Overall size mix within tenures;	C i. no specific target – monitor for upward trend in terms of proportion of houses C ii. no specific target for more balanced provision, notable upward trend in market provision of family units. C iii. no specific target; monitor for expected upward trends from policy intervention	
Housing Quality: i. Space standards ii. Delivery of wheelchair homes and number of households housed each year in wheelchair adapted homes (by size) iii. existing stock improvements	i. 100% of units approved through consent meet London Plan space standards ii. target: 10% of housing completions (by scheme) meet Part M; no specific target for households housed, but should be related to an improvement in monitoring indicator H-OUT1c iii. no specific target, reporting of activity to show general commitment to this principle	
Sources: Kibana 2022; LBN Occupational Therapist data; Enforcement Team Data Analysis 2022; LAHS, 2018/19 – 2021/22.		

Commentary

Net additional dwellings

Appendix 3 (table 3.1) outlines total net completions between financial years 2018/19 and 2021/22, measured against Newham's 2018 Local Plan housing target. Since the publication of Newham's Site Allocation and Housing Trajectory Methodology Note (December 2022), there have been some minor amendments to Newham's completions figures that are reflected in AMR data. This is due to quality crosschecks of LBN's data on the GLA's new housing monitoring system Kibana. This has only altered completions figures in individual years by between approximately 2 and 20 units. The AMR data also counts non-self-contained homes on the same basis as the old London Development Database monitoring system, which differs from the approach taken by the GLA to measuring delivery against the London Plan 2021 target (see London Plan 2021 paragraph 4.1.9).

Across the monitoring years, conventional self-contained units were the main source of supply. Appendix 3 (table 3.1) shows that delivery has fallen below the Borough's annual housing target (2752 units per year) each year. However 2019/20 only saw delivery fall below the target by 225 units, which is a considerable improvement on delivery in the previous monitoring year. In 2020/21 and 2021/22 delivery fell below 2019/20 levels, likely as a result in delays to construction resulting from the COVID-19 pandemic. This is also reflective of changes in wider economic activity. Quarterly growth of GDP in the UK observed over the monitoring period fluctuated considerably, particularly between the second quarter of 2020 (-21%) and the third quarter of 2020 (+16%).^x

While the monitoring indicator measures delivery against the target set out in Newham's adopted Local Plan, Newham also has a statutory requirement to meet the housing requirement figure in the London Plan. This seeks delivery of 32,800 new homes between 2019/20 and 2028/29, or 3,280 homes per year. Newham's delivery over the monitoring years has fallen significantly below this target, which again reflects the significant economic and social impacts of the COVID-19 pandemic.

In Newham, the realisation of housing targets is mainly achieved through the development of Strategic Sites, which make essential contributions to the delivery of homes, jobs, services and infrastructure across the Borough. Development of Strategic Sites, and permissions approved to deliver housing in these areas, are likely to be phased over long periods of time noting their scale and the complexities of developing these sites.^{xi} Recognising this, continued monitoring of future year's completions figures will help to provide a rounded picture of delivery, with higher completion figures anticipated in future monitoring years as permissions are brought forward and implemented on strategic allocations.

The largest developments over the monitoring period included developments at Royal Wharf, Barrier Park North, Gallions Quarter Phase 1 and 2A, Redclyffe Road, East Ham Industrial Estate, Brunel Street Works, Great Eastern Quays, the former West Ham football ground, Royal Docks Service Station, Stratford Office Village, Myrtle Road and the Town Hall annexe site.

Housing trajectory and 5 Year Housing Land Supply

The Site Allocation and Housing Trajectory Methodology 2022, [published on the Council's website](#), analyses Newham's housing trajectory and performance against our 5 year land supply target.

Housing density

London Development Database (LDD) figures in Appendix 3 (table 3.2) shows the majority of approvals have exceeded density matrix target levels, similar to previous monitoring years. This is reflective of the vast majority of approvals being within the arc of opportunity and opportunity areas, where density is expected to be optimised. Furthermore, the majority of approvals in the monitoring years were derived from a small number of schemes on Strategic Sites. Invariably schemes of this nature seek to optimise housing delivery, responding to opportunities such as good public transport and accessibility.

The recently adopted 2021 London Plan emphasises the need to ensure land is utilised to best effect, responding to local context and constraints in determining appropriate density. Accordingly, a new “design-led approach to density” has been introduced through London Plan policy, which replaces the SRQ-matrix of the 2016 London Plan. Noting this policy change at the regional level, Appendix X (table 2) only looks at approvals up to financial year 2020/21, when assessments against this policy requirement were still undertaken before the adoption of the 2021 London Plan.

Housing mix and choice

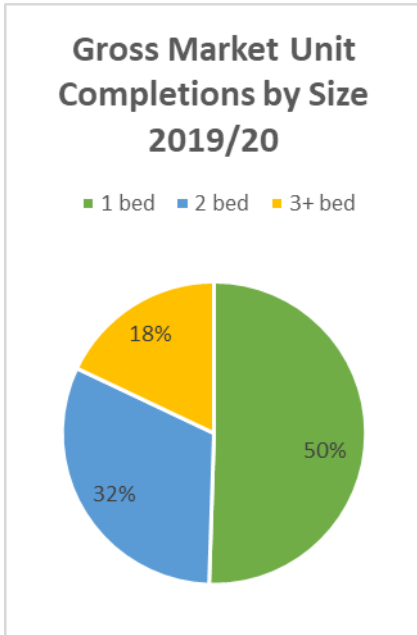
Appendix 3 (table 3.3) shows the impact of the policy promotion of 3 bed units, in relation to consents and delivery of housing.^{xii} Compared to the previous monitoring year (2018/19), the numbers of family sized units approved and delivered has increased. Both the approvals and completions figures across the monitoring period have fallen below the policy target to deliver 39% of new homes as 3 beds. However, completions rates have notably improved since 2018/19, with delivery falling only 6% below the policy target in 2020/21. This appears to demonstrate the success of the policy in delivering an increased number of family-sized homes across the monitoring period. It is important to acknowledge that the 39% three bedroom housing mix target outlined in Policy H1 remains subject to scheme viability, and major developments will undergo independent viability testing to ensure schemes maximise the delivery of both affordable and family-sized units.

Appendix 3 (table 3.4) demonstrates that flats continue to dominate housing stock increases in approvals, reflective of the high-density schemes being brought forward in the Borough.

Appendix 3 (table 3.5) shows a greater proportion of 3+ bed units being delivered as affordable housing over the monitoring period compared to 2018/19. The tenure split of 3+ bedroom affordable units delivered in each monitoring year was weighted in favour of low cost rent tenures in accordance with the requirements of Policy H2.^{xiii} The majority of 1 bed units in each monitoring year were delivered as market housing, with the split of 1 bed affordable homes being marginally weighted towards low cost rent tenures in 2019/20 and 2021/22, and weighted towards intermediate tenures in 2020/21.

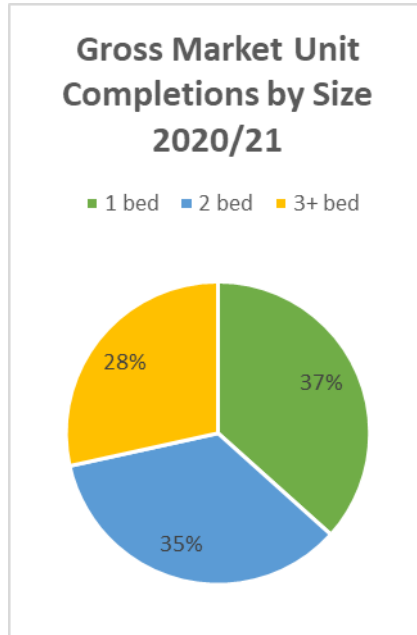
Figures 8 to 10 (see relevant charts below) demonstrate that 1 beds constituted the majority of completions in the market tenure, but with a notable 10% increase in 3+ bed market completions between 2019/20 and 2020/21. Compared with financial year 2018/19, the monitoring years saw a significant increase in the number of 3 bed affordable homes being delivered, with 44% of affordable completions being three beds in 2020/21. This is above the 39% target for three bedroom dwellings set out in policy H1. It is anticipated that grant funding from the GLA Affordable Homes Programme 2016-21 should result in continued healthy delivery of 3 bed affordable homes in future monitoring years, noting that viability often constitutes a careful balancing act in terms of the ability to deliver sufficient affordable and family housing levels.

Figure 8



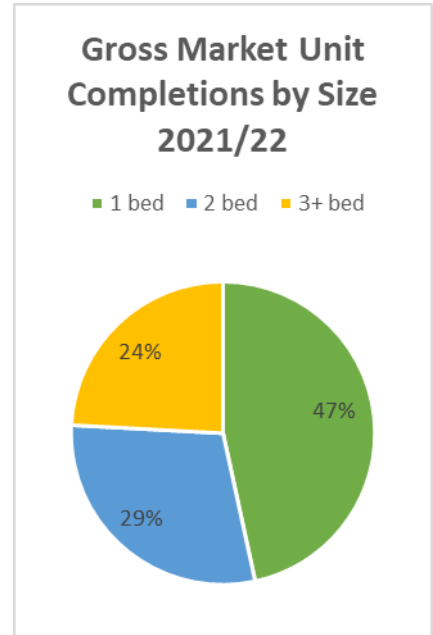
Source: Kibana 2022

Figure 9



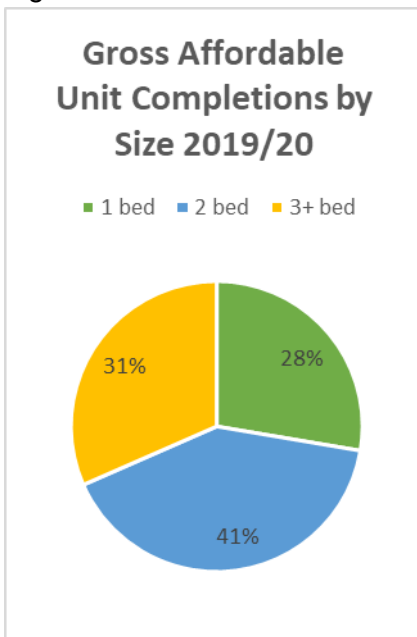
Source: Kibana 2022

Figure 10



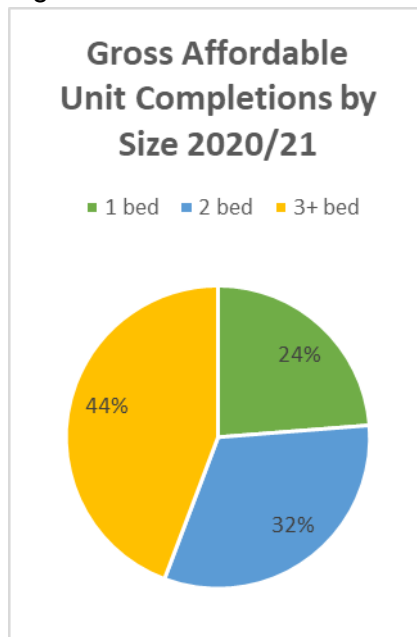
Source: Kibana 2022

Figure 11



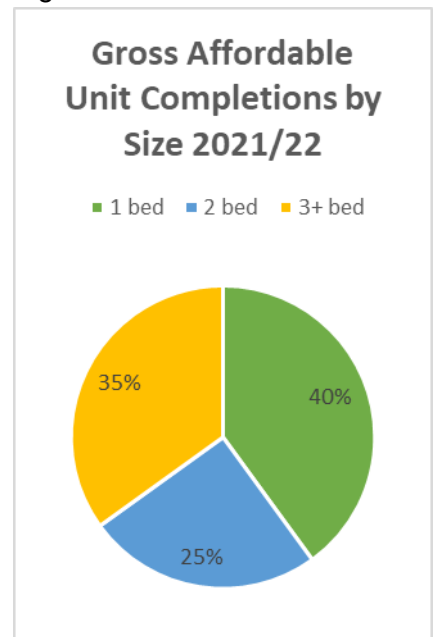
Source: Kibana 2022

Figure 12



Source: Kibana 2022

Figure 13



Source: Kibana 2022

Housing Quality


To allow for monitoring of housing quality, a sample of approved schemes was selected for the monitoring years. This comprised a sample of all schemes of 10 or more net units, excluding prior approval applications, specialist housing, lawful development certificates and outline consent applications (to avoid double counting and noting this detail may be left for future discharge), and where possible at least one scheme per Community Neighbourhood. Note however that no schemes fitting these criteria and yielding new units were approved in the West Ham and East Ham Community Neighbourhood in 19/20, Manor Park and East Ham neighbourhoods in 20/21 and Beckton, Forest Gate, Plaistow, Stratford and West Ham in 21/22.

The applications sampled comprised a net total of 4,096 units in 19/20, 2,287 in 20/21 and 409 units in 21/22. Results showed that the majority schemes were compliant with London Plan space standards (Appendix 3, table 3.6) relating to overall dwelling size. Where schemes didn't comply with space standards Officer Reports show that shortfalls were marginal, and concerned storage areas. Each scheme considered amenity space provision as per the London Plan Housing SPG requirements. In some circumstances the equivalent of required private amenity space was provided as additional internal floor space, in accordance with the private open space guidance provided within the Housing SPG (GLA, March 2016, and updated August 2017).

Wheelchair homes completed at a rate of 8% of gross liable scheme completions in 2019/20, 9% in 2020/21, and 8% in 2021/22 (Appendix 3, table 3.7). These figures increase marginally when lawful development certificates and prior approval applications are excluded from the totals, with the percentage total rising to 9% in 21/22. This level of delivery falls marginally below the adopted policy requirement for 10% of new build homes to meet the requirement of M4[3] wheelchair user dwellings. This may be as a result of the figures being impacted by including minor scale permissions, which may not be required to provide an M4[3] unit given their small scale. Furthermore, the London Plan provides some flexibility on this requirement in the supporting text to Policy D7 (Accessible housing), which sets out that in exceptional circumstances the provision of a lift to dwelling entrances may not be achievable, particularly in buildings of four storeys or less. This can particularly impact schemes in flood zones, where wheelchair accessible accommodation may not be able to be provided on the ground floor. In the monitoring years, data is not available relating to the number of households housed in wheelchair adapted homes by size of dwelling (Appendix 3, Table 3.8).

Appendix 3 (tables 3.9 and 3.10) shows data around improvements to existing housing stock. Enforcement notice data shows a decrease in the number of notices served over 2020 and 2021 compared to the previous monitoring years. This may be as a result of the COVID-19 pandemic, where lockdowns resulted in a pause in enforcement visits and investigations. In terms of Local Authority dwellings made decent or prevented from becoming non-decent by Local Authority action, this figure saw a drop in both 2019/20 and 2021/22 compared with 2018/19. Data for two of the indicators monitored in 2018/19 and 2019/20 is no longer available, and as such comparisons can't be made across the monitoring period.

