

London Borough of Newham

Authority Monitoring Report 2022-2023

APPENDICES

December 2024

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Appendix 1 – Spatial Policies

S-OP-1 Strategic Site Progress [Target: progress in line with criteria and delivery timeline set out in Appendix 1]

Table A1.1 Strategic Site Progress

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
S05 Stratford Central	Stratford and West Ham	18/19 - 32/33	Morgan House (18/03088/FUL) – Application approved in 21/22. Not implemented in 22/23. 61 Broadway (20/02402/PRECOU) – Under construction in 22/23.	Good. Detailed permission granted large part of site, other sites delivered in previous years and remaining sites coming forward in line with Local Plan Indicative Phasing.
S10 Abbey Mills	Stratford and West Ham	23/24 – 32/33	No activity in 22/23.	Neutral. Too early to assess.
S29 Plaistow North	Stratford and West Ham and Plaistow	18/19 – 27/28	Valetta Grove – (17/00951/FUL). Under construction in 22/23.	Part delayed. Delivery on large part of site and part delayed in remainder of site.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
			259 Plaistow Road – (17/02586/FUL). Application approved in 2019 and not implemented in 22/23.	
S21 Silvertown Quays	Royal Docks	23/24 – 32/33	<p>Silvertown Quays (14/01605/OUT). Application not implemented in 22/23.</p> <p>Silvertown Quays Phase 1 (19/02657/REM). Application submitted and approved in 19/20.</p> <p>Under construction in 22/23.</p>	Good. Detailed permission granted and started for phase one and outline for remaining site.
S22 – Minoco Wharf	Royal Docks	18/19 - 22/23	<p>Deanston Wharf – (16/00527/FUL). Application approved in 19/20 and under construction in 22/23.</p> <p>1 Bradfield Road - (19/00517/FUL). Application approved in 19/20. Completed in 22/23.</p>	Good. Minico Wharf almost completed with remaining sites coming forward in line with indicative phasing.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
S09 – Silvertown Landing	Royal Docks	23/24 – 32/33	Thameside West and Carlsberg Tetley Dock Road (18/03557/OUT) – Application approved in 21/22. S106 signed in 2021 but construction not started in 22/23.	Part delayed. Detailed permission granted for phase one and outline for remaining site. Site being progressed with S08 (Thames Wharf) but construction not started.
S07 – Central Thameside West	Royal Docks	18/19 – 27/28	<p>Land at Central Thameside West (19/01776/FUL) Application submitted in 19/20. Application not implemented in 22/23.</p> <p>Plaistow Wharf (18/03543/FUL) – Application Submitted in 2018. Application approved in 22/23.</p> <p>Land At Former Paint Factory And Central Thameside West (23/01697/OUT). Application submitted in 22/23. Pending decision.</p>	<p>Part delayed. Industrial uses being brought forward on the land aligned with strategic site allocation.</p> <p>Hybrid application for mixed use put forward in part of the site subject to approval.</p>
S20 – Lyle Park West	Royal Docks	18/19 – 27/28	Land adjacent to West Silvertown DLR (19/01791/FUL). Application submitted in 19/20 and approved in 20/21. Application not implemented in 22/23.	Neutral. Too early to assess. Whilst part of the site has been delivered in previous years and one is temporarily in use, the majority of the site allocation has yet to be

