

# Our Newham Local Plan: INCLUSIVE ECONOMY

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

### **Research and development use in Stratford Town Centre** **J1: Employment and growth**

Office-related research and development (E(g)(ii)) floorspace has been added as priority use in the Stratford Metropolitan Centre.

This change has been made following representation received from a developer who is supportive of the approach to direct major offices to Stratford Metropolitan Centre but recommended extending the uses to research and development as this use is needed in some office headquarters. We consider this change is necessary to ensure a range of office floorspace to be delivered in Stratford, which is in line with the recommendations in the Employment Land Review. This change also removes conflict to the London Plan which defined office-related research and development as office use and enable the functioning of Stratford's role as a potential Central Office Satellite.



### **Co-location and buffering requirements** **J1: Employment and growth and** **J2: New employment floorspace**

Further details have been added to the policy text to clarify the approach to co-location on different employment sites, including land use and buffering requirements. New wording has been added in the implementation text of Policy J1.2 to clarify that uses other than residential uses in Local Mixed Use Areas have to comply with the High Street and Social Infrastructure policies. New text has also been added to require co-location proposals to comply with the neighbourliness requirements as set out in the Design policy. A list of specific site allocations that are allowed to deliver employment floorspace outside of Strategic Industrial Locations and Local Industrial Locations has been added to the implementation text of Policy J2.2.

The changes have been made following representations received from a number of developers who requested greater clarity regarding the approach in site allocations and Local Mixed Use Area or expressed concern on the delivery of industrial use in site allocations. We consider the changes were necessary to provide better clarity on the co-location requirement to ensure efficient use of land while maintaining viable operation of employment uses.

### **Changing designation of Cook's Road Local Mixed Use Area** **J1: Employment and growth**

The employment designation of Cook's Road has been changed from a Local Industrial Location to a Local Mixed Use Area, which will allow residential use.

The change has been made following the representations received from the developer who requested the change to reflect the permitted co-location scheme at Cook's Road. We considered this change was necessary to allow the approved residential development to come forward at Cook's Road which is currently being implemented. This change is also in line with the recommendations in the Employment Land Review.



# Our Newham Local Plan: INCLUSIVE ECONOMY

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

### Training floorspace on Land East of London City Airport

#### J1: Employment and growth

New text has been added to the Design and Delivery Principles to allow new training floorspace (FI) on Land East of London City Airport (L1L5) subject to it being ancillary to the function of the London City Airport and is of an appropriate scale.

This change has been made following a representation received from London City Airport which suggested changes in policy to allow the site to deliver research and training use as an aviation centre of excellence. We considered it appropriate to allow such provision which would support the economic function of this employment site as an aviation hub, and meet Local Plan's objective to provide training for high quality jobs.

### Economic Strategy requirement

#### J1: Employment and growth

A threshold has been added for the requirement to submit an Economic Strategy. This is now only required for major developments delivering employment floorspace. A further requirement to consider the opportunity cost against alternative employment proposals has also been added to the scope of the Economic Strategy submission.

This change has been made following representations received from developers who raised concerns that the requirement for an Economic Strategy for all developments may limit investment in the borough and internal review with colleagues who assess planning applications, who suggested additional economic impact assessment criteria. We consider these changes enable developments to achieve Local Plan's objective to deliver positive economic growth by balancing our ability to shape future economic development with the need to ensure delivery.

### Threshold for office impact assessment

#### J2: New employment floorspace

A threshold has been added for the requirement to provide an office impact assessment. This is now only required for developments delivering more than 300sqm GIA of employment floorspace.

This change has been made following representations from developers who expressed concern that the requirement may be too onerous for smaller businesses. We consider this change ensures flexibility for local businesses to be delivered outside town centres and edge of centre locations, while maintaining the ability to consider the impact of larger new office developments on the vitality and viability of existing centres. This change is in line with the High Street policy and recommendations in Newham's Retail and Leisure Study.