H-OP-3: Affordable Housing

Homes		
Indicator	Target	Progress
Gross completions split via tenure and as a percentage of new housing delivered, against policy targets	Completions – 50% of net additional housing for that year, and Local Plan negotiation targets of 35-50%, 60:40 split; 35% affordable with 50:50 social and intermediate in Canning Town regeneration areas).	
Sources: Kibana 2022		

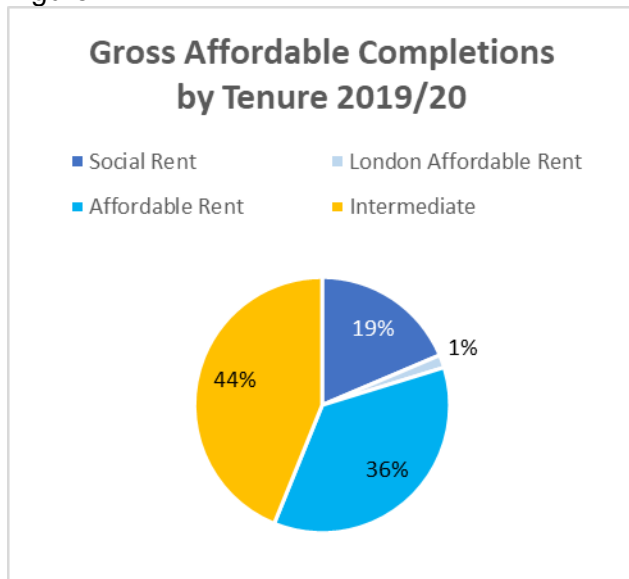
Commentary

Completions figures for the monitoring years (net and gross) show delivery below Newham’s strategic target to deliver 50% of net additional housing as affordable units (Appendix 3, table 3.11). However completions figures show a significant improvement compared to financial year 2018/19. This improvement in delivery rates is likely to be as a result of the impacts of increased grant funding from the GLA’s 2016 Affordable Homes Programme as well as the ongoing delivery of the Affordable Homes for Newham programme. It is also important to note that there can be a lag between when a scheme gains planning permission and when schemes are completed. This can mean that completions figures reflect planning policy requirements from many years ago, when different affordable products were sought or grant funding wasn’t available. As such, we would expect our approvals figures to translate into higher completions of affordable homes in future years as these schemes are delivered.

In relation to the proportional 60:40 split between affordable/social rent and intermediate unit completions, delivery is weighted towards affordable and social rent tenures in 2019/20 and 2021/22.^{xiv} This is only marginally under the target tenure split set out in Policy H2.

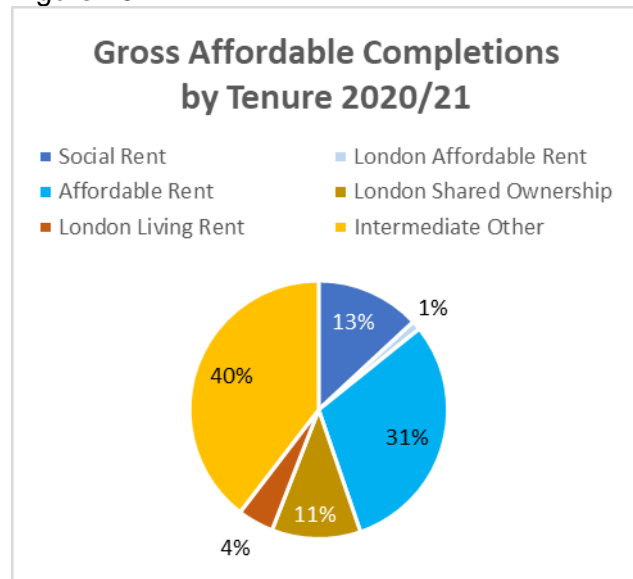
Figures 14 to 16 below show the different affordable tenures being delivered in each of the monitoring years. Low cost rent products are shown in shades of blue while intermediate products are shown in shades of yellow and brown. The ‘Intermediate Other’ terminology in Figures 15 and 16 reflects the wording in the Greater London Authority’s new Kibana monitoring system, which replaced the London Development Database. This reflects intermediate products not already counted in the chart (such as London Living Rent and London Shared Ownership).

Figure 14



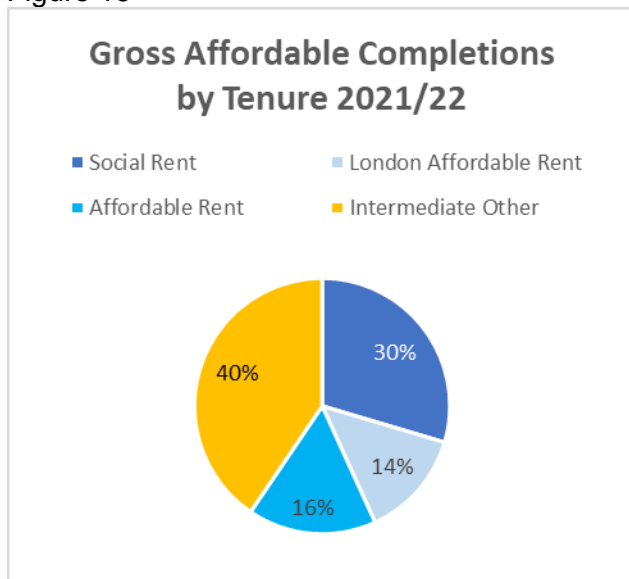
Source: Kibana 2022

Figure 15



Source: Kibana 2022

Figure 16







Source: Kibana 2022

With regards to net approvals, the percentage of affordable housing delivered over the monitoring years (31%-40%) is closely aligned with Newham’s Local Plan policy negotiation target of 35-50%. The split of products in approved schemes is weighted towards affordable and social rent tenures. This is probably due to the delivery of schemes in the Affordable Homes for Newham programme, which focuses on the delivery of low cost rent tenures. In the case of the Canning Town and Custom House Regeneration Area (Appendix 3, table 3.12), approvals and completions broadly aligned with the policy targets for the area.

In reviewing affordable housing data, it is important to note that most strategic scale schemes will have re-negotiation mechanisms written into legal agreements securing affordable housing, so that as viability improves, levels of affordable housing secured may be revised upwards. Furthermore, the monitoring data for the Local Plan not doesn't monitor any payment in lieu taken on off-site affordable housing delivery, where on-site was undeliverable. While this approach can cause delay to delivery, these schemes will come to fruition as part of the Council's affordable housing pipeline. Further information on how Section 106 is spent can be found in Newham's [annual Infrastructure Funding Statements](#).

H-OP-5: Specialist Forms of Housing (net completions)



Homes		
Indicator	Target	Progress
a. student accommodation	no specific target: monitor for proportionately to conventional housing	
b. sui generis nightly-stay bed space	no specific target, monitor for provision according to need in discussion with commissioners	
c. Use Class C2 accommodation	no specific target, monitor for provision according to need in discussion with commissioners	
d. Older persons housing and extra care bed spaces as a proportion of overall housing delivery	no specific target, monitor for provision as part of housing mix, cognisant of London Plan benchmark	
Sources: LDD Analysis 2022		

Commentary

Appendix 3 (table 3.13) shows net change in provision of specialist housing across the monitoring years. The overall provision of specialist accommodation is similar to previous monitoring years, which also saw relatively modest gains / losses.

The figures reflect local demographics that mean that most housing need is for general needs housing. Policy H3 of the Local Plan seeks to balance the delivery of specialist housing against that of mainstream units, ensuring that delivery is proportionate to need. Specialist Housing teams within the Local Authority will continue to be engaged in plan-making and decision-making processes related to specialist accommodation provision and/or loss to ensure the delivery and safeguarding of high quality accommodation in appropriate locations aligned with need.

H-OP-7: Protecting and Re-Shaping Existing Housing

Homes		
Indicator	Target	Progress
a. Net Loss of conventional homes (C3) including loss of family homes	No net loss; and no loss of family homes unless in the circumstances the policy allows for	
b. Net loss of accommodation in C2, C4 and Sui Generis HMOs, monitored via approval data	No overall net loss	
Sources: Kibana 2022		

Commentary

Appendix 3 (table 3.14) shows an overall net residential C3 gain across schemes involving the loss of C3 units across all monitoring years. While Appendix 3 (table 3.15) demonstrates pressure on family housing stock, data from 2010/21 and 2021/22 show a notable reduction in the number of losses of family-sized homes. It should be noted that the 2018 Newham Local Plan introduced new 'exceptions' to the protection of family-sized housing, allowing for conversion or subdivision of existing housing in circumstances where this development would have desirable impacts in comparison to the status quo. As such, the loss of a small number of family-sized units through conventional planning approval is to be expected. Gross completions of 3+ beds are also higher across the monitoring years compared to 2018/19.

There were losses in the monitoring period of specialist housing stock (Table 16), largely due to re-provision in alternative formats more aligned with contemporary needs (such as C3 housing) and standards.

Outcomes

H-OUT-1: Housing need

Homes		
Indicator	Target	Progress
a. Homeless households in temporary accommodation;	no specific target: should be decreasing; compare to surrounding boroughs and London average to assess convergence, and monitor as a market signal	×
b. Number of households on the Local Authority waiting list		×
c. Number of people waiting for a wheelchair adapted home by number of bedrooms required, and average waiting times	no specific target, should be decreasing	~
Sources: Statutory homelessness in England (GOV.UK); LAHS 2018/19 – 2021/22; Source: LBN Occupational Therapist Data 2022		

Commentary

As of March 2022, Newham had the second highest housing waiting list in London and in England, alongside the highest number of household in temporary accommodation in England. These figures (Appendix 3, tables 3.17 and 3.18) reflect the fact that Newham’s residents are on the frontline of the housing crisis, demonstrating the acute need for housing let at social rent levels. In terms of the Local Authority’s housing waiting list, years of significant private rent and house price increases^{xv}, coupled with low wage growth, have meant that more people continue to be pushed out of home ownership. As discussed in previous monitoring bulletins, the rise in homelessness has been driven by rising rents in the private rented sector alongside the Government’s welfare agenda exacerbating the crisis, putting increased financial pressure on Newham’s most vulnerable households. Data over the monitoring years indicates that these issues have worsened over the monitoring period, which may be as a result of the economic and social impacts of the COVID-19 pandemic.

Newham has recently updated its housing allocations policy to ensure priority is given to those in greatest need of housing. These changes are intended to provide greater priority to households who are severely overcrowded. Newham has also continued to make significant progress in delivering genuinely affordable housing and putting residents at the heart of housing delivery through the Affordable Homes for Newham programme. The programme includes delivery by Populo Living, Newham’s wholly-owned housing company.

Appendix 3 (table 3.19) demonstrates the number of people waiting for a wheelchair adapted home by number of bedrooms required across the monitoring years. Data on average waiting times is not available for the monitoring years. Occupational Therapists from Newham’s Housing team have indicated that M4(3) units being delivered as adaptable rather than adapted housing, coupled with:

- restrictive indoor layouts;
- long corridors;
- heavy unpowered communal doors;
- delivery of multiple units of one size in one location;
- delivery of single bedrooms instead of predominantly double bedrooms; and
- no and/or limited parking

can make M4(3) affordable units difficult to let under Choice Based Lettings.

Policy amendments introduced through the 2018 Newham Local Plan stipulate that wheelchair user dwellings should be directed towards local need in terms of size, tenure and demand. Policy H1 also outlines the requirement for applicants to undertake early engagement with relevant LBN service areas. These policy changes are anticipated to lead to positive trends in future monitoring years, both in terms of design of M4(3) dwellings and ensuring delivery is better aligned with local need.

H-OUT-2: Housing quality / stock conditions

Homes		
Indicator	Target	Progress
Housing quality / stock conditions	no specific target, monitor for trends relevant to policy objectives	×
Sources: LAHS 18/19		

Commentary

As set out in Appendix 3 (table 3.20), Local Authority-owned stock Average EPC/SAP ratings for Local Authority Dwellings remain at C, while no dwellings were found to have category 1 hazards. The number of private rented units having category 1 hazards rose significantly in 2021/22. This rise is assumed to be as a result of cladding safety assessments and remedial works taking place in the wake of the Grenfell fire tragedy. The delay in this being reflected in the data is likely due to the period of time it has taken to survey buildings and the time it has taken for the Government legislation to be introduced to help resolve the issue through the new Building Safety Act.

H-OUT-3: Housing affordability

Homes		
Indicator	Target	Progress
Housing affordability	no specific target, monitor as a market signal	✓
Sources: ONS 2021		

Commentary

Housing affordability has shown a gradual improvement over the monitoring years, with the ratio of lower quartile house price to lower quartile house earnings reducing from 15.34 in 2018 to 12.62 in 2021 (Appendix 3, table 3.21).




Sustainability and Climate Change

Local Plan Objectives	<ul style="list-style-type: none"> • Respond to the known effects of climate change. • Reduce carbon emissions and improve resource efficiency (energy, water, building materials, waste etc). • Protect and enhance biodiversity, with development contributing towards net gain. • Reducing flood risk and encouraging Sustainable Urban Drainage Systems. • Improving levels of air quality in the borough, minimising generation and exposure.
Local Plan Policies	<ul style="list-style-type: none"> • SC1 Environmental Resilience • SC2 Energy and Zero Carbon • SC3 Flood Risk and Drainage • SC4 Biodiversity • SC5 Air Quality

Headlines and policy implications <ul style="list-style-type: none"> • There have been large improvements to the energy efficiency of buildings across Newham over the last 10 years. • New technologies such as smart meters and new GLA guidance will allow for and require greater monitoring of energy efficiency and carbon emissions in future. • It remains challenging to monitor some indicators such as water efficiency, biodiversity – as part of the Local Plan Review, monitoring indicators will be reassessed given the level of data available. • Air quality in the borough remains poor, with efforts across the Council to improve this
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Outputs

SC-OP-1: Environmental Resilience

SC-OP-1		
Indicator	Target	Progress
a. Non-residential consents meeting required BREEAM standards.	No specific target but trends should be positive	
b. Water efficiency standards attained	No specific target, monitor in line with policy intentions	
c. Growing space achieved	No specific target, should be increasing	
<p>Sources: Planning applications data 2022, Waterwise Uniform* reporting of all approvals determined in a given financial year categorised as Development Type 'Large Scale Office & Light Industry / Large Scale General Industry / Large Scale Retail/ & Large Scale Other'.</p> <p>This excludes those majors categorised as Large Scale Dwellings or Large Scale Gypsy Traveller Pitches. While this method may not capture all relevant permissions to which BREEAM requirements apply (it might miss some mixed-use schemes that are predominately residential for example, and relies upon the correct categorisation of development type when validated) it gives a reasonable selection of non-residential major approvals and is replicable across all years.</p> <p>*in-house Council system used for the management of cases</p>		

Commentary

Newham continues to enjoy significant growth, with increases in population, jobs and residential completions over the monitoring period.

With regard to non-residential consents meeting required BREEAM standards, monitoring this output is challenging as this is not recorded on the London Planning Datahub (previously the London Development Database).