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
			12 Bradfield Road – (20/01507/FUL). Application submitted in 20/21 and approved in 21/22 for temporary use.	implemented or been subject to a planning application.
S23– Connaught Riverside	Royal Docks	23/24 - 32/33	<p>Unit 3 Thames Road (20/01046/FUL). Submitted in 20/21 and approved in 21/22. Construction started in 22/23.</p> <p>Ibis Budget Site (22/00418/FUL) approved in 22/23.</p> <p>Thames Road Industrial Estate (21/02450/OUT). Application submitted in 2021/22. Pending consideration in 22/23.</p>	Good. Delivery in line with Local Plan Indicative Phasing with one site completed in the previous years.
S04 – North Woolwich Gateway	Royal Docks	18/19 – 32/33	<p>124 Pier Road/Store Road - (17/02106/FUL and 23/00961/VAR). Under construction in 22/23.</p> <p>Land Adjacent to Woolwich Foot Tunnel Entrance (22/02662/FUL). Submitted in 22/23.</p>	Good. Delivery in line with Local Plan Indicative Phasing with one site completed in previous years.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
S08 – Thames Wharf	Custom House and Canning Town	23/24 – 32/33	Thameside West and Carlsberg Tetley Dock Road (18/03557/OUT) – Application approved in 21/22. S106 signed in 2021 but construction not started in 22/23.	Part delayed. Detailed permission granted for phase one and outline for remaining site. Site being progressed with S09 (Silvertown Landing) but construction not started.
S11 – Parcelforce	Custom House and Canning Town	23/24 – 32/33	Stephenson Street - (17/01847/OUT, 19/02019/NONMAT & 21/01968/NONMAT). Application under construction in 22/23.	Good. Half of strategic site under construction.
S13 – Manor Road	Custom House and Canning Town	23/24 – 27/28	Manor Road (18/03506/OUT & 23/00606/REM) – Outline application approved in 20/21 and under construction in 22/23. Application 23/00606/REM attached to 18/03506/OUT approved in 22/23.	Good. Most of the strategic site under construction. Delivery in line with Local Plan Indicative Phasing.
S14 – Canning Town Central	Custom House and Canning Town	18/19 – 27/28	Area 7 & 1C (11/00662/LTGDC, 17/04046/REM & 17/04045/VAR). Under construction in 22/23. Almost completed. Area 7 & 1C (NSC/11/00662 & 22/00694/REM). Application approved in 22/23.	Good. Delivery almost completed in line with Local Plan Indicative Phasing.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
S15 – Canning Town East	Custom House and Canning Town	18/19 – 27/28	Development Site East Vincent Street (22/02615/LA3) Application approved in 22/23.	Neutral. Too early to assess. Whilst part of the site has been approved, the majority of the site allocation has yet to be implemented or been subject to a planning application.
S16 – Silvertown Way East	Custom House and Canning Town	23/24 – 32/33	No activity in 22/23.	Neutral. Too early to assess.
S17 – Silvertown Way West	Custom House and Canning Town	18/19 – 27/28	No activity in 22/23. Brunel Street Works (16/03428/FUL) – Application fully delivered in 21/22.	Good. There is no activity in 22/23 as approved application has been fully delivered in previous years in line with Local Plan Indicative Phasing.
S18 – Limmo	Custom House and Canning Town	23/24 - 32/33	River Wall Works – (20/01313/FUL). Application submitted and approved in 20/21. Not implemented in 22/23. Retention of existing buildings to secure and maintain site – (21/01506/FUL). Application submitted and approved in 21/22. Not implemented in 22/23.	Neutral. Too early to assess as no application for the redevelopment of the site has yet come forward.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
S28 – Custom House / Freemasons	Custom House and Canning Town	23/24 - 27/28	<p>Custom House - Land at Leslie Road and Freemasons Road (22/01853/FUL). Construction started in 22/23.</p> <p>Custom House – Vandome Close (22/02157/LA3). Application approved in 22/23.</p>	Good. Delivery on part of the site in line with Local Plan indicative phasing.
S30 – Royal Victoria West	Custom House and Canning Town	18/19 – 27/28	New City Hall (20/02288/FUL) – Application submitted and approved in 20/21. Delivered in 22/23.	Good. Delivered in line with Local Plan indicative phasing.
S12 – Canning Town Riverside	Custom House and Canning Town	23/24 - 32/33	Crown and Mayer Parry Wharf (23/00038/FUL). Application submitted and withdrawn in 22/23.	Neutral. Too early to assess.
S06 – Coolfin North	Custom House and Canning Town	23/24 – 27/28	No activity in 22/23.	Neutral. Too early to assess.
S19 – Albert Basin	Beckton	18/19 - 27/28	<p>Gallions Quarter (14/00664/OUT) –</p> <p>Great Gallions Quarter - Phase 2A (18/01669/REM). Completed in 22/23.</p> <p>Gallions Quarter - Phase 2B (19/02457/REM). Completed in 22/23.</p>	Good. Delivery almost completed in line with Local Plan Indicative Phasing with some sites delivered in previous years