# Our Newham Local Plan: INCLUSIVE ECONOMY

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

### **Employment floorspace protection requirements J3: Protecting employment floorspace**

The policy has been restructured to clarify the requirements for protecting employment floorspace within different employment designations. The requirement to submit marketing evidence and well-connected employment opportunities network mapping for proposals which result in loss of employment floorspace on site allocations has been removed. Further guidance on the scope of relocation strategy submissions has also been added in the implementation text.

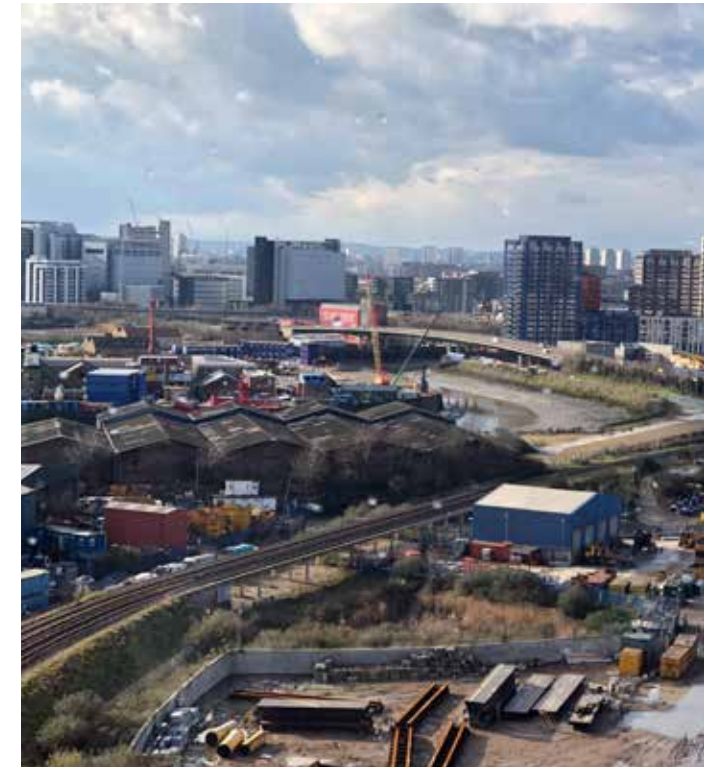
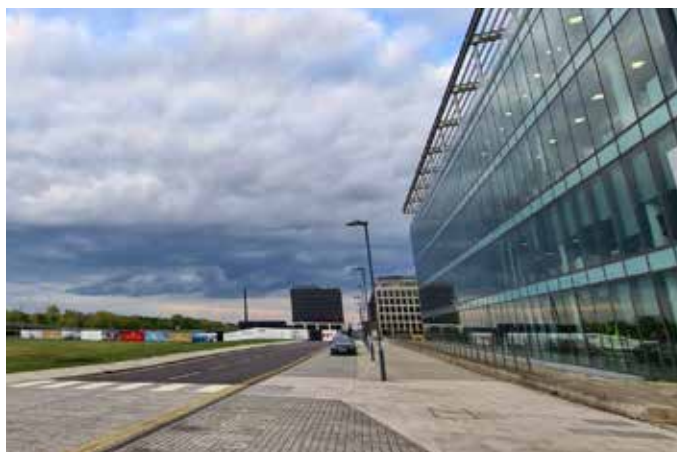
These changes have been made following representations received from developers requesting greater clarity on the application of the no net loss approach as well as the requirement to submit marketing evidence and well-connected employment opportunities network mapping to justify loss of employment floorspace across employment designations and site allocations. We consider these changes are necessary to provide policy clarity and to streamline the process for employment proposals to be delivered on site allocations.



### **Financial contribution from all major developments J4: Delivering Community Wealth Building and Inclusive Growth**

The tariff-based financial contribution requirement for employment in the construction stage has been extended to all major developments.

This change has been made following internal discussions with infrastructure planning colleagues and to align the Regulation 19 Local Plan with the adopted Newham Local Plan. The financial contribution requirement for all major developments, including employment-led, residential and mixed use developments has been found viable through the viability assessment. We consider this change enables appropriate contributions to achieve the Local Plan's objective to deliver inclusive and high quality local employment opportunities.



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!**