Following an assessment of Newham's Planning Public Access search, officers noted 21 permissions between 2019/20 and 2021/22 contained BREEAM conditions. Positively, all permissions had BREEAM Very Good or Excellent conditions. Officers continue to push for Excellent BREEAM beyond the Very Good policy requirement where possible.

Over the same period, 5 applications sought permission to either omit or reduce their BREEAM conditions. Officers positively note that these requests were either refused or the application was withdrawn.

An analysis of major non-residential schemes indicates that some did not achieve BREEAM in the monitoring period. However, this analysis shows that there are a variety of reasons that BREEAM was not applicable for the particular application. This includes temporary permissions, non-residential floor area under the target size, variation of previous permissions as well as particular application types (change of use, for example – with no construction).

The lack of data regarding water efficiency specifically in Newham continues to be disappointing, however the positive improvements to water efficiency generally is welcome. Alongside the Local Plan Review, work is being undertaken on the strategic integrated water management strategy with neighbouring boroughs and the GLA is looking to establish a better baseline and consideration of improved water standards.

With regard to water efficiency standards attained, it is challenging to ascertain whether this is being achieved as data is only available at both a London wide level and overall Thames Water (supplier to Newham) level.

As noted in SC-OUT-1 Resource Consumption, water consumption per capita has been falling over the past 5 years, albeit behind the targets in the London Plan. This is driven by demand management measures including wider meter installs, efficiency devices, and the shift towards newer development in which – for example – toilet cisterns are smaller.

With regard to growing space, officers are aware of several sites across the borough. In April 2021, the existing Forest Gate Community Garden permission was extended for a further 4 years. In August 2021, an area of New City Green in Plaistow was approved to become a community garden with planters. In March 2022, a vacant site in Upton Park was approved to become a community garden.



Following informal discussion with Development Management colleagues, some sites across the borough have had "community garden" or "growing plots" contained within landscape drawings or noted in committee reports. However, it is challenging to ascertain whether growing spaces are specifically contained within an application unless the application was for an allotment/community garden etc.

Officers are also aware of the Newham Community Gardens Network, which connects residents to existing community gardens.

It is positive that more growing spaces are being delivered in the borough, noting that further efforts to monitor informal growing spaces is required to gain greater perspective of where and when these spaces are present.

Following the withdrawal of the Code for Sustainable Homes by the Government in March 2015, we are unable to monitor the energy efficiency of new residential developments. As part of the Local Plan Review, we are considering ways to assess the energy efficiency of new buildings.

SC-OP-4: Energy & Zero Carbon

SC-OP-4		
Indicator	Target	Progress
a. Zero Carbon at design stage in relevant consents	No specific target, should be increasing	
b. Smart Meter technology in consents	No specific target, should be increasing	
Sources: Planning applications data, Quarterly statistics on the roll-out of smart meters in Great Britain (data.gov.uk), Newham developer contributions		

Commentary

A search of planning permissions over the monitoring period revealed no specific developments that note that they are Zero Carbon at design stage.

Regardless, officers do not currently proactively monitor the levels above or below the London Plan targets.



£1.28m of Carbon offset funds were collected in 2019/20, with £2.1m collected in 2020/21, and £3.5m collected in 2021/22. These funds were placed in the Council's Carbon Offset Fund.

In future years, the growth of Passivhaus and other competing standards should increase the number of developments that are Zero Carbon, especially at the design stage. Officers also note that the GLA's 'Be Seen' guidance means that greater monitoring of this will be possible in future.

At the present time, officers do not proactively monitor the installation of Smart Meters specifically in new developments across the borough. However, Power companies are proactively installing them as standard in new developments.

Government data on Smart Meter installation is available at the national level, and is released every quarter. Over the monitoring period, the number of smart meters in the UK increased from 13m to 23.4m. At the end of Q1 2022, 44% of all meters were now smart, a 18% increase over the monitoring period. The trajectory continues to be positive, and officers look forward to continued improvements to these figures.

SC-OP-4: Managing Flood Risk

SC-OP-4		
Indicator	Target	Progress
a. Planning permissions granted contrary to EA flood risk advice	Target is zero though occurrences should be examined to determine whether conditions have overcome concerns	
b. Major consents and those in CDAs delivering Greenfield runoff	No specific target but positive trends should be observed	
Sources: Planning applications data, EA website, Monitoring of consents and other identified projects		

Commentary

With regard to Planning Permissions granted contrary to Environment Agency (EA) flood risk advice, the EA are a statutory consultee on flooding and water matters and report annually on their objections.

Throughout the monitoring period, the Council was consistent in working with the EA taking on advice to ensure EA concerns were addressed prior to consent. Primary concerns raised by the EA as comments on planning applications related to the evidence put forward by the applicant to safeguard the development from flood risk and ground assessments.



6 applications were approved against EA advice. Reasons why disregarding EA concerns was considered acceptable included that a Flood Risk Assessment had already been undertaken at Outline stage, the permission was temporary and that the major issue raised by the EA had been solved (applicant removed ground floor residential accommodation, but was unwilling to resubmit a FRA).

There were no water quality objections from the EA during the monitoring period, a continuing positive trend.

During the monitoring period, we are unaware of major consents and those in Critical Drainage Areas delivering Greenfield runoff. This detail is not contained in officer reports, and we therefore need to iterate the importance of Critical Drainage Areas to Development Management colleagues. Without this important information, it is challenging to monitor runoff and drainage in the borough.

Overall, we continue to work well with the Environment Agency, with concerns addressed prior to consent. Work also continues on the potential of future flood protection schemes in the future.

SC-OP-7 Protecting and enhancing biodiversity:

SC-OP-7		
Indicator	Target	Progress
a. Biodiversity enhancements to be delivered as part of major consents	No specific target, monitor for proportionate commitment to policy objective	
b. Changes in areas of biodiversity importance	Target: No net loss of SINC or tree subject to TPO from planning	

Sources: Planning application data, monitoring of consents, GiGL reporting

Commentary

Biodiversity enhancements to be delivered as part of major consents

During the monitoring period, the Environment Act 2021 introduced a requirement for new development to improve the natural environment by ensuring that all new development delivers a minimum 10% biodiversity net gain (BNG) on the site or as an offset elsewhere. This will come into effect in the mid 2020s. Although it will be a mandatory requirement, BNG will be delivered through the planning process with planning consent not given without the mandatory requirement being met.

A wide range of applications included Biodiversity Statements as part of their submission (following the Planning Application Requirement). Where necessary, these included assessments of biodiversity, bird/bat surveys and tree surveys as appropriate. In future, monitoring the quantity and quality of these biodiversity statements could allow for greater awareness of the quality of the policy implementation.

For certain developments, Environmental Impact Assessment (EIA) were submitted as necessary. As shown in Appendix 4, 5 applicants submitted EIAs in 2019/20, 3 in 2020/21 and 4 in 2021/22.

The borough does not currently track biodiversity improvements delivered by Major developments at a micro level – although officers’ informal knowledge means that we are aware that a wide range of biodiversity improvements were delivered throughout the period – in both minor and major developments. These could include green/brown roofs, new street tree planting, soft landscaping, bird/bat boxes etc.

Although it is clear that officers are proactively encouraging developers to meet and exceed national, regional and local standards with regards to biodiversity improvements, greater monitoring is to be encouraged in the future.

It should also be noted that many Outline or Full planning applications leave detailed approval of landscaping works to a later stage, through the Approval of Details process. It can be challenging for officers to monitor value engineering or “watering down” of a scheme during this process.

Changes in areas of biodiversity importance

As part of the Local Plan Review, a review of the Sites of Importance for Nature Conservation (SINC) in the borough was completed in October 2022, following an assessment between June and August 2022.

Prior to the review, there were 42 SINC within the borough boundary (two of Metropolitan importance, 20 of Borough importance and 16 of Local importance).

The review concluded that two existing local SINCs should be upgraded to Borough status, eight SINCs should be expanded to include additional areas of habitat, and that eight sites were proposed as new SINC.

The review also concluded that one local SINC (Star Park in Canning Town) should not be considered as a site of nature conservation, due to lack of biodiversity, mature trees or wildflower meadow.

The changes in SINC will not take effect until the adoption of the Local Plan.

Officers are aware of planned improvements and expansion to SINC in the coming years. For example, the development site at Thameside West includes 2 hectares of open space to expand and improve the River Thames and Tidal Tributaries SINC.

Officers will monitor the implementation of this and other sites going forward. It is difficult to measure track general biodiversity improvements, given the lack of information – however, there has been substantial provision of new Open Space over the period.

In future, monitoring these biodiversity enhancements could allow for greater knowledge and awareness of the policy implementation.


Loss of trees subject to a tree protection order

Newham has over 240 historic individual and area-wide TPOs in place in the borough covering approximately 2032 individual and lines/groups of trees.

Over the reporting period, 22 protected trees were approved for removal and replacement with other suitable species, mature trees. Of these:

- 14 protected trees within the Transco Compound, Twelvetrees Crescent, were showing signs of decay and their failure would pose a risk to adjacent railway high voltage infrastructure.
- 1 protected tree within East London Cemetery was shown to be affecting the foundations of an adjacent dwelling.
- 6 protected trees, each in private gardens, were in poor health.

SC-OP-10 Air Quality:

SC-OP-10		
Indicator	Target	Progress
Unresolved EA/Environmental Health consultee air quality objections in approvals	no specific target: should be minimal	
Sources: Planning applications data, EA website, Monitoring of consents and other identified projects		

Commentary

Newham has very poor air quality, with one in seven of Newham's population exposed to levels of Nitrogen dioxide (NO₂) that is above the UK limit value for human health. On average, Newham residents are also exposed to a level of airborne particulate matter (PM_{2.5}) that is 35 per cent greater than the World Health Organisation guideline value of 10 /m³.

This poor air quality causes the highest rate of deaths from pollution in England – amounting to 96 people dying prematurely each year. Newham has several major roads that run through the borough (A13, Barking Road and Romford Road) and major roads that run adjacent to the borough boundary (A406 (North Circular) and A12). This leads to poor levels of air quality adjacent to these routes. Newham's industrial past means there are substantial polluting uses located across the borough, especially in the Royal Docks. Industry that supports construction is also a major contributing factor to poor air quality.

Given the above, the whole borough was designated an Air Quality Management Area in 2018, and the Newham Air Quality Action Plan (AQAP) sets out measures to reduce emissions from key sources of air pollution in the borough. As with most areas in London, Newham is also a Smoke Control Area, which allows the borough to enforce the use of smokeless fuels in chimneys or fireplaces. It is noted that smokeless fuels still produce PM_{2.5}.


Newham does not currently specifically monitor the number of Planning Permissions granted contrary to LBN Environmental Health air quality objections. However, discussions with the Environmental Health team indicate that the Council was consistent in working to ensure that concerns were addressed prior to consent.

Primary concerns related to the evidence put forward by the applicant to safeguard the development from poor air quality. In each case all concerns were addressed and subsequently conditioned.

As part of the Local Plan Review, monitoring the levels of poor air quality should be considered, given the large number of monitoring stations located across the borough.

Outcomes

SC-OUT-1 Resource Consumption

SC-OUT-1		
Indicator	Target	Progress
Water consumption per capita	no specific target, should be decreasing	
Sources: OfWat, Service and Delivery Reports, and Thames Water Annual Performance Report, Discoverwater (Performance data of England and Wales water companies)		

Commentary

Data is only available showing the averages at both a London wide level and overall Thames Water (supplier to Newham) level. There has been steady improvements in the measured and unmeasured litres/head/day. This is reflective of the improvements in domestic water efficiency for new build development.

As required by Ofwat, the water industry reports per capita consumption (pcc) in its annual performance reports. Thames Water report on their area of operation but no breakdown is available for Newham or London.

Despite the reduction in per capita consumption (driven by demand management measures including wider meter installs, efficiency devices, and the shift towards newer development in which – for example – toilet cisterns are smaller) Thames Water’s 2019 Water Resources Management Plan (also known as WRMP19) showed that the region consumed water per capita above the national average of 146 l/h/d.

Thames Water note that the most recent data available (147 l/h/d in 2021/22) has been affected by COVID-19, as more people were at home and used more water on a daily basis. The drought and hot weather in 2022 also increased demand for water. Thames Water expects that per capita consumption levels will decrease back to previous levels, post pandemic.




As the water consumption target of new dwellings is driven by Building Regulations Part G (125 l/h/d) the planning system’s powers to drive down pcc are limited; not least because it is the behaviour of occupants, not the construction of a building or its fittings that has the most impact on water consumption. In line with the London Plan, the Local Plan additionally sets a target for non-residential water consumption, however data on this is not reported by Thames Water.

Overall, there have been general improvements in water consumption over the past 5 years, however there are still improvements to be made, with both Newham and London behind the London Plan target. However, it is difficult to monitor properly when data is not available at a borough level.

It is positive that Thames Water is offering financial incentives to developers that achieve evidenced water efficiency targets (such as 110 litres/person/day). This the aim of achieving water neutrality (where the total demand for water is the same after the new development was built, as it was before) for new developments.

The Lower Lee Valley sub-Regional Integrated Water Management Strategy is expected to be published by the GLA in the second half of 2023.

SC-OUT-2 Carbon reduction

SC-OUT-2		
Indicator	Target	Progress
Achievement of targeted carbon reduction in new-builds	target: in line with reduction committed to or more	
Environmental Impact Rating (based on CO2 emissions) of newly lodged EPCs compared to London and national averages	no specific target should be improving	
Energy Efficiency Rating (based of fuel costs) of newly lodged EPCs compared to London and national averages	No specific target, should be improving	
Sources: OpenDataCommunities – MHCLG, Monitoring of consents and other identified projects		

Commentary

Almost 40% of the UK's energy consumption and carbon emissions come from the way our buildings are heated and used. Even comparatively small changes in energy performance and the way a building is used will have a significant effect in reducing energy consumption.

To measure the energy efficiency of buildings, Energy Performance Certificates (EPCs) and Display Energy Certificate (DECs) were introduced from 2007. Apart from a few exempted buildings, a building must have an EPC when constructed, sold or let. The EPC is a standard measure of the overall efficiency of a home (A-G rating).

The environmental impact rating (based on CO₂ emissions) of newly lodged EPCs is stable, averaging around 98% C or higher over the last 5 years.

The energy efficiency of new dwellings in Newham is also increasing over time, with the percentage of EPCs C or higher rising from around 85-90% in the early 2010s, to around 97-99% between 2020 and 2022.



Compared to the London average (5 year) of around 93.9% and the national average of 94.4% (5 year) EPCs C or higher, this is a positive trend.

The average EPC rating in Newham is now C, with 52% of all EPCs in Newham C or above - the national average is 42%. The percentage of EPCs issued below Band E is also steadily dropping – despite a consistent level of EPCs issued.

In April 2018, the Government tightened regulations requiring landlords to upgrade properties to at least EPC Band E. In future, this may tighten further to EPC Band C for new and existing tenancies.

In future, the GLA 'Be Seen' monitoring will allow for detailed monitoring of whether targeted carbon reduction in new-builds is achieved.

