

# Our Newham Local Plan: HIGH STREETS

## Main Changes from the Draft (Regulation 18) to the Draft Submission (Regulation 19) Newham Local Plan

### New designations

#### HS1: Newham's Town Centres Network

We have included new town centre designations: Sugar House Lane Local Centre; Portway Neighbourhood Parade; Plashet Road Local Centre; Royal Albert Quay Neighbourhood Parade; and Carpenters Future Neighbourhood Parade. These new designations help complete gaps in the network.

This change has been made following representations received from a resident which highlighted the opportunity for a designation along Portway and following recommendations from the Town Centre Network Review Methodology Paper Update 2024, which further reviewed recently delivered main town centre uses floorspace in areas identified as a gap in the network, and made recommendations for further new designations. We considered this change was necessary in order to meet the Local Plan objective to create a network of well-connected neighbourhoods that provide easy access to day to day retail and services for residents.

### Stratford Town Centre

#### HS1: Newham's Town Centres Network

The boundary of Stratford Town Centre has now changed to correct the omission of the East Bank site. Its Primary Shopping Area has also now changed to correctly align mapping with the frontages on either side of Endeavour Square. Additional guidance regarding the evolution of Stratford to a town centre of an International scale has also been provided.

The boundary change has been made following representations received from London Legacy Development Corporation which highlighted this mapping omission from the Reg. 18 Policies Map. We considered this change was necessary in order to accurately reflect the addition of the East Bank development to the centre, as was originally intended in the Town Centre Network Methodology Paper 2022. The change to the boundary of the primary shopping areas has been made following an internal review, which highlighted a slight misalignment of the mapped polygon around Endeavour Square.

### East Village Local Centre

#### HS1: Newham's Town Centres Network

The boundary of East Village Local Centre has changed to include the recently delivered mixed use development at Olympic Park Avenue/Anthems Way. Its Primary Shopping Area has also now changed to include the new frontages.

The boundary change has been made following representations received from London Legacy Development Corporation which highlighted this significant new floorspace of town centre uses. We considered this change was necessary in order to accurately reflect the masterplanned vision for East Village. While the London Legacy Development Corporation also argued that land at Celebration Avenue should remain within the Stratford Town Centre boundary, we have retained our approach to transfer this to East Village Local Centre as this is supported by the assessment undertaken through the Town Centre Network Methodology Paper 2022.



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### Silvertown Local Centre Future Extension

#### HS1: Newham's Town Centres Network

The future extension boundary has been changed to reflect the revised design principles of the Silvertown Quays site allocation, which recognises the benefit of designing in the principle of an active frontage, high street-style, street connecting the landing point for the new pedestrian bridge (which links the site to the Excel) through the site to Pontoon Dock DLR station.

This change has been made following internal review with colleagues who assess planning applications and review of evidence about the poor local access to food stores from the Consumer Data Research Centre, [Mapmaker: Priority Places for Food - Index \(2022\)](#), which resulted in the updated site allocation land uses and design principles, including the need for a medium sized food store of up to 2000sqm. We agreed this change was necessary in order to provide consistency with the site allocation requirements.

While representations were also received from the site's developer and the Royal Docks Team which expressed concern with the setting of the boundary of this local centre extension through the Policies Map, these have not resulted in further changes to the designation as the policy already allows for flexibility through the co-design masterplanning process set out in the Local Plan.

### Scale criteria for new/extended local centres, including provision for 'small to medium sized food stores'

#### HS1: Newham's Town Centres Network

The policy now allows for flexibility in the size of units delivered in Local Centres. Units should primarily be small, but some units larger than 150sqm GIA (e.g. a community facility) can be delivered in Local Centres, if justified by local need. The unit size range for food stores has been removed and replaced by a broader definition of small to medium food stores.

This change has been made following representations received from the Royal Docks team, developers and supermarket operators, which expressed concern that the policy is not sufficiently flexible and may result in local needs for larger food stores not being supported by policy. They suggest that the number, size and location of retail units should be assessed on a case-by-case basis. We agreed this change was necessary in order to meet the Local Plan objective to address food deserts and to meet a range of local needs within Local Centres.



### Vacancy Prevention Strategy requirement

#### HS2: Managing New and Existing Town and Local Centres

The strategy has been renamed from a Meanwhile Use Strategy to a Vacancy Prevention Strategy, and the implementation has been further detailed.

This change has been made following recommendations from the new evidence set out in the Topic Paper: Managing Vacancies through Meanwhile Use Strategies (2024), appended to the Retail and Leisure Study (2022). The paper supports the benefits of having a meanwhile use approach to managing vacancies, with positive evidence emerging from the High Streets Task Force and other case studies. While representations received from developers argued that the strategy is not required, we have considered that the retention of the policy and provision of additional implementation guidance was necessary in order to meet Local Plan objective of supporting access to vibrant high streets as part of the network of well-connected neighbourhoods.

The change in the name of the strategy has been made in order to remove potential confusion with meanwhile use policies in other parts of the Local Plan (e.g. BFN1).