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
			Eastern Quay - Phase 3B (18/00623/FUL). Under construction in 22/23.	
S31 – Royal Albert North	Beckton	18/19 – 27/28	Land North of Royal Albert Dock (14/00618/OUT &18/00251/REM) – Office element in Phase 1 completed. No activity in 22/23.	Neutral. Too early to assess. Office element has been delivered but no further activity on site.
S01 – Beckton Riverside	Beckton	23/24 – 32/33	No activity in 22/23.	Neutral. Too early to assess.
S02 – Alpine Way	Forest Gate	23/24 – 32/33	No activity in 22/23.	Neutral. Too early to assess.
S24 – Woodgrange Road West	East Ham	18/19 – 27/28	Development site at 39A to 49A Woodgrange Road (16/02395/FUL). Under construction in 22/23. 138 Earlham Grove (18/02488/FUL) – Under construction in 22/23. Durning Hall (20/02849/FUL). Application submitted in 20/21. Application approved in 22/23.	Good. Delivery on large part of site in line with Local Plan Indicative Phasing and applications approved on remainder of site.

Strategic Site	Community Neighbourhood Area	Local Plan Indicative Phasing	Activity 2022/23 (FY)	Progress against indicative timescales
S25 – East Ham Market	East Ham	23/24 – 27/28	The Shopping Mall, Myrtle Road(17/03612/FUL). Under construction in 22/23. St Johns Road Car Park (16/03805/FUL) and (19/03403/VAR) approved in 20/21. Under construction in 22/23.	Good. Delivery on large part of site in line with Local Plan Indicative Phasing.
S26 – East Ham Town Hall Campus	East Ham	23/24 – 27/28	Town Hall Annex (16/02824/FU and 18/03232/VAR) – Site under construction in 22/23.	Good. Delivery in line with Local Plan Indicative Phasing with another part of the site delivered in a previous year.
S03 – East Ham Western Gateway	East Ham	23/24 – 27/28	Former Hartley Centre (20/02264/FUL). Application approved in 21/22. Under construction in 22/23. Bilal Mosque (20/01206/FUL) Application submitted in 20/21. Pending decision.	Good. Delivery in line with Local Plan Indicative Phasing.
S27 – Queen’s Market	Green Street	23/24 - 27/28	No activity in 22/23.	Neutral. Too early to assess.

S-OUT-1-A Place People Choose to Live, Work and Stay

- 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];**

Table 1.2 Population Change through Internal Migration

Year	Population outflow			Population inflow			Total estimated population, previous year	Year on Year Churn Ratio (inflow + outflow)	Pan-London Year on Year Churn Ratio (inflow + outflow)
	Total	Under 15s	Over 65s	Total	Under 15s	Over 65s			
to June 2022	39,637	6,515	1,065	29,221	3,392	473	352,640	19.12%	18,14%
to June 2023	39,513	6,419	1,003	26,619	2,982	446	359,093	18.34%	19.14%

Sources: ONS Internal migration for local authorities in England and Wales, by sex and five-year age groups, (rounded to nearest 10); GLA, Housing-led population projections 2022-based