SC-OUT-3 Flood Risk and Drainage

SC-OUT-3		
Indicator	Target	Progress
Frequency and severity of surface water flood events		
Properties significantly affected by flood events	where properties were consented under the current Development Plan, issues should be further investigated	
Sources: Flood Risk and Sustainable Drainage guidance, Monitoring of consents and other identified projects		

Commentary

Recent climate change projections suggest that London will experience changing rainfall patterns. This will mean more intense rainfall episodes for longer periods of time and sea level rise with potential for increased storm surges, including within the tidal Thames.

Newham's watercourses are at the Thames, Roding and Lea rivers with some major growth areas falling within Zones 2 and 3. Flood risk, both the likelihood and severity of occurrences, is therefore likely to increase from a range of sources: tidal, fluvial (rivers), rain (surface water), groundwater, sewer overflow and reservoir failure. As such it is vital that development minimises flood risk, and in particular reduces the risk to people and essential infrastructure.

There have been six borough-wide flooding events in Newham during the last six years, each associated with several internal flooding incidents and numerous evidence of sewer surcharge. These were caused by severe rainfall, rather than river or canal flooding – albeit in some cases exacerbated by saturated ground or blocked drains.

A major rainfall event in July 2021 caused flash flooding – leading to the temporary closure of Pudding Mill Lane DLR station and the A&E department of Newham University Hospital.


More than half of Newham's sewer infrastructure consists of an historical combined sewer system, providing very low capacity which makes the borough particularly prone to surface water flooding during rainstorms.

Discussions with the Newham Lead Local Flood Authority officer indicate that there are no specific properties considered to significantly affected by flood event.

As outlined in the Flood Risk and Sustainable Drainage guidance, Newham must continue to proactively take a strategic approach to flood risk, beyond specific local issues, to appraise surface water management scheme proposals.

Newham's Local Flood Risk Management Strategy (LFRMS) is currently being updated, providing plans and information on how local flood risk can be managed. As part of the Local Plan Review, the Strategic Flood Risk Assessment (SFRA) will be updated - providing an updated high level assessment of flood risk across the borough and more detailed analysis of the nature of flood risk in key areas.

SC-OUT-4 Biodiversity

SC-OUT-4		
Indicator	Target	Progress
River water quality	No specific target, should be improving in line with broader London trends where data is available	
Sources: EA website - Interactive Mapping (Catchment Planning)		

Commentary

With regard to River water quality, Newham has the largest three largest rivers in London, with the Thames to the South within the Royal Docks area, River Lea in the West and to the East the River Roding. The EA monitors the biological river quality as part of the Water Framework Directive.

The assessment of water quality is split between an assessment of the ecological and chemical status of river water. The EA makes an overall water quality assessment of river bodies, ranging from 'High' to 'Bad'. It should be noted that water quality assessment did not take place in 2020 and 2021 owing to the COVID-19 pandemic.

Of the three rivers in Newham, the Lea is noted to have the worst overall water quality, with the EA 2022 assessment rating it 'Bad'. Furthermore, the water quality of the Lea has not improved in 10 years, remaining consistently 'Bad'.


The EA 2022 assessment rates the water quality of both the Thames and the Roding as 'Moderate'. Neither river has improved its overall rating in the last 10 years.

Overall, improvements to river water quality over the period have not occurred over the monitoring period. The water quality of watercourses in London has improved dramatically in the last 50 years, however it is clear that there is still work to be done.

The Environment Agency notes that the work required to get all three of Newham’s rivers to a ‘High’ level of water quality would be “disproportionately expensive and disproportionately burdensome”, and may also have a significant adverse impact on users of the river.

LBN will continue to work with landowners adjacent to the river on projects to improve water quality.

SC-OUT-5 Air Quality

SC-OUT-4		
Indicator	Target	Progress
Air quality exceedances	No specific target but positive trends should be observed in line with the AQMA	
Sources: Air quality monitoring data, London City Airport Annual Performance Report		

Commentary

Newham has very poor air quality, with one in seven of Newham’s population exposed to levels of Nitrogen dioxide (NO₂) that is above the UK limit value for human health. On average, Newham residents are also exposed to a level of airborne particulate matter (PM_{2.5}) that is 35 per cent greater than the World Health Organisation guideline value of 10 /m³.

This poor air quality causes the highest rate of deaths from pollution in England – amounting to 96 people dying prematurely each year. Newham has several major roads that run through the borough (A13, Barking Road and Romford Road) and major roads that run adjacent to the borough boundary (A406 (North Circular) and A12). This leads to poor levels of air quality adjacent to these routes. Newham’s industrial past means there are substantial polluting uses located across the borough, especially in the Royal Docks. Industry that supports construction is also a major contributing factor to poor air quality.

Given the above, the whole borough was designated an Air Quality Management Area in 2018, and the Newham Air Quality Action Plan (AQAP) sets out measures to reduce emissions from key sources of air pollution in the borough. As with most areas in London, Newham is also a Smoke Control Area, which allows the borough to enforce the use of smokeless fuels in chimneys or fireplaces. It is noted that smokeless fuels still produce PM_{2.5}.

The London Borough of Newham has been meeting all of the air quality objectives (AQOs) at our monitoring stations other than for the pollutant Nitrogen Dioxide (NO₂).

NO₂ concentrations are exceeding the national air quality objective (AQO) for the protection of human health (40 µg/m³) in the locality of all major roads in the Borough. Roads dominated by through traffic such as the A13, A12 and A406 expose a wider area of the population to poor air quality. The town centres of Stratford, East Ham, Forest Gate and Canning Town are also subject to concentrations of NO₂ above the AQO.


London City Airport maintains its own AQAP and a network of 16 diffusive passive and 3 automatic monitoring stations to monitor PM10, PM2.5 and nitrogen dioxide (NO2). London City Airport produces an Annual Performance Report every year – the 2019, 2020 2021 and 2022 reports indicated that there were no exceedances of the annual mean objectives for PM10, PM2.5 or nitrogen dioxide.

Following publication of the AQAP, work is underway to improve air quality in the borough, with a wide range of measures including encouraging of active travel (walking and cycling), low traffic neighbourhoods & school streets and electric vehicle charging points.

From a Planning perspective, new residential developments have no or limited car parking, with contributions sought from applicants for public transport improvements.

In conclusion, officers consider that air quality improvements in the borough are not substantially improving, with further efforts necessary across the Council to deliver improvements to poor air quality.

Policy Use and Robustness

Infrastructure		
Indicator	Target	Progress
Policy Use and Robustness	No specific target, monitor for expected use and ability to withstand appeal scrutiny	
Sources: Decision monitoring		

Commentary

Sustainability and Climate Change policies have been used to support decisions for refusals, with policies used in a wide variety of planning decisions. Unfortunately, data on the number of times that SCC policies have been used in refusals is not available.

Using COMPASS, officers searched for the use of policies in appeal decisions. An application to extend the Ibis Styles hotel in the Royal Docks were refused due to poor energy efficiency, appearance and the impact on neighbours. In the 2020 appeal, the inspector noted found the evidence on how the building could achieve the required excellent BREEAM rating “confused and contradictory”, refusing the appeal.

Generally, SCC policies have not caused substantive issues at appeal, with applications allowed or refused for other policy reasons.

Generally, regular policy surgeries and training events for Development Management and Enforcement Officers have supported effective policy application. Officers have noted several points where Development Management officers could assist with monitoring of key issues in future.

Policy should proactively monitor refusals of applications and appeal decisions to gauge where policies are or are not being used, implemented or interpreted correctly.


Infrastructure - Transport

Local Plan Objectives	<ul style="list-style-type: none"> • Secure investment in strategic transport networks, to help achieve modal shift to sustainable transport and lever investment and regeneration into Newham. • Overcome major physical barriers to movement. • Secure a more sustainable pattern of movement in Newham – encouraging walking, cycling and public transport.
Local Plan Policies	INF1 and INF2

<p>Headlines and policy implications</p> <ul style="list-style-type: none"> • Positive delivery of major transport schemes (including the Elizabeth line) and increase in sustainable mode share over the wider period. • Consequences of the COVID-19 pandemic on public transport ridership and road traffic casualties. • Large numbers of schemes approved as “car free developments” and increasing numbers of electric vehicle charging points approved. • Concerning increase in road traffic casualties and traffic volume, as well as the continued high level of transport CO2 emissions. • Implementation of proactive travel plan monitoring, with developers positively engaged to improve modal share
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Outputs

INF-OP-1: Securing Strategic Transport Investment

INF-OP-1		
Indicator	Target	Progress
a. Milestones in transport schemes.	monitor as per project and planning milestones indicated in the IDP	
Sources: Infrastructure Delivery Plan, Stakeholder information		

Commentary

The milestones below present a selection of transport projects that were identified in the Local Plan to address the infrastructure needs of the Borough, which are underway or have been completed in the monitoring period between 2019 and 2022.

Further details on transport related projects and delivery timescales are set out in the updated [Infrastructure Delivery Plan](#) (IDP).

Elizabeth Line

The delivery of a cross London railway benefits five stations in the borough. The core section of the Elizabeth line opened in May 2022, with full completion in May 2023.

The Council secured £7.5 million for public realm and interchange enhancement schemes at Maryland, Forest Gate and Manor Park from the Crossrail complementary measures programme (TfL) and £3.5 million for Custom House (GLA funded). All of these works have now been completed.

As part of the wider Elizabeth Line programme, all existing stations served by the Elizabeth line within the Borough have been refurbished internally (e.g. improved ticket halls) and externally - including the implementation of step free access from street to platform.

Stratford Gyratory

The works to change the Stratford Gyratory to 2 way traffic was completed in summer 2019. This work also included segregated cycle lanes, improved access to bus stops and public realm works.

Silvertown Tunnel

The Silvertown Tunnel was designated as a 'Nationally Significant Infrastructure Project' (NSIP) by the secretary of State in 2012. TfL submitted the Development Consent Order (DCO) on the 30th April 2016 and it was approved on the 10th May 2018. The contract to build and operate the tunnel was awarded to the Riverlinx consortium in November 2019. Construction began in March 2021, and the tunnel is scheduled to be completed in 2025.

Cycling and Walking

Work to implement the Cycle Strategy (2018) continues, with additional segregated cycle lanes on major roads (such as in Stratford Town Centre) and Cycleways on quieter back streets.

In 2020, Newham's first contemporary "Low Traffic Neighbourhood" (LTN) was implemented on a trial basis in the north of the borough, in a joint project with LB Waltham Forest. LTNs use 'modal filters' to prevent motorised vehicles from using local streets as a cut-through. Other trial LTN projects were subsequently trialled in the Stratford area. In 2021/22, two LTNs (Maryland and Odessa) were made permanent, following reductions in traffic on both internal and boundary streets, increases in the number of people cycling in the area, improved air quality, and no impacts to fire brigade response times or bus journey times. Three more schemes (Stratford Park, Manbey and Atherton) remained in the trial phase at the end of the monitoring period.

Over the monitoring period, 15 schools across Newham implemented Healthy School Streets, where motorised traffic is restricted at school pick up and drop off times. This provides a safer, healthier and more pleasant environment for parents and children, and encourages active journeys to school.

In the monitoring period, design work and consultation was undertaken for the Royal Docks corridor scheme – a series of improvements to North Woolwich Road and Silvertown Way in the Royal Docks, including segregated cycle lanes, reduced vehicle lanes and public realm improvements.

During the COVID-19 pandemic in 2020/21, many temporary public space interventions were built across the borough. These included widened footways, bus stop waiting areas and parklets that allowed for social distancing.

Further planning is underway on further rollout of segregated cycle lanes (including on Barking Road and Romford Road), LTNs and Healthy School Streets across the borough.

London City Airport

In July 2016 the Secretary of State approved the City Airport Development Programme (CADP1) comprising an increase in capacity of the Airport through major works including terminal expansion and extension of the taxiway, allowing more passengers and planes in particular at peak times (although no increase in the number of permitted aircraft movements).

In October 2017 works commenced on CADP1 to take place over a five year period. Although some work was completed (including the taxiway extension), the consequences of the pandemic on the aviation industry meant that further implementation work has been paused.

Wharves

In September 2019, Peruvian Wharf was reactivated for industrial use as a concrete batching plant. Although not serviced by the river, it is a viable and policy compliant use on a safeguarded wharf.




Docklands Light Railway (DLR) new trains

In 2019, new DLR trains were ordered from Construcciones y Auxiliar de Ferrocarriles. Of the 54 new trains ordered, 33 will replace existing trains with the remainder providing increased capacity on the network. The new trains will enter service in 2024, serving the 20 DLR stations in Newham.

DLR to Beckton Riverside

In December 2019, a DLR extension to Thamesmead was formally proposed by TfL as part of the draft Thamesmead and Abbey Wood OAPF. Feasibility and technical work was begun, funded wholly by landowners and local boroughs.

INF-OP-3: Promoting a more sustainable pattern of movement

SC-OP-4		
Indicator	Target	Progress
a. School Travel Plans in place		
b. Number of Car Free developments achieved on major schemes	no specific target, monitor to show increase	
c. Electric charging points	No specific target – monitor to show increase and takeup	
Sources: TfL STARS data, LDD data		

Commentary

Through the planning process the Council aims to reduce the need to travel by private car. Local Plan policies require any applications involving new or existing schools to submit school travel plans and subsequently review/update them.

The Borough has seen a high number of school travel plans submitted since the adoption of the Core Strategy in 2012. In recent years, it is promising that the majority of the active school travel plans were submitted to TfL for STARS accreditation supporting sustainable travel, active travel and improved road safety.

By the end of the period (2021/22), 64 school travel plans were active, with 60 achieving TfL STARS accreditations – with 38 of those rated bronze, 9 silver and 13 gold. The consistently high number of school travel plans in place is a positive indication that policies are effective in securing sustainable school trips across the Borough, improving important local journeys and encouraging the development of sustainable travel behaviour at a young age. Furthermore, the increase in the number of schools achieving gold STARS accreditation is also positive.

From 2021, the Council has had a dedicated officer to monitor travel plans. Over 330 travel plans are now being proactively monitored, allowing greater analysis of travel plans and modal share on a site by site basis. Royal Docks West, Western Gateway provides a good example of how travel plans can promote and encourage sustainable transport mode share. Travel Plan monitoring has indicated that the scheme achieves a sustainable transport mode share of 92%, with high awareness of the free car club membership, and an action plan to deliver further improvements.

The vast majority of Major Developments approved over the period were car free developments, with future occupants prevented from purchasing car parking permits. Some major developments approved outside of the monitoring period did deliver car parking for residents during the monitoring period; however, this was usually due to the 'time lag' of reserved matters applications from outline applications approved under the previous Core Strategy.

As the draft London Plan gained weight over the monitoring period, officers began to implement the parking standards within the draft London Plan, proactively discouraging car parking provision at both the pre-application and application stages.

The Council has continued to support the uptake of electric vehicles through the provision and passive provision of electric charging points secured through conditions on major planning approvals. However, in recent years, the number of electric vehicle charging points provided as part of developments has fallen substantially, from a high of 399 in 2015/16 to a low of 16 in 2019/20. This is due to the increased number of car free developments and developments with a very small number of car parking spaces leading to a reduction in the number of charging points provided. Policy states that 20% of parking spaces provided should have charging points. In a hypothetical development, 10 parking spaces would deliver just 2 electric vehicle charging points.