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### **Use Class E concentration and protection HS2: Managing New and Existing Town and Local Centres**

We have increased the Use Class E concentration benchmark for Stratford to 90% and for all other town centres and local centres to 80%. The policy tests for loss of Use Class E units within Primary Shopping Areas also now include a requirement to meet other relevant Local Plan policy tests for loss of floorspace, such as policy S11 protecting existing social infrastructure. Further, the protection of ancillary spaces, such as storage and office space, for town/local centres units in Use Class E has been extended to the whole of the centres' boundaries.

This change has been made following internal review of data from the 2021/22 on-site surveys which highlighted that the majority of centres, and particularly Stratford Town Centre, are already performing well in terms of the quantum of Use Class E being provided within them. This means an increased target is deliverable and meets the recommendation of the Retail and Leisure Study (2022) to maximise provision of this floorspace within Newham's primary shopping areas. While representations received from developers argued that the criteria is overly restrictive and not aligned with the national policy which seeks diversity and flexibility of use, we have taken the view that the evidence base justifies the benchmarks and that there is sufficient flexibility provided within Use Class E itself and through the broader policy criteria.

Representations received from Sports England outlined their concern that the loss of Use Class E floorspace criteria set out in the policy could potentially lead to loss of sports facilities that are otherwise protected by the Social Infrastructure Policies of the Local Plan. We have agreed that a change was necessary in order to remove conflict with other sections of the Local Plan.

Further internal review with colleagues who assess planning application was also undertaken on the policy for protection of ancillary floorspace of Use Class E units, which highlighted concern that the requirement for protecting the functionality of shops, restaurants and cafes outside of the Primary Shopping Area was not effective. This is because very few changes of use within the broad Use Class E subcategories require planning approval. We agreed that a change was necessary to protect the functionality of all Use Class E units across a centre, in line with recommendations of the Retail and Leisure Study 2022.



### **Affordable Commercial, Business and Service (Class E) Units Marketing Strategy HS2: Managing New and Existing Town and Local Centres**

The requirement to provide small Use Class E units at affordable rent has been amended to only apply to major non-residential developments (over 1000 sqm GIA) and to require the provision of 10% of the overall main town centre uses floorspace as small units in Use Class E provided at affordable rent levels. Additional implementation guidance has also been included.

This change has been made following recommendations from the new evidence set out in the Topic Paper: Supporting Provision of Affordable Small Business Premises (2024), appended to the Retail and Leisure Study (2022), which outlined how the policy can be delivered. While representations received from developers argued that the strategy is not required or may impede investment in town centres, we have considered that the retention of the policy with the amendments and implementation detail recommended by the evidence base was necessary in order to meet the Local Plan objective of fostering an inclusive economy that supports people through hard times by providing affordable space for local businesses.

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### Protection for small out-of-centre isolated corner food shops and for cafes in parks

#### HS3: Edge-of-Centre and Out-of-Centre retail, restaurants, cafes and services

A new criteria has been added to clarify how isolated corner food shops will be protected from loss under this policy. A new criteria supporting an exemption from sequential testing for a cafe located within a park has also been added.

This change has been made following representations received from developers and from residents, which highlighted that the policy was unclear in its protection of small food shops in out of centre locations and that a further exemption could be added to support cafés in parks as an ancillary service to the function of that park. We agreed these changes were necessary in order to provide better clarity and to meet the Local Plan objectives to address local food deserts and gaps in the Town Centres Network, and to support the function of open spaces.



### Hot food stalls and open food courts in markets

#### HS4: Markets and events/pop-up spaces

This policy has changed to address how markets and pop-up uses should support health and wellbeing and to be consistent with policy HS6.

This change has been made following representations received from a resident, which requested that the policy should ensure that markets have the infrastructure necessary for food courts serving hot food. Following internal review, we agreed that a change was necessary to clarify how markets will be supported to provide a food offering in a way that does not create or add to over-concentrations of hot food takeaways in the borough, consistent with Local Plan policy HS6.



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### **Over-concentration criteria for hot food takeaways and gambling premises HS6: Health and Wellbeing on the High Street)**

We have made the criteria for the separation distance between hot food takeaways and gambling premises tighter, and reduced the maximum concentration of hot food takeaways in town centres. The exclusion zone around schools for hot food takeaways has been extended to 400m.

This change has been made following internal review with Public Health colleagues and based on data from the 2021/22 on-site surveys, which highlighted the deliverability of tighter criteria for separation distance between units in the controlled uses, and for a smaller allowance for hot food takeaways concentration in town centres. These changes are in line with the Local Plan objective to support healthy, happy communities, and the recommendations of the Retail and Leisure Study (2022) to bring concentrations of hot food takeaways closer to the national average.

Further, an internal review has highlight the need to extend the exclusion zone for hot food takeaways around schools to 400m to align with the London Plan (2021) approach.



Submit your comments online, by email, by post or in-person at our drop-in sessions. Find out more by scanning the QR code or by visiting your local library.

**Have your say before 5pm, 6 September 2024!**