Appendix 2 – Creating Successful Places

Table A2.1: SP-OP3 Healthy Urban Planning

Sample of major planning applications			
Reference	Address	Decision	Development Description
20/01326/FUL	365 - 367 Romford Road Forest Gate London E7 8AA	Approved	Proposed change of use from Hotel (Use Class C1) to short term Emergency Accommodation for people who are homeless (Sui Generis), alteration, extension and remodelling of Hartley Hotel including upgrade of the existing buildings and their surrounds and construction of two additional wings.
21/00830/FUL	Glory House 2 Tabernacle Avenue Plaistow London E13 8EG	Approved	Demolition of existing church buildings and erection of a new mixed use development of 3, 5 and 6 storeys to provide a community use (Use Class E), 80 self-contained residential apartments, amenity space, refuse storage and cycle parking.
21/03040/LA3	36 New Barn Street Plaistow London E13 8JY	Approved	Demolition of existing buildings including garages to rear and erection of two blocks comprising a part three/ part four storey building and a five storey building to provide 32 residential units (Use Class C3) with associated works and landscape improvements.
22/00418/FUL	Ibis Budget London City Airport North Woolwich Road Silvertown London E16 2EE	Approved	Construction of 140 residential units (45no. 1 bed units, 59 no. 2 bed units, 35 no. 3 bed units and 1 no. 4 bed unit) in three linked buildings ranging from 7 to 11 storeys in heights, with associated 5 disable car parking, landscaping amenity areas, secure cycle parking and other associated works.

Sample of major planning applications			
Reference	Address	Decision	Development Description
22/00694/REM	Areas 7 And IC Barking Road Canning Town London	Approved	Reserved Matters Application to approve details of layout, scale, appearance and landscaping pursuant to Condition B1 (ii) of planning permission 17/04045/VAR dated 14 June 2019 in relation to Phase 4 / Development Parcel 4 / Plot G only
23/00023/OUT	Land At Leyes Road And Royal Road West Beckton London E16 3HE	Approved	Hybrid planning application for a mixed-use development comprising: Detailed Component: Full planning permission for the erection of residential blocks ranging in height from 4 to 8 storeys comprising a total of 116 dwellings (Use Class C3) with associated landscaping, cycle parking, secure communal amenity space & improvements to the public footpath and other associated works. Outline Component: Outline planning permission for a SEND school (Use Class F1(a) with all matters reserved with the exception of access.
20/02477/FUL	Land Adjacent To Factory Road And West Of Henley Road Factory Road North Woolwich London E16 2EL	Approved	Development of a Bus Garage to accommodate 151 buses, including ancillary six-bay workshop and office building with electrical charging infrastructure, bike storage, bin storage, fuel storage, bus wash equipment and associated paths, fencing, gates and landscaping.
22/00579/LA3	Shipman Youth Centre 340 Prince Regent Lane West Beckton London Newham E16 3JH	Approved	Demolition of existing single-storey youth zone on Prince Regent Lane and erection of two-storey youth zone building and sports hall including proposed boundary and landscaping improvements.
22/01527/FUL	27 Sylvan Road Forest Gate London Newham E7 8BN	Approved	Proposed construction of a double storey front extension to a community centre & place of worship (Use Class F1 (F) and F2 (B))

Sample of major planning applications			
Reference	Address	Decision	Development Description
21/02140/FUL	Unit 3 To 4 Galaxy Business Centre 4D North Crescent Canning Town London E16 4BU	Approved	Proposed change of use of from commercial and industrial use (Use Class E (iii), B2 and B8) to use of the premises as ten commercial kitchens with delivery facilities (Sui Generis).

Table A2.2 SP-OP 3 Healthy Urban Planning Unresolved Public Health or Environmental Health objections

Sample of planning applications cases for A3, A4, A5, B2 and B8 uses				
Reference	Address	Environmental Health objection	Decision	Development Description
21/02760/FUL	Unit 5A Cody Business Centre North Crescent Canning Town London E16 4TG	Concerns raised regarding the Air Quality Assessment that was submitted alongside the application. The Air Quality Assessment was based on a document which was retracted by the GLA in March 2021.	Approved The application was submitted and validated 05/11/2021, and the new guidance was published on 18/11/2021. The new guidance requires additional air quality considerations than the previous version.	Demolition of existing structures and redevelopment to provide a building for industrial and warehousing purposes (Use Classes B2 & B8), ancillary offices, associated parking and servicing, landscaping, means of access, highways works and infrastructure.