Permitted blue badge spaces have electric vehicle charging points provided, however blue badge spaces cannot be used by vehicles servicing the development, visitors or other residents. Financial contributions for electric vehicle charging points to be located elsewhere in the borough have been secured from some major developments, such as the Custom House regeneration.



Other work across the Council to encourage the take-up of electric vehicles has taken place, with agreement reached with Uber in March 2022 to install over 400 electric vehicle charging points located across the borough for the public to use. Furthermore, an electric bus garage with 151 electric bus charging points was approved in 2021/22.

Policy review work should consider ways to increase the number of off-site electric vehicle charging points in the borough - as wider provision of electric vehicle charging points across the borough will be necessary to drive adoption, as well as to encourage electric vehicles to service new development sites.

As data becomes available in future, officers will measure the levels of electric and hybrid vehicle ownership in the borough.

Outcomes

INF-OUT-1 Environmental Impact of Transport

SC-OUT-1		
Indicator	Target	Progress
Complaints about transport noise	no specific target, should be decreasing	
Transport related CO2 emissions		
Sources: Environmental Health, Gov.uk carbon emissions data		

Commentary

Complaints about transport issues generally remain relatively low within each year, and relate mainly to construction works or rail announcements.

Environmental Health officers indicated that a large increase in complaints (9 in 2020/21 and 19 in 2021/22) was due to a new development constructed adjacent to the Jubilee line tunnel portal in Canning Town. TfL are working to reduce the noise created in the tunnel, by grinding the rail head.

Officers have also been informed that the COVID-19 pandemic meant that quieter background noise (due to the reduction in air and road traffic) meant that the public was more aware of persistently disruptive noise over the period. Data from other bodies (such as the Metropolitan Police) does show a large number of noise complaints regarding road traffic – including engine revving and loud exhausts.

Overall the figures remain relatively low, and indicate the ongoing need to ensure the environmental impacts of construction and maintenance are kept to a minimum and assessed through the planning process in line with Successful Places policies.




In 2022, total UK greenhouse gas emissions were provisionally 48.7 per cent lower than in 1990 and 2.4 per cent lower than 2021. Between 1990 and 2022, UK carbon dioxide emissions decreased by 45.1%.

Transport emissions saw a stark increase in recent years, with carbon dioxide emissions rising by 23.2% in 2022 due to the greater use of road transport following the COVID-19 pandemic. However transport emissions were still 7.7% lower than 2019. Transport accounts for around a third (34 per cent) of all carbon dioxide emissions – with the large majority of these emissions from road transport.

Primarily, as a result of a continual growth in vehicle kilometres travelled on roads, transport carbon dioxide grew to a peak in 2007, 8.5 per cent higher than in 1990. Since then emissions have fallen back to around 1990 levels, driven mainly by improvements in new car fuel efficiency, as well as lower traffic growth than in previous years, as a result of a dip following the 2008/2009 recession.

In future years, increased take up of hybrid and electric vehicles – as well as measures to discourage car use in major cities – should reduce this further.

INF-OUT-2 Better Transport and Connectivity

INF-OUT-2		
Indicator	Target	Progress
Modal shift and share	number/percentage of walking, cycling, bus, tube/rail, car trips originating in the borough, should show a shift to more sustainable modes	
Traffic volume and congestion (proxy)		
Road traffic casualties (KSIs)	No specific target, should be improving	
Sources: TfL LIP data (2019/20, the latest available data)		

Commentary

Data provided by TfL demonstrates that sustainable transport modal share continues to improve in Newham, with the largest percentage of average daily trips being by public transport (Bus, DLR, Underground, Rail) with 41%, followed by walking with 33%. More concerning however are the high number of average daily trips using a car or motorcycle (22%) and the very low average daily trips using a bike (2%).

When separating out the public transport mode share, bus travel has nearly equal the amount of mode share when compared to the Underground/DLR (18.1% versus 18.4%). This demonstrates the high level of use of buses in Newham, especially for short intra-borough journeys.

Overall, the 2019/20 figures show that the sustainable mode share percentage is 76%, a 0.1% increase from 2017/18.

The number of annual vehicle kilometres in Newham has been impacted by the COVID-19 pandemic, with a fall from 940 million in 2018 to a low of 803 million in 2020, with a rise up to 876 million in 2022. The steep rise from the low 2020 figure is concerning, especially noting the Local Implementation Plan (LIP) target is for a 0% increase from the 2018 figure, and between 15 and 20% reduction in annual vehicle kilometres by 2041.

The average speed of buses in Newham has been impacted by the COVID-19 pandemic, with an increase to 10 miles per hour in 2020, before falling back to 9.3 miles an hour in 2021. The stagnation in average bus speeds continues to be a concern, given the correlation of the increase in bus speeds in the early 2000s (through the implementation of the congestion charge, bus lanes etc) and the large increase in bus ridership.

Given the large percentage of Newham residents who use the bus on an average daily journey, this slower speed will cause slower journey times, leading to a negative impact on connectivity for a significant number of residents.. It is positive that initial LTN data shows that bus journey times have not been impacted by the implementation of LTNs.

As part of the LIP process, London Boroughs are required to monitor against set interim and long-term safety targets. The LIP monitoring measures two aspects of Borough performance; the total number of people killed and seriously injured (KSIs) from road traffic accidents and total casualties (including slight injuries and across all modes).

Since 2005, the Borough has seen some improvements to those seriously injured or killed with both pedestrians and cyclists remaining vulnerable to incidents on major roads. The 2019 KSI figure was 135, very close to the 2010-14 baseline, but lower than the 2005-9 baseline. In 2020, a large fall in KSIs occurred due to the reduced road traffic due to the COVID-19 pandemic. Despite the reduced numbers of vehicles using the roads in 2021, the KSI figure was 130, similar to the 2019 KSI figure. The current LIP target is to reduce the number of KSIs to 61 by 2022, 41 by 2030 and Vision Zero (0 KSIs) by 2041.

During the monitoring period, the KSI figures did not improve towards the LIP target, and therefore the promotion of both safe and high quality transport infrastructure and the continued promotion of road safety in planning policies, remain key issues for the plan to address. While there have been improvements across the monitoring periods, as populations increase and sustainable modes are further promoted, the policies will need to further promote safe and high quality sustainable travel in Newham.


INF-OUT-3 Environmental Impacts of Transport

See INF-OUT-1 in relation to this indicator

Policy Use and Robustness

INF-OP-2 Strategic Transport

INF-OP-4 Sustainable Transport

Infrastructure		
Indicator	Target	Progress
Policy Use and Robustness	No specific target, monitor for expected use and ability to withstand appeal scrutiny	
Sources: Decision monitoring		

Commentary

Transportation policies are used in a wide variety of planning decisions. Unfortunately, data on the number of times that these policies have been used in refusals is not available.

Using COMPASS, officers searched for the use of Transportation Infrastructure policies in appeal decisions. Data indicates that transport reasons for refusal are usually due to a lack of information provided by the applicant at the application stage, such as the omission of information regarding cycle parking. Policies have not caused substantive issues at appeal, with applications allowed or refused for other policy reasons.

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




Infrastructure - Waste and Recycling

Local Plan Objectives	<ul style="list-style-type: none"> • Ensure the management of waste and development of waste facilities follows the waste hierarchy (reduce, reuse, recycle, energy recover, disposal). • Prioritise rail and water-based transport of waste. • Waste to be dealt with as close to the source as possible and minimise the spatial impacts of waste management and waste facilities. • Ensure compliance with the East London Waste Plan and London Plan.
Local Plan Policies	INF3

<p>Headlines and policy implications</p> <ul style="list-style-type: none"> • The monitoring period saw four planning applications approved for continued temporary use of existing sites as waste management facilities, aligned with the borough's spatial strategy. • In 2020/21, Newham had the third lowest recycling rate in England, reflective of the high density housing developments that are delivered in the Borough. Notwithstanding this, there have been gradual improvements in both Newham's and East London's recycling rates over the monitoring period. • In 2019/20 and 2020/21, less than 1% of Local Authority Collected Waste was sent to landfill in the East London Waste Authority region. • The amount of waste collected per head in Newham remains below the national average. • The Joint Strategy for East London's Resources and Waste was formally adopted by the East London Waste Authority boroughs in early 2022.
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Outputs

INF-OP-6: Securing more sustainable waste management

Infra		
Indicator	Target	Progress
a. New waste management facilities in line with the spatial strategy	Majority of relevant consents	
b. New/intensified waste management facilities delivering full enclosure or equivalent environmental protection	Majority of relevant consents	
c. Loss of waste handling capacity	No net or functional loss without compensatory capacity consistent with the strategic principles	
Sources: Planning applications data 2019		

Commentary

New waste management facilities in line with the spatial strategy [Target: majority of relevant consent]

New/intensified waste management facilities delivering full enclosure or equivalent environmental protection [Target: majority of relevant consents];

Loss of waste handling capacity [Target: no net or functional loss without compensatory capacity appropriate consistent with the strategic principles]

Applications for Waste Management Facilities

Reference	Address	Application Description
19/01962/VAR	Site 4 Docklands Waste Recycling Ltd Thames Wharf Dock Road Silvertown London E16 1AF	Section 73 application to vary Condition 1 (Time Limited Consent) - to extend the use until 31st July 2024 and removal of condition 4 (Installation of PVC curtain and high level dust suppression system) attached to planning consent 17/02617/FUL dated 11.10.2017 which granted permission for: "Planning permission for time limited consent for the continued use of the site for waste recycling and material transfer and processing".
19/01963/VAR	Site 2 G And B Compressor Hire Ltd Thames Wharf Dock Road Silvertown London E16 1AF	Section 73 application to vary Condition 1 (Time Limited Consent) - to extend the use until 31st July 2024 attached to planning consent 17/02618/FUL dated 11/10/2017 which granted permission for: Planning permission for time limited consent for the continued use of the site for waste recycling and material transfer and processing.
19/02237/FUL	Recycled Supplies Ltd Bradfield Road Silvertown London E16 2AX	Time limited planning consent for a period of five months for the use of the site as a construction and demolition waste recycling facility with site office, workshop, wheel wash and boundary treatment, with additional land for storage and parking.
20/01314/FUL	Recycled Supplies Ltd Bradfield Road Silvertown London E16 2AX	One year time limited planning consent for the use of the site for a construction and demolition waste recycling facility with site office, workshop, wheel wash and boundary treatment, storage and parking.

Over the monitoring period four planning applications were submitted for continued temporary use of existing sites as waste management facilities. Docklands Waste Recycling Ltd. and G and B Compressor Hire Limited are both situated on the Thames Wharf strategic site allocation, and are due to close down when construction begins on the later phases of the Thameside West planning permission (18/03557/OUT). Recycled Supplies Ltd. is located on the Lyle Park West strategic site, which is allocated for mixed-use redevelopment including the managed release of Strategic Industrial Land on the site. Accordingly, all three sites benefit from temporary planning permissions in order to allow for the future strategic redevelopment of these sites. While good practice in the operation and management of these sites has been secured, it is not considered proportionate to require the full enclosure of these facilities given the cost implications for businesses who are only able to utilise the site for a limited time period. While these developments will result in a loss of waste handling capacity in future years, their continued operation will contribute to waste management capacity in the borough until their redevelopment aligned with the borough's spatial strategy.

It is also noted that no proposals were brought forward for Beckton Riverside, the Borough's only Schedule 2 site safeguarded within the 2012 East London Joint Waste Plan (ELJWP). In terms of future years' capacity, it will be important to review the adopted ELJWP in order to address increasing land pressures and ensure sufficient land capacity to support waste arising beyond 2021. In 2022, Newham along with Havering, Barking and Dagenham and Redbridge published [an updated evidence base for the Joint Waste Plan](#). Commencement on the early stages of plan-making for the ELJWP is anticipated to start in 2023.

Outcomes

INF-OUT-4: Reducing Waste

Infra		
Indicator	Target	Progress
a. Percentage of household waste sent for recycling, reuse or composting (%)	No specific target, should be improving	✓
b. Percentage of local authority collected waste diverted from landfill in East London Waste Authority region [Barking and Dagenham, Havering, Newham, Redbridge] (%)	No specific target	~
c. Household waste collected per head (kg)	no specific targets, positive trends should be observed	✗
Sources: LA Local Authority Waste Annual Results; Local Authority Collected Waste (LACW) / GLA Housing-led population projections (2020)		

Commentary

A detailed breakdown of these figures are set out in Appendix 6. Data is only available for financial years 2019/20 and 2020/21.

Household waste sent for recycling, reuse or composting

As highlighted in the previous years' monitoring bulletins, Newham has statistically one of the lowest recycling rates in the UK, falling significantly below the London average of 30% (as of 2019/20).^{xvi} As of 2020/21 Newham had the third lowest recycling rate in England. Historical factors, including population transience, high numbers of HMOs, overcrowding and the scale of higher density (flatted) developments within the Borough have all been contributing factors to Newham's low recycling rate. Newham also has low levels of green garden waste (for composting), reflecting the urban context of the borough and limited green coverage from private gardens. Notwithstanding this, Appendix 6 shows there has been a gradual improvement in Newham's recycling rate, with this rising from 17% to 21% over the first three years of the plan period.

In order to improve recycling rates in future years, LBN will work to ensure the design of new developments adhere to the requirements of Policy INF3 (waste and recycling) and environmental policies, in order to facilitate better management of waste in line with the waste hierarchy. The Borough will also continue to work with our waste partners and ELWA to address this issue going forward. It should be noted that ELWA have formally adopted a new East London Joint Resources and Waste Strategy in 2022, which – among other aims – looks to maximise recycling and composting rates. The strategy sets Newham a minimum recycling performance target of 28% by 2030, which is considered realistic given the significant density of developments delivered within Newham.

Percentage of local authority collected waste diverted from landfill in East London Waste Authority region

Policy INF3 sets out the requirement to manage waste in accordance with the apportionment target set out in the London Plan (2021)^{xvii} and the aim to move up the waste hierarchy. The Waste Framework Directive is the overarching legislation in relation to waste. This includes the requirement for plans to promote sustainable management of waste through the waste hierarchy. The waste hierarchy promotes the prevention of waste and, where this is not possible, recommends waste materials should be reused, recycled or recovered. Landfill and incineration (particularly without energy production) are the least preferred options for waste management and sit at the lowest end of the hierarchy.

The percentage of waste sent to landfill reduced significantly between 2018/19 and 2020/21, where it reduced from 7% to less than 1%. These years also saw the largest proportion of total collected waste being incinerated with energy from waste recovery, supporting principles higher up the waste hierarchy. The amount of waste that is recycled/composted remains low when compared with the London average and the targets set out within the adopted new East London Joint Resources and Waste Strategy, which sets a minimum target of 35% recycling performance by 2030. This is indicative of the challenges explained above, namely the density of new developments being delivered across the ELWA region. However, similar to trends at the borough-level, this period also saw a gradual increase in recycling rates across the East London Waste Authority region between 2018/19 and 2020/21.