Sample of planning applications cases for A3, A4, A5, B2 and B8 uses				
Reference	Address	Environmental Health objection	Decision	Development Description
			Given that the guidance was not published at the time of submission, that it represents guidance (rather than adopted policy) and that the proposal has considered the air quality impacts from both the construction and operation of the proposed development, it is not anticipated that the development would result in an increase in the level of transportation emissions.	
22/01638/FUL	229 Green Street Forest Gate London E7 8LL	No objection, pre-commencement condition recommended for details of the grease trap	Approved	Change of use from existing retail shop E(a) to E(b) cafe, including the installation of high level ESP ducting system at the rear of the commercial unit.
22/01899/FUL	237 High Street North East Ham London Newham E6 1JG	No objection, conditions recommended, including hours of operation and approval of an acoustic report	Approved	Change of use of the ground floor and basement to a restaurant and cafe (Use Class

Sample of planning applications cases for A3, A4, A5, B2 and B8 uses				
Reference	Address	Environmental Health objection	Decision	Development Description
				E(b)) including installation of a extraction flue to the rear elevation
23/00041/FUL	147 Green Street Forest Gate London E7 8JE	No objection, conditions recommended	Approved	Installation of extraction flue to rear.
22/02753/FUL	391 Green Street Upton Park London Newham E13 9AU	No objection, conditions recommended	Refused, on the basis of the takeaway element of the proposal not being acceptable in an existing hot spot as per policy SP9.	Change of use of vacant retail unit (E use class) into restaurant (E use class) and take away (sui generis use class) including installation of extraction flue system to rear and new fascia signs
22/01857/FUL	124-126 Green Street Forest Gate London E7 8JQ	No objections to the location and revised full height specification of the kitchen extract flue, conditions recommended	Refused, on the basis of impact on street scene.	Proposed relocation of extraction pipe
22/01753/FUL	519 Barking Road East Ham London Newham E6 2LN	No objection, conditions recommended	Refused, on the basis of impact of the proposed extraction unit on the appearance and character of the site and surrounds.	Installation of extraction/ventilation system to facilitate conversion of the ground floor to a restaurant E(b).
21/03023/FUL	253 Green Street Forest Gate London E7 8LJ	No objection, conditions recommended including the submission for approval of sound insulation and grease trap.	Refused, on the basis of impact on street scene.	Change of use of the basement and ground floor from E(a) Retail Unit to E(b) Restaurant and cafes including the installation of a extraction system at the rear.

Sample of planning applications cases for A3, A4, A5, B2 and B8 uses				
Reference	Address	Environmental Health objection	Decision	Development Description
21/02955/FUL	11A South Crescent Canning Town London E16 4TL	No objection, conditions recommended	Approved	Erection of 2no. single storey buildings for general industrial & storage purposes (Use Class B2 & B8), and installation of 2no. double-stacked (two storey) portacabins to facilitate ancillary staff welfare facilities, following removal of 3no. existing ancillary buildings.
21/02140/FUL	Unit 3 To 4 Galaxy Business Centre 4D North Crescent Canning Town London E16 4BU	No objection, conditions recommended	Approved	Proposed change of use of from commercial and industrial use (Use Class E (iii), B2 and B8) to use of the premises as ten commercial kitchens with delivery facilities (Sui Generis).
22/02547/FUL	Garage Adjacent 98 Dongola Road West Plaistow London E13 0AN	No objection, conditions recommended	Refused	Change of use of existing storage garage into motor repair garage (use class B2) and increase of garage height to 3.31m.