In recent years there has been a shift in policy emphasis towards promoting a more circular economy. This shift seeks to better reuse materials and waste arising from development, with the aim to retain materials at their highest value with no residual waste. Such an approach ensures that waste is managed more sustainably, minimising resource use and exploiting the economic potential of waste through the construction, occupational and later demolition phases of a development's lifespan. The adopted policy, and any future policy reviews, should work to promote these requirements through the planning process.

Household waste collected per head

The amount of waste collected per head in Newham increased from 342kg in 2018/19 to 353kg in 2020/21. While the figures show an increase over the monitoring period, this figure is below the national average for the year 2020 (399kg/head).^{xviii}

In future years, it is anticipated that positive trends should be facilitated through the actions set out within Newham's Climate Emergency Action Plan, which alongside improvements to collections will also aim to:

- improve communications around waste and recycling;
- target reductions in food waste;
- promote collections of bulky waste through re-use options (e.g, Homestore, Reclaim at the Lane, Freecycle); and
- promote circular economy initiatives and work with local reuse and repair organisations.

Policy use and robustness

Waste and Recycling (INF3)

Policy INF3 was not a central for reason for refusal in appeals for the monitoring years.

Infrastructure - Town Centres

Local Plan Objectives	<ul style="list-style-type: none"> • Defining and retaining a balanced town centres network and hierarchy • Protecting and enhancing the vitality and viability of Newham’s Town and Local Centres through the ‘town centres first’ approach to locating main town centre uses • Addressing gaps in access to retail and leisure through new Local Centres delivered on strategic sites • Reducing the prevalence of main town centre uses in non-designated high street frontages
Local Plan Policies	INF5

Headlines and policy implications

- New Use Class Order came into effect September 2020, impacting the implementation of policy INF5, in particular the ability to direct different land uses.
- New main town centre uses have been delivered on strategic sites, creating new Local Centres at Royal Wharf(Silvertown) and by Gallions Reach DLR station(Albert Basin).
- Town Centres remain healthy and viable and continue to function in line with their designation within the network.
- The policy target for quality of leisure uses in town centres is achieved in Stratford, Canning Town and East Beckton town centres, and is improving in Green Street and East Ham town centres.
- Continued trend for conversion of out of centre retail and other main town centre uses to residential or other community facilities.

Policy use and robustness:

The primary Policy under consideration is INF5 (Town Centres Hierarchy and Network). It is also supported by Policy SP6 (Successful Town and Local Centres). Furthermore, as most commercial out of centre uses are present along historic high streets, this indicator is closely linked to the application of Policy SP7 (Key Movement Corridors and Linear Gateways). Together, these three policies seek to consolidate ribbon development into designated town and local centres; and where this is not possible, resist development (either new build, change of use or extensions) that would allow continued leakage of expenditure from the designated centres.

These policies function well to resist new out of centre development, for example appeals at 344 Katherine Road (appeal ref 19/00047/REF) and 87-89 Plashet Road (appeal ref 21/00040/REF).



However, there have been several appeals allowed relating to the refusal of permission for change of use from one main town centre use to another in edge of centre or out of centre location (appeal ref 19/00071/REF, 19/00149/REF and 19/00148/REF). In these cases, the Inspector took the view that the change of use would not result in the creation of an additional main town centre unit in an out-of-centre location and would not undermine the strategic aims of those policies in seeking to maintain the vitality and viability of existing centres.

Further, the allowed appeal at 252 Barking Road (21/00086/REF) challenges the direction of policy SP7 that sets out a preference to retain the status quo rather than permit physical changes to out of centre. The Inspector noted that “The appeal site is not within a local or town centre, and Policy INF5 of the 2018 Newham Local Plan (“the NLP”) is clear both that town centre uses will be directed to designated town and local centres, and that the consolidation of existing commercial and community uses into defined centres of an appropriate scale will be encouraged. However there is nothing in this policy, nor any of the others to which I have been directed, which indicates that existing business uses outside of local or town centres should be actively prevented from carrying out physical improvements to their premises.”

Going forward, in the context of the new Use Class E, there will be fewer instances where change of use will be a planning matter and most applications are likely to relate to physical changes. Should any future evidence base identify a need to continue to promote consolidation of commercial use into town and local centres, the Local Plan review will need to address the extent to which physical development enabling out of centre commercial use should be resisted.

Outputs

INF-OP-9: Strategic Management of Town and Local Centres

Theme		
Indicator	Target	Progress
a. Floorspace for town centre uses	Increase within town centres, subject to strategic regeneration ambitions elsewhere in the borough	
b. Town and Local Centre Investment	Delivery of Strategic Sites in line with timescales envisaged in sites schedule and capacities in latest Town Centre and Retail Study	
Sources: DM monitoring		

Commentary

Floorspace for town centre uses

Main town centre uses are defined by the NPPF (National Planning Policy Framework).

From 1 September 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect. A new use class E (Commercial, Business and Service uses) brings together many of the town centre uses that the Local Plan policies above address. Some leisure uses have become Local Community Uses (F2 Use Class). These Regulations also moved some uses, particularly noise generating leisure uses, out of the previous use classes and into the “Sui Generis” (SG) category. The changes are summarised in the table below. The changes will mean that detailed monitoring of floorspace use type composition within the broad new Use Class E will become more difficult in following years.

Use description	Pre-Sep 2020 use class	Post Sep 2020 use class
Shops and retail services	A1	E(a)
Cafes and restaurants	A3	E(b)
Financial and professional services	A2	E(c)
Pubs and drinking establishments	A4	Sui Generis
Takeaways	A5	Sui Generis
Cinemas, concert halls, dance halls, bingo halls	D2	Sui Generis
Community halls	D2	F2 (b)
Gyms	D2	E(d)
Indoor sports and recreation	D2	F2(c)
Betting shops and adult arcades	Sui Generis	Sui Generis

Table 8.1 Appendix 8 monitors completions for retail and retail services, professional and financial services, office use, cafes and restaurants, and leisure in the formerly D2 Use Class. Key completions between 2019/20 and 2021/22 have been:

- New main town centre uses delivered on Minoco Wharf strategic site, creating a new Local Centre in the Royal Docks.
- First phase of development at Albert Basin strategic site is complete, with second phase underway, which will deliver new Local Centre by Gallions Reach DLR station in Beckton.
- Second phase of Hallsville Quarter development in Canning Town town centre, delivering a new hotel alongside further commercial frontages adjacent the station.
- First phase of new employment quarter at Royal Albert North strategic site.
- New Lidl at Claps Gate retail park (out of centre)

Table INF-OP5.ia also shows that the completion of key main town centre uses floorspace has been focused within new Local Centres, followed by town centres (except Forest Gate and East Beckton that have remained largely static). It also reflects a continued trend towards conversion of out of centre floorspace in unprotected stretches of high streets towards other uses, primarily residential, in line with policy approach.

Town and Local Centre Investment

Strategic sites delivery is monitored under indicator S-OP-2. In summary, town centre related investment over the reporting period identifies that:

- Policy requirements to deliver new main town centre uses floorspace are being delivered on strategic sites in East Ham, Forest Gate, and Canning Town town centres.
- Policy requirements to create new local centre in Silvertown were completed at Minoco Wharf, , with further delivery expected as part of Silvertown Quays site
- Part delivery of new Local Centre at Albert Basin (14/00664/OUT) and start of delivery of new Local Centres at Parcellforce (17/01847/OUT) and Plaistow North.
- Planning secured for delivery of new Local Centres at Thames Wharf (18/03557/OUT) and Lyle Park West (19/01791/FUL)
- New planning was secured for Morgan House site (ref 18/03088/FUL) in Stratford town centre.
- A major redevelopment proposal including new homes and an improved commercial frontage was secured in Boleyn Local Centre



Table 8.2 in Appendix 8 outlines additional retail growth capacity as set out by the Town Centre and Retail Study 2016 update for each of the borough's shopping sub-areas, together with the net gain/loss of retail floorspace within the Town Centres between 2015/16 and 2021/22 (since the baseline of the Town Centre and Retail Study 2016). This assessment helped monitor whether the overall network of centres is developing in line with projected local need for additional retail floorspace.

It indicates that retail growth capacity remains for all town centres, except Canning Town which shows overprovision. Nevertheless, the Town Centre and Retail Study noted that, while the level of need for the south-west sub area (Canning Town) is exceeded by committed floorspace, the additional floorspace will enhance the quality and attraction of the retail offer, thereby achieving trade 'claw-back' and a consolidated market share. The establishment of new Local Centres in the Southwest centres catchment of which Canning Town is part of will also need careful monitoring in terms of rate of delivery and occupation of new units, to ensure they are delivered at a scale to support local need and not draw trade from the larger destination town centres.

While this assessment indicates that there is a residual need for retail floorspace to 2025, it is important to note that a new Retail and Leisure study was commissioned in 2021/22, and the findings of this study present an expected reduction in the overall demand for retail floorspace, in line with recent market trends. The new Retail and Leisure Study (2022) will be used in future AMRs.

Outcomes

INF-OUT-5: Rebalancing the Town Centre Network

Theme		
Indicator	Target	Progress
a. Trade retention and expenditure distribution	Increased trade retention and more even expenditure distribution, to be measured by updated survey within 5 years	
b. Town Centre health	Stable or improved health as per different criteria, when benchmarked against other London centres; interim assessment via biennial local survey work according to individual centre requirements by the policy	
Sources: DM monitoring		

Commentary

Trade retention and expenditure distribution

There was no new data to report during 2019/20 to 2021/22 – refer to previous AMR: Town Centres Bulletin 2012/13 to 2018/19.

A new Retail and Leisure Study was commissioned in 2021/22, and future AMR reporting will draw on this updated report.

Town Centre health

Over the reporting period there was no new data published from the Greater London Authority (GLA) (Town Centre Health Checks) or prepared by the Council (Town Centres Retail Study). Please refer to previous monitoring report.

A new Retail and Leisure Study for Newham was commissioned in 2021/22. The findings of this study will inform future monitoring reviews.

Vacancy rates

Table 26 below sets out vacancy rates as observed during on-site surveys of Newham’s Town Centres that were carried out in summer-autumn of 2018 and 2021, compared to UK average at the time. It outlines that Newham’s town centres are continuing to have lower vacancies than the national average and have remained viable and vibrant as high streets across the country recover from the effects of the Covid-19 pandemic.

Table 26 – Unit Vacancy Levels

Town Centre	2018	2021
UK average	11.2%	19.4%
Stratford	8.2%	12.2%
East Ham	2.84%	5.2%
Canning Town	7.8%	10.2%
Forest Gate	10.6%	11.1%
Green Street	6.4%	5.5%
East Beckton	10.7%	11.5

Sources: in-house Town Centres Surveys; UK averages from Local Data Company (2021), high street vacancy rate for first half of the year;

A more in-depth assessment against policy requirements of SP9 – addressing the need for a robust retail core and quality of leisure provision – is published in the [Town Centres Evidence Base Update \(2022\)](#) bulletin. The findings are based on on-site surveys undertaken in 2021 and are summarised below.

Robustness of the Retail Core

The retail target of over 70% of units in Primary Shopping Frontages (PSF) is achieved in East Ham, Forest Gate and Green Street town centres.

For the first time, Stratford is slightly below target, at 68.6%, due to an ongoing shift towards more food and drink leisure uses. The revised use class order means there are more limited opportunities for the Local Plan to influence this trend and maintain the policy target.

While the policy target is not achieved for East Beckton and Canning Town, the overall small number of units in the PSF of these centres (15 and 20 respectively) means that they require a more careful assessment. East Beckton is characterised by the Asda superstore, which continues to trade successfully, and alongside the parade of smaller units forms a robust, if limited in offer, retail core. Canning Town, however, continues to underperform due to high vacancy rates in the frontages around the Rathbone Market development.

Quality Leisure Benchmark:

The quality leisure benchmark, which requires 67% of all leisure uses (businesses) to be restaurants, cafes, pubs or formerly D2 use class leisure uses, is achieved in Stratford, Canning Town and East Beckton.

The offer has been improving in Green Street and is nearing the benchmark, at 64.7%.

A small improvement in the quality of the leisure offer was also observed in East Ham. But overall leisure uses subject to cumulative impact control (hot food takeaways, betting shops and adult amusement arcades) continue to be over-represented in East Ham and Forest Gate town centres.

Progress against other policy targets

Table 8.3 in Appendix 8, drawing on assessments for other indicators in this bulletin, outlines the progress against growth requirements for each town centre set out in Policy INF5 and Spatial Policies S2-6. It shows that progress towards achieving individual policy objectives has been achieved for Stratford, and to a degree for Canning Town (this town centre continues to be in transition) and East Ham. Investment and change have been more limited in the other town centres.

Infrastructure – Green Infrastructure, Blue Ribbon Network and Open Space




Local Plan Objectives	<ul style="list-style-type: none"> • Protect, enhance and improve the connectivity of Green Infrastructure and the Blue Ribbon Network. • Support residential and visitor moorings. • No net loss of functionality of green and blue spaces. • Deliver the Lea Valley Regional Park and Thames Path. • Protect existing green and blue space: seeking improvements to the quantity, quality, accessibility and connectivity. • Reduce park, allotment and playing pitch deficiencies. • Design open space to enhance urban cooling, biodiversity and to help against flooding. In addition spaces should be welcoming, inclusive and provide publically accessible toilets. • Require sustainable ongoing management and maintenance plans. • Play space should meet the latest London Plan requirements. • Meet Epping Forest Special Area Conservation (SAC) requirements. This requires schemes in proximity to the Forest to mitigate the impact of increased visitor number on the Forest through a Habitat Regulation Assessment and in some cases payment.
Local Plan Policies	<ul style="list-style-type: none"> • INF6: Green Infrastructure and the Blue Ribbon Network • INF7: Open Space and Outdoor Recreation

Headlines and policy implications

- Policies INF6 and INF7 are well used and have not been challenged at appeal.
- There has been no net loss to protected green space over the monitoring period.
- Improvements to the functionality of existing open space include: Permission for a community garden (21/00738/FUL), improvements to the children’s playground in West Ham Park (20/02461/FUL) and a Multi Use Games Area (MUGA) and accessible green house were completed at ‘Arc in the Park’ Bethell Avenue Canning Town (18/00566/LA3).
- Parks and open spaces are much valued community assets, with 82% of Newham residents rating them as good (2019).

Outputs

INF-OP-11: Green and Blue Infrastructure Protection and Enhancement

Infrastructure		
Indicator	Target	Progress
a. Protection of Green Infrastructure	Monitoring of consents – is no net loss of protected green space and/or trees unless not affecting functionality, and no unresolved objections from Blue Ribbon Network (BRN) custodians.	
b. Delivery of Lea River Park projects	IDP milestones.	
c. Other Green Grid Enhancements	No specific target; ongoing investment should be evidence	
Sources: GLA, Newham Public Access		

Commentary Protection of Green Infrastructure

Newham has over 240 historic individual and area-wide TPOs in place in the borough covering approximately 2032 individual and lines/groups of trees.

Over the reporting period 22 protected trees were approved for removal and replacement with other suitable species, mature trees. Of these:

- 14 protected trees within the Transco Compound, Twelvetrees Crescent, were showing signs of decay and their failure would pose a risk to adjacent railway high voltage infrastructure.
- 1 protected tree within East London Cemetery was shown to be affecting the foundations of an adjacent dwelling.
- 6 protected trees, each in private gardens, were in poor health.

Delivery of Lea River Park Projects

There have been no permissions or projects which aided the delivery of the Lea River Park in Newham over the monitoring period.

Other Green Grid Enhancements

Officers have noted that several applications across the borough have included enhancements to the connectivity, quantity and quality of green space. The details of these improvements are contained within landscape drawings or noted in committee reports. It is challenging to ascertain whether 'Green Grid' improvements are contained within an application, unless it is for standalone new green space (of which there were none in the monitoring period).

The following projects to enhance the green grid received developer contributions:

2019/2020

- Operation and maintenance of community public open space throughout the borough
- Plaistow Park improvements

2020/2021

- Operation and maintenance of community public open space throughout the borough

2021/2022

- Operation and maintenance of community public open space throughout the borough
- Cundy Park infrastructure improvements

The three schemes highlighted below demonstrate scheme which will improve to the functionality of open space in Newham:



- A Multi Use Games Area (MUGA) and accessible green house at 'Arc in the Park' Bethell Avenue Canning Town (18/00566/LA3) opened in April 2019. The provision of an accessible green house at the Arc is complementary to the existing facilities on the site, in particular the sensory garden and will enable a valuable educational learning space. The Arc provides a Newham-wide delivery and resource base for neighbourhood play and youth hub for children and young people and is an inclusive space for young people with disabilities and/or additional needs and their families.
- An application, approved in 2020, will see the delivery of improvement to the children's playground in West Ham Park (20/02461/FUL). The consented scheme will offer areas of active play for younger and older children but also quiet areas to meet and have picnics. Imaginative play provision has also sought to draw on local history. In 1762 John Fothergill built up an extensive botanical garden and grew many rare plants obtained from various parts of the world. It is known that he contributed to Captain Cook's expedition on the HMS Endeavour. Taking inspiration from this an 'Explorer ship' will be at the heart of

the playground. Wooden sculptures of giant trees and plant details to make the connection to Fothergill's plant connection will allow for imaginative play.

- Approved in 2022, an application sites comprising three separate plots (Sites A, B and C) and a central open space on the Hathaway Estate will see improvements made to the existing open space (21/02996/LA3). In addition to the proposed house, the scheme includes improvements to the central open space on Hathaway Crescent, for the benefit of both the existing and future occupants of the estate. These improvements include new tree and meadow planting, new pathways and entrances, new play areas, an outdoor gym, two informal sports pitches, and a community 'hub' structure which is a non-enclosed permanent shelter.

INF-OP-14: Open Space and Outdoor Recreation

Opportunities

Infrastructure		
Indicator	Target	Progress
a. Open Space losses and gains (defined as designated/protected spaces that are publically accessible or new spaces that are publically accessible and suitable to be designated in further rounds of plan review)	No specific target, should be positive or steady.	
b. Contributions to open space / outdoor recreation improvements secured through S.106.	No specific target, should be positive or neutral.	
Sources: Sources: GLA; Newham Public Access; Overview of 2019/23 Developer Contributions		

Commentary

Open Space losses and gains

Planning permissions over the monitoring period resulted in 0.4 ha gain in publically accessible open space. The additional open space is delivered across 13 planning applications.

'People Powered Places' is Newham's flagship programme of participatory budgeting. Neighbourhood Community Infrastructure Levy (CIL) funding is allocated to the programme. CIL has been allocated to local projects that were voted on by Newham residents through the participatory budgeting process. The projects that were successful each addressed a local priority. There were 24 local priorities co-produced by residents across all eight Community Neighbourhoods. A significant proportion of this funding was allocated to 'greening' projects across the Borough, some of which are new initiatives being proposed by existing organisations while some are new initiatives proposed by community groups or individual residents. In most cases, these initiatives are focused on improving areas of the public realm and 'meanwhile spaces' (spaces that are currently unused but that will eventually be developed). The People Powered Places website gives further details of the projects that have been delivered through this programme: <https://www.newham.gov.uk/council/people-powered-places>.

There has only been one instance of a loss in open space over this monitoring period, a marginal loss (1.3m²) associated with Phase 2B of Gallions Quarter Masterplan at S19: Albert Basin (19/02457/REM). Whilst it is recorded as a loss, it should be noted that the illustrative masterplan for the site includes a new linear park and amenity space along the south of the proposed buildings so it could be considered in-line with policy since it retains open space functionality (referred to as Gallions Green). The park is intended to improve the route through the creation of an expansive, publicly accessible green space including play areas. Planting buffers and defensible space have also been proposed in the form of planting. Trees are proposed to be planted throughout the site in varying types. The Park forms a key part of the site's green infrastructure and allows for a range of activities, community gatherings, active play and passive recreation. In addition to this, the main building plot provides generous communal amenity space at podium level whilst green and brown roofs have been provided to enhance biodiversity.

A notable inclusion in the overall 0.4ha gain is the creation of a community garden, by Wild Green E13 Community Group, in the north-eastern corner of New City Green Park (also known as Upperton Road West Park) in Plaistow (21/00738/FUL). Whilst this has been captured as additional open space, it should be noted at the application sees enhancement of 0.09ha of existing designated open space (GS161). As such, it is not providing additional capacity. That said, its proposed use as a community garden will improve the functionality of the space; allowing the community to come together to grow plants and vegetables, and learn about the environment. The project emerged following the discussions at the Newham run Citizens Assemblies in 2019, where over 200 Plaistow residents voted in favour of the creation of a community garden.

Section 106 Developer Contributions


In 2019/20 Planning Contributions from S106 totalling £77,500.00 were secured for Open Space and Leisure. In addition, £252.68.00 were secured for Open Space and Leisure (noting this can be for: Air Quality, Tree Planting, Ecology, Biodiversity, District Heating). A detailed breakdown of S106 Contributions for environmental improvements are set out [here](#) in the Council's Annual Infrastructure Funding Statement.

In 2020/21 Planning Contributions from S106 totalling £7,156.00 were secured for Green Infrastructure (noting this can be for: Air Quality, Tree Planting, Ecology, Biodiversity, District Heating). A detailed breakdown of S106 Contributions for environmental improvements are set out [here](#) in the Council's Annual Infrastructure Funding Statement.

In 2021/22 Planning Contributions from S106 totalling £250,000.00 were secured for Green Infrastructure (noting this can be for: Air Quality, Tree Planting, Ecology, Biodiversity, District Heating). A detailed breakdown of S106 Contributions for environmental improvements are set out [here](#) in the Council's Annual Infrastructure Funding Statement.

Outcomes

INF-OUT-6 Satisfaction with Parks

Infrastructure		
Indicator	Target	Progress
Trends in park use/rating/non-use	No specific target, should be positive or steady.	
Sources: Newham Annual Residents Survey 2019; 2021		

Commentary

2019

The majority of Newham residents (82%) rated Newham's parks and open spaces as 'good', with little variance across the borough. This is a 5% increase from the last monitoring period (77%).

Only 5% of people stated that the lack of green space was one of their top 3 local issues. Whilst still a low percentage, 7% of people living in East Ham, Forest Gate and Royal Docks found the lack of open space to be an issue, which is more than for other areas of the borough.

Overall, the percentage of people rating the Borough's parks and open spaces a poor is low (3%). Beckton and Forest Gate ranked the worst, with 5% of people rating spaces as poor. In light of future population growth it is critical that green space is delivered to ensure sustainability and active lifestyles are promoted, particularly in areas of identified green space/parks deficit.

2021

Residents in Newham continue to value and use the borough's open spaces. Newham has 34 parks and open spaces, 29% of residents visit these spaces at least once or twice a week, 27% visit once a month and 15% visit every, or nearly every day. Only 7% of residents have never visited a park or open space in Newham. However, a direct comparison of the 2021 survey with the monitoring period in 2019 is not possible since the 2021 Newham Resident Survey has asked different questions regarding parks and open spaces.

The most visited park or open space in Newham is the Queen Elizabeth Olympic Park (19%), followed by West Ham Park (15%), Central Park (13%), Beckton District Park (8%), Plashet Park (7%) and Stratford Park (5%).

The overall quality of the park or open space which people used the most was considered to be either 'Fairly Good' (32%), 'Fair' (26%) or 'Very Good' (20%). A number of residents did state the play areas in the park they used was either 'Fairly Poor' (6%) or 'Very Poor' (1%).

A third of Newham residents (33%) rated the cleanliness of the park or open space they used most in Newham as 'Fairly Good', while only 26% rated them as 'Very Good'.

The attractiveness of the park or open space which people used the most was considered to be either 'Fairly Good' (31%), 'Fair' (25%) or 'Very Good' (22%). A number of residents did state the attractiveness of the park they used was either 'Fairly Poor' (6%) or 'Very Poor' (3%).

Security of the park or open space which people used the most was considered to be either 'Fairly Good' (24%), 'Fair' (24%) or 'Very Good' (13%). A number of residents did state the security of the park they used was either 'Fairly Poor' (11%) or 'Very Poor' (10%).

The quality of the play areas in the park or open space which people used the most was considered to be either 'Fairly Good' (28%), 'Fair' (27%) or 'Very Good' (16%). A number of residents did state the play areas in the park they used was either 'Fairly Poor' (6%) or 'Very Poor' (3%).

The quality of the sports facilities in the park or open space which people used the most was considered to be either 'Fairly Good' (25%), 'Fair' (25%) or 'Very Good' (14%). A number of residents did state the play areas in the park they used was either 'Fairly Poor' (9%) or 'Very Poor' (5%).

Infrastructure – Community Facilities


Local Plan Objectives	<ul style="list-style-type: none"> • Realise the benefits of the Borough’s community facilities^{xix}. • Promote ‘good growth’. • Facilities should be kept or re-provided where a local need exists and can be demonstrated. • Loss of a community facility is only allowed in limited circumstances. • Community facilities should meet the needs of new and existing communities. • Co-location of facilities and services is encouraged. • Health, childcare and education services are prioritised on Strategic Sites. • Facilities should be in accessible locations and directed towards town or local centres in the first instance, with limited exceptions allowed. • New facilities should be accessible, welcoming inclusive and open and available to all members of the local community and outside of main use and any sacred areas, operate as a multifunctional space with fair and affordable access to all.
Local Plan Policies	<ul style="list-style-type: none"> • INF8: Community Facilities

Headlines and policy implications

- Overall, there has been a net gain in community space in both permitted (41,022 sq.m) and completed (62,326 sq.m) schemes over the monitoring period.
- LBN has seen a number of permitted schemes to support Newham’s young population. There have been six new nurseries, extensions to ten of the borough’s existing schools and four new education settings approved.
- 2020/21 saw the delivery of significantly more community floor space (40,315 sq.m) when compared to 2019/20 (12,369 sq.m) and 2021/22 (9,606 sq.m).
- In 2020/21 the Mayor of London’s office moved to the Royal Docks, delivering new civic community floor space and a flagship development for the Royal Docks and Beckton Riverside Opportunity Area.

Outputs

INF-OP-16: Ensuring community facilities keep pace with need

Infrastructure		
Indicator	Target	Progress
a. Net new community infrastructure floor space in new and established neighbourhoods	No specific target; monitor changes of provision against identified needs.	
b. IDP project and planning milestones	No specific target; monitor progress of projects and planning for community facilities against benchmarks set out in the IDP.	This is monitored through updates to the IDP.
Source: LDD: 2019/22 / 2020/21 / 2021/22		

Commentary

Overall, there has been a net gain in both D1^{xx} and D2^{xxi} community floor space approvals during the monitoring period 2019/22. A detailed breakdown of these permissions is set out in Appendix 9.

Please note, from 1 September 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect. A new use class E (Commercial, Business and Service uses) brings together many of the town centre uses that the Local Plan policies above address. Some leisure uses have become Local Community Uses (F2 Use Class). These Regulations also moved some uses, particularly noise generating leisure uses, out of the previous use classes and into the “Sui Generis” (SG) category. The changes are summarised in the table below. This monitoring report uses the old categories.

Use description	Pre-Sep 2020 use class	Post Sep 2020 use class
Shops and retail services	A1	E(a)
Cafes and restaurants	A3	E(b)
Financial and professional services	A2	E(c)
Pubs and drinking establishments	A4	Sui Generis
Takeaways	A5	Sui Generis
Cinemas, concert halls, dance halls, bingo halls	D2	Sui Generis
Community halls	D2	F2 (b)
Gyms	D2	E(d)
Indoor sports and recreation	D2	F2(c)
Betting shops and adult arcades	Sui Generis	Sui Generis

Approvals

Table 27: Community Floorspace 2019/20 (Approvals)

FY 19/22	Loss (sq.m)	Gained (sq.m)	Net (sq.m)
D1	-8,730	31,117	22,387
D2	-404	7,940	7,536
Total	-9,134	39,057	29,923

Source: LDD 2019/20

Overall, there has been a net gain of community facility floor space in the schemes permitted in 2019/20.

For D1 uses there have been 26 approvals in total. Five approvals were for a community centre / community space, one approval for a place of worship, three childcare facilities, one SEND day care centre, four training centres and five permissions for health space. The most planning activity for D1 uses over the monitoring period was for education space (seven permissions). A new school was permitted in Forest Gate, an educational facility for people who are homeless and expansion/renovation works to four existing schools: Brampton Manor Academy, Lister Community School, Forest Gate Community School and New City.

Losses of D1 uses came from the loss of a Temple in East Ham North, with permission given to provide care home space and one residential unit. Worshipers had already taken up a new Temple site in the borough. Loss of a vacant education site in Forest Gate was permitted to provide temporary accommodation and an assessment centre for persons identified as homeless. The loss of a doctor surgery was also permitted.

For D2 uses there have been four approvals, one for a community centre as part of a mixed use development in Plaistow North, two for leisure uses and one for a motorcycle training facility. There was only one loss of D2 uses over the monitoring period. This saw the loss of a leisure facility (a trampoline park) to a day nursery (also a community facility use).

Table 28: Community Floorspace 2020/21 (Approvals)

FY 19/22	Loss (sq.m)	Gained (sq.m)	Net (sq.m)
D1	-8,732	12,951	4,219
D2	-1,300	795	-505
Total	-10,032	13,746	3,714

Source: LDD 2020/21

Overall, there has been a gain of community facility floor space in the schemes permitted in 2020/21.

For D1 uses there have been 10 approvals for community facility floor space over the monitoring period. This includes; three approvals for a places of worship and four approvals for education space. Education permissions have seen a new 4-form entry secondary school permitted in the Royal Docks (Oasis Academy) and three extensions to existing schools. One new nursery was permitted, this is affiliated to an existing primary school (Grange Primary School). Additionally, an after school tuition centre and dental practice were permitted.