Table A2.3 OP-7 Strategic direction of tall buildings

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
20/02849/FUL	Durning Hall Community Centre Earlham Grove Forest Gate London E7 9AB	10 storeys	Strategic Site S24 - Up to 8 storeys	Committee date: September 2021 The proposed buildings vary from 2 to 10 storeys. With the lowest elements tending to be in the south western portion of the site, stepping up to the highest point on in the north, closest to the train station. It was noted that, while the building will appear prominent in views along Woodgrange Road, this would also be true at 8 storeys due to the overall context of the Conservation Area. Yet, the building is not unduly dominant and will sit comfortably in relation to the mid-rise consented development to the south. The height of the proposed buildings are considered to be acceptable and strike an appropriate balance between the location within a conservation area and the requirement to optimise the development potential of this highly accessible town centre site adjacent to a Crossrail station. The proposals are considered to have the potential to enhance the character and appearance of the Forest Gate town centre conservation area due to the replacement of the existing building with

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
				a new, high quality building with contextual materials and detailing.
21/00830/FUL	Glory House 2 Tabernacle Avenue Plaistow London, E13 8EG	6 storeys	Exception site, PTAL above 4, local context and generous public realm	<p>Committee date: June 2021</p> <p>The proposed building vary from 1 to 6 storeys. With the lowest elements closest to lower rise residential development on Chargeable Lane and Tabernacle Avenue, stepping up to the highest point on the corner of Barking Road and Tabernacle Avenue.</p> <p>The building has been reviewed and refined through pre-application engagement and the Design Review Panel gives support to the proposal. The proposal does have a PTAL rating of 4 indicating good levels of public transport accessibility. Officers acknowledge that the development does not propose generous public realm. However, it is considered that some public realm benefits could be met through securing a Section 278 Agreement. This is set out as a head of term which will improve the public realm.</p>
22/00418/FUL	Ibis Budget London City Airport North Woolwich Road	11 storeys	Strategic Site S23 – 6-8 storeys, and up to 15	<p>Committee date: June 2022</p> <p>The new buildings subject to this proposal will range from 7 to 11 storeys in height, with its tallest element located to the east in order to respond to Pondon Reach scheme.</p>

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
	Silvertown London, E16 2EE		storeys at key locations	Officers consider that the scale of the proposed development is a successful integration with the emerging masterplan and wider public area.
22/01853/FUL	Land At Leslie Road And Freemasons Road Canning Town London, E16 3NA	8 storeys	Strategic Site S28 – 6 to 8 storeys stepping down to integrate with low-rise residential context with scope for 15 storeys at station.	Committee date: October 2022 It is considered that the proposed development, at a maximum height of 8 storeys represents a broad continuation of the scale of emerging adjoining buildings. Furthermore, the proposed heights broadly accord with the strategic site allocation, which sets an indicative height baseline of 6 to 8 storeys.
22/02157/LA3	Development Site 1 To 7 Garage Site Vandome Close And 24 To 40 Freemasons Road Canning Town London E16 3SA	7 storeys	Exception site, PTAL above 4, local context and generous public realm	Committee date: December 2022 During the DRP process, concerns were raised on the proposed 9-storey height of Block B. It was considered to be a rather abrupt change in scale with the height of Block A. The height of Block B has been amended to respond to the design comments to 7-storeys by reducing the number of affordable homes from 63 to 55. The site has PTAL rating at 3-4 indicating a good public transport access. The proposal would improve the public realm along

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
				Freemasons Road, Vandome Close and Hartington Road. Furthermore, officers consider that the development proposal being a 100% affordable housing scheme would demonstrate 'added value' that provides a robust justification for a tall building at this location.
22/02615/LA3	Development Site East Vincent Street Canning Town London	9 storeys	S15 - 6 to 8 storeys and a maximum of 15 storeys at key locations forming a transition to the Canning Town tall buildings area, whilst stepping down to surrounding low rise housing and around the listed church.	Committee date: February 2023 The proposed development ranges from 3 to 9storeys in height. The tallest buildings (Block A & Block D) with a height of 9-storeys are situated in key locations fronting onto major existing or planned public realm. The massing then steps down to 5 – 7 storeys at Vincent Street which will be primary Masterplan route and to 3 storeys at the north of the site which is designed as new, intimate internal street. Officers are satisfied that the scale of the development is broadly aligned with the indicative building heights set out in the site allocation and works well with the existing context to the east and the proposed future context to the west.
23/00023/OUT	Land At Leyes Road And Royal Road	8 stoteys	Exception site, PTAL above 4, local	Committee date: March 2023 LBN Strategic Design note the scale of the building steps up from 4 storeys at the front