Losses of D1 uses came from three approvals over the monitoring period; an application, in Green Street West, saw the reduction of space on a site with a nursery, the nursery is being re-provided alongside 20 residential units. There has also been the loss of a doctor surgery and the exhibition space affiliated to the Crystal building changing use to facilitate the move of the Greater London Authority City Hall to the Royal Docks.

For D2 uses, there has only been one approval for the gain of community space, this was for the provision of a private gym in Forest Gate North. There was only one permission which saw the loss of D2 floor space permitted, a working mens club in Boleyn.

Table 29: Community Floorspace 2021/22 (Approvals)

FY 21/22	Loss (sq.m)	Gained (sq.m)	Net (sq.m)
D1	-4,304	8,374	4,070
D2	-4,063	1,393	2,670
Sui generis	0	645	645
Use Class E	-2,603	1,733	-870
Total	-8,367	10,412	7,385

Source: LDD 2021/22

Overall, there has been a net gain community facility floor space in the schemes permitted in 2021/22.

There have been 11 approvals for D1 uses over the monitoring period. Three approvals proposed community facility space; one was for a place of worship in Green Street West, one a nursery and two were for health related facilities. The highest number of community facility approvals by type of use was for education space with four permissions. Three of these permissions were for extensions / works to existing schools and one was for a change of use from a nursery to a higher education facility.

Losses to D1 uses came from five approvals; loss of two community facility spaces, loss of a doctor surgery in Custom House and the loss of a registry office in Plashet (two permissions linked to this scheme).

For D2 uses there has only been one approval which saw a gain in space; the provision of a temporary pontoon structure to the south of Excel in Royal Docks and Beckton Riverside.

For D2 uses there has only been one approval which saw the loss of leisure use in Beckton at Great Eastern Quays.

There were two approvals which led to the gain of Sui Generis community floor space; a change of use from a registry office to a theatre space at the Passmore Edwards Building in East Ham North and permission for a parental support centre in Boleyn.

There were three approvals for use class E community facility floor space gains; this included a purpose built container to be used as a sensory area for children with autism in Canning Town South.

There have been three applications which included a loss of class E community facility floor space. Two of these were to deliver lift space in the former East Ham Library and the latter is as a result of renovations to the Spotted Dog Inn, a listed building in Forest Gate.

Completions

Table 30: Community Floorspace 2019/20 (completions)

FY 19/20	Loss (sq.m)	Gained (sq.m)	Net (sq.m)
D1	-545	10,500	9,955
D2	-1,300	3,324	2,024
Sui generis	0	390	390
Total	-1,845	14,214	12,369

Overall, there has been a net gain in community facility floor space completed in 2019/20.

There have been 13 schemes completed which delivered new D1 floor space uses over the monitoring period. Three approvals delivered community facility space; a place of worship in Stratford was completed, a new nursery, two tuition centres and the change of use from a hairdressers to a dental practice. The highest number of community facility completions by type of use was for education space with five completions. Two new education facilities were completed; the Eleanor Smith SEBD School Social, Emotional and Behavioural Difficulties) in Wall End and the London Design & Engineering Technical College in Beckton. New City Primary School, in Plaistow South, completed an extension which saw the delivery of a new dining hall. Two further permissions delivered education/community centre and an education/training/counselling facility.

Two completed schemes saw the loss of D1 floorspace; a vacant education site was lost in Forest Gate and a doctor's surgery was lost in West Ham.

Four completions delivered new D2 floorspace. Two community facilities attributed to large residential schemes in the Royal Docks. A roof top urban park with games and leisure activities in Stratford and New Town and Pilates studio in Forest Gate North.

There was one completion which led to the loss of D2 floor space, a working mens club in Boleyn.

Table 31: Community Floorspace 2020/21 (completions)

FY 20/21	Loss (sq.m)	Gained (sq.m)	Net (sq.m)
D1	-14,065	38,175	24,110
D2	0	8,006	8,006
Sui generis	-350	8,955	8,605
Total	-14,785	55,136	40,351

Overall, there has been a net gain in community facility floor space completed in 2020/21.

There have been 17 schemes completed which delivered new D1 floor space uses over the monitoring period. Five approvals delivered community facility space; seven schemes delivered education space, one new nursery completed in Canning Town North; two sites delivered new tuition centres and three health facilities have been delivered.

One completed scheme saw the loss of D1 floorspace; Change of use of the Crystal building, in Canning Town South, from an exhibition and conference centre to a civic centre (sui generis). This proposal was to facilitate the move of part of the Greater London Authority functions to the Royal Docks, including the Mayor of London's office.

Five completions delivered new D2 floorspace. Two community facilities attributed to large development sites in the south of the borough. A new gym was delivered in Canning Town South as part of a residential scheme and a motorcycle training facility completed in Canning Town North.

One completion which led to new sui generis floor space, with a temporary hostel in Forest Gate South.

Table 32: Community Facilities 2021/22(completions)

FY 21/22	Loss (sq.m)	Gained (sq.m)	Net (sq.m)
D1	-1,828	8,347	6,520
D2	-520	4,021	3,501
Sui generis	-12,697	6,851	19,548
Total	-15,045	19,219	9,606

Overall, there has been a net gain in community facility floor space completed in 2021/22.

There have been 7 schemes completed which delivered new D1 floor space uses over the monitoring period. A new community facility space was completed in Beckton; a new GP Medical Practice came forward in Little Ilford, a day centre for adults with special needs was completed in Custom House, three schemes delivered new education space and one new nursery completed in Canning Town South.

One completed scheme saw the loss of D1 floorspace; construction of a five-storey residential block of flats to provide 29 affordable residential units, saw the loss of a building formerly known as the Amber Project in Canning Town North.

Three completions delivered new D2 floorspace. One place of worship was completed in West Ham; two private gyms have been completed as part of larger residential schemes.




One completion which led to the loss of D2 floor space, a derelict boxing club in Plaistow North.

One completion led to new sui generis floor space, with the change of use of the Crystal building, in Canning Town South, from an exhibition and conference centre to a civic centre (sui generis). This proposal was to facilitate the move of part of the Greater London Authority functions to the Royal Docks, including the Mayor of London's office.

One completion led to the loss sui generis floor space, a community space in Canning Town.

Outputs

INF-OUT-7: Residents satisfaction with community facilities

Infrastructure		
Indicator	Target	Progress
a. Health	No specific target; should be stable or improving.	
b. Education	No specific target; should be stable or improving.	
c. Leisure	No specific target; should be stable or improving.	
Source: Newham Annual Residents Survey 2019		

Commentary

This monitoring indicator uses the Newham Annual Residents Survey. The survey held in 2021 did not include a question from which this indicator could be measured.

Health

2019: the majority of people (77%) rated their local health services as good. There is some variance across the borough, with those in Green Street feeling the most satisfied (88%) compared to Stratford and West Ham (68%), which is the least satisfied area in the borough.

Education

2019: Under 5's early education is reported as being good, with 69% of people asked rating it as such, this is a slight fall from the last monitoring period (70%). Green Street ward is the most satisfied with under 5s provision (88%), while Stratford and West Ham ward is the least satisfied (58%).

2019: The majority of people also rate primary education as being good (66%), this is an increase when compared to the last monitoring period (61%). There is variation in satisfaction across the borough, with 85% of residents satisfied in Green Street compared to 54% in the Stratford and West Ham.

2019: The majority of people also rate secondary education as being good (67%), this is an increase when compared to the last monitoring period (60%). There is variation in satisfaction across the borough, with 84% of residents satisfied in Green Street compared to 54% in the Royal Docks

2019: Adult education / evening classes are rated as good (70%), an increase when compared to the last monitoring period (62%). People living in Green Street (68%) rank highest with those living in Royal Docks ward the least satisfied (59%).

Leisure and Libraries

2019: The majority of people rate leisure and sports facilities in Newham as good (80%), an increase in satisfaction since the last monitoring period (77%). There is less satisfaction when it comes to activities for teenagers, with (66%) of people rating them as good, though this is a 10% increase on the last monitoring period (56%). Libraries are rated as good also, with 73% viewing these spaces as good, though this is a decrease from the last monitoring period (80%).

Infrastructure - Infrastructure Delivery




Local Plan Objectives	<ul style="list-style-type: none"> Identified infrastructure needs and planning requirements are met to accommodate planned growth supporting access to jobs and homes
Local Plan Policies	INF9

Headlines and policy implications

- Annual Infrastructure Funding Statements provide information on the amount of CIL collected and spent during each monitoring year (links provided on the following page).
- Spending of CIL and S106 continued to deliver community infrastructure and open space improvements across the borough.
- The [Infrastructure Delivery Plan 2022](#) provides the latest position on the progress of the delivery of key infrastructure projects needed to support growth in the borough.

Outputs

INF-OP-17: Securing Appropriate Infrastructure Delivery mechanisms

Spatial Policies		
Indicator	Target	Progress
a. Developer contributions for community infrastructure and open space improvements (including physical and financial contributions)	No specific target; should be relevant to the IDP and spatial strategy	
b. CIL Charging Schedule and Receipts/Spend	No specific target; reference to the infrastructure funding gap will be made	
c. Overall IDP progress and other infrastructure delivery mechanisms	Targets are the milestones set out in the IDP	
Sources: Newham Infrastructure Funding Statements 19/20, 20/21, 21/22 and Newham Infrastructure Delivery Plan 2022		

Commentary

The policy requires all new development to contribute to delivering infrastructure. This is achieved through a combined approach of using a set Community Infrastructure Levy (CIL) and planning obligations (Section 106) to support the delivery of Council priorities such as affordable and family housing, employment and training opportunities and other site specific infrastructure needs that are necessary for the development to come forward and support 'Good Growth'.

Developer contributions for community infrastructure and open space improvements (including physical and financial contributions)

Monitoring of developer contributions for community infrastructure (education, community and health) and open space (leisure) improvements and associated applications is set out in the Council's Infrastructure Funding Statements for [2019/20](#), [2020/21](#) and [2021/22](#).

Developer contributions were spent on the delivery of the following community infrastructure projects:

2019/20

- project management, commissioning and of a range of sports and leisure infrastructure projects across the borough
- provision, operation and maintenance of community infrastructure across the borough including community facilities in East Ham/ Beckton and Royal Docks/ Custom House and Canning Town/ Stratford and West Ham/ Plaistow/ Green Street/ Forest Gate/ Manor Park.
- operation and maintenance of community public open space throughout the borough
- expansions of Forest Gate School and Brampton Manor School and Ranelagh Primary School
- North Woolwich library improvement programme
- Beckton District Park Play Area Improvements
- Beckton Community Centre
- Plaistow Park Improvements
- Westbury Medical Practice

2020/21

- Plaistow Park Play Area Refurbishment
- project management, commissioning and of a range of sports and leisure infrastructure projects across the borough
- provision, operation and maintenance of community infrastructure across the borough including community facilities in East Ham/ Beckton and Royal Docks/ Custom House and Canning Town/ Stratford and West Ham/ Plaistow/ Green Street/ Forest Gate/ Manor Park
- operation and maintenance of community public open space throughout the borough
- Forest Gate School expansion
- North Woolwich library improvement programme
- Beckton community centre
- Royal Dock Health centre
- HCSN Strategic Programme (Health)

- Hallsville Quarter Health Centre

2021/22

- project management, commissioning and of a range of sports and leisure infrastructure projects across the borough
- operation and maintenance of community public open space throughout the borough
- provision/operation/maintenance of community infrastructure throughout the borough
- Community Neighbourhood Area projects (funded via neighbourhood CIL)
- Lister Secondary School extension
- North Woolwich library improvement programme
- Beckton community centre
- Memorial Recreation Ground – 3G pitch refurbishment
- Cundy Park infrastructure improvements
- Abbey Lane open space

CIL Charging Schedule and Receipts/Spend

The Council's Infrastructure Funding Statements for [2019/20](#), [2020/21](#) and [2021/22](#) [set out information on the amount of CIL collected and spend during each year.](#)

Overall IDP progress and other infrastructure delivery mechanisms

Newham's key infrastructure requirements are set out in the Infrastructure Delivery Plan. The [Infrastructure Delivery Plan](#) was updated and published in 2022. It provides the latest position on the progress of delivery of infrastructure projects which support the Newham Local Plan 2018.

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- ⁱ Nomis and Inter Departmental Business Register, 2022
- ⁱⁱ Land for Transport SPG (2012), GLA,
- ⁱⁱⁱ London Industrial Land Demand Study (2017), GLA
- ^{iv} [Newham Planning Obligations and Community Infrastructure Levy Monitoring](#)
- ^v Economically active residents – residents available for work (includes employed and unemployed)
- ^{vi} [Employment and health in Newham – Needs Assessment \(2022\)](#)
- ^{vii} [Trust for London, proportion of residents' that are low paid \(2022\)](#)
- ^{viii} Host Boroughs – Newham, Tower Hamlets, Hackney, Barking and Dagenham, Redbridge, Waltham Forest and Greenwich
- ^{ix} Absolute Low Income Families – a families in low income before housing costs (BHC) in the reference year
- ^x Statista, [Quarterly GDP growth of the UK, 1955-2022](#)
- ^{xi} For example: business models of the landowner/developer; access to finance; mechanisms for build out; the need to provide infrastructure in particular phases; pre-ground work delays; and the delivery of housing 'blocks' to allow for unit release as the wider site is completed.
- ^{xii} It should be noted that C4 HMOs have not been disaggregated from these figures; however, these appear to only be a small number of permissions in each year given Newham policies that restrict the conversion of family-sized homes to HMOs.
- ^{xiii} Policy H2 seeks a 60:40 affordable tenure split across the borough (low cost rent: intermediate), with the exception of the Canning Town/Custom House regeneration area where an even split of products is sought.
- ^{xiv} For reference, the tenure split in Policy H2 seeks 60% of affordable units to be delivered as Social Rent, Affordable Rent or London Affordable Rent tenures. The remaining 40% should be intermediate tenures, which include London Living Rent, Shared Ownership and London Shared Ownership.
- ^{xv} Land Registry, '[House Price Statistics](#)' (October 2022); GLA, '[London Rents map](#)' (2022); LBN '[Employment and health in Newham](#)' (2022)
- ^{xvi} GLA, [London Plan Annual Monitoring Report 17 2019/20](#), March 2021
- ^{xvii} Borough-level apportionments of household, commercial and industrial waste for Newham is 383,000 tonnes by 2021 and 407,000 tonnes by 2041.
- ^{xviii} [England: household waste collected per person 2020 | Statista](#)
- ^{xix} Community Facilities are defined for the purposes of this policy as spaces for education (from pre-school to further and higher education) and training, healthcare, social, leisure, children's playspace, playing pitches. While Policy INF8 also considers older person's housing and specialist provision for other vulnerable people (falling into Use Class C2) to be community facilities, these uses are assessed for the purposes of this AMR under Housing)
- ^{xx} **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
- ^{xxi} **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).