Applications for buildings over 6 storeys (or 17.1m above grounds) with resolution to grant following Committees in 2019/20 to 2021/22				
Reference	Address	Proposed max building height	SP4 Spatial strategy	Committee date and report notes
	West Beckton London E16 3HE		context and generous public realm	of the site fronting Royal Road, to 8 storeys at the rear. This is considered to strike an appropriate balance between, on the one hand, respecting the scale and grain of exiting development to the north, and the need to optimise the development potential of this site. The scale is unlikely to have any negative impact on surrounding developments due to the openness of the surrounding land.

Appendix 3 – Homes

H-OP-1 Building Mixed and Balanced Communities

a) Net additional dwellings and housing trajectory and 5 Year Housing Land Supply against housing supply targets (Annual Delivery Target: 2752 as per Local Plan 2018)

Net additional dwellings

Table A3.1: Net additional dwellings completed

Source type	2018/19	2019/20	2020/21	2021/22	2022/23
Net additional dwellings: self-contained including C4 and C3a/b/c, and small C2 units ¹ .	1927	2542	1814	2330	536
Net additional dwellings / bed spaces: non self-contained ²	-16	-15	42	5	9
Total	1911	2527	1856	2335	545

Source: Planning London Datahub 2024

b) Housing density for major housing developments (No specific target. Monitor against density ranges of the London Plan)

Table A3.2: Density Matrix Targets in New Developments (Gross approvals)

Year	% of units at density matrix levels	% of units above density matrix levels	% of units below density matrix levels
2018/19	18.8%	80.8%	0.4%
2019/20	21.2%	78.3%	0.4%
2020/21	21.6%	77.7%	0.7%

Source: Planning London Datahub 2022

¹ C3(a) is a house or flat occupied by a single person or family, C3(b) is a house or flat occupied by up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. C3(c) allows for groups of people (up to six) living together as a single household. C4 is a small house in multiple occupation (3-6 persons living together, not as a single household). C2 units are residential institutions. These have previously been counted by the LDD on a per unit self-contained basis if 6 beds or less. As such, this year's monitoring bulletin counts these forms of accommodation on the same basis, consistent with the approach of 2018/19 monitoring year.

² Includes C1 student halls, sui generis student flats, C2 institutions of 7+ bed spaces and sui generis Homes in Multiple Occupation (more than 6 bed spaces).

c) Housing mix and choice

I. Family housing

Gain (Approvals and Completions; Target: 39% 3 bed)

Table A3.3: 3+ Bed Dwelling Gains

Year	3+ bed Approvals (gross)		3+Bed Completions (gross)		3+ Bed Completions (net)	
	No.	% of total	No.	% of total	No.	% of total
2018/19	1242	21%	356	18%	310	16%
2019/20	2229	23%	567	22%	536	21%
2020/21	763	23%	625	33%	615	33%
2021/22	164	25%	638	27%	617	26%
2022/23	336	34%	128	23%	104	20%

Source: Planning London Datahub 2024

Table A3.4: 3+ Bed House Gains

Year	Proportion of 3+ bed house approvals (gross)		Proportion of 3+ bed house completions (gross)	
	No.	% of total 3+ bed units	No.	% of total 3+ bed units
2018/19	34	3%	98	28%
2019/20	72	3%	42	7%
2020/21	25	3%	62	10%
2021/22	15	9%	38	6%
2022/23	18	5%	19	18%

Source: Planning London Datahub 2024

II. The proportion of units, based on size, delivered in each tenure [no specific target for more balanced provision, notable upward trend in market provision of family units]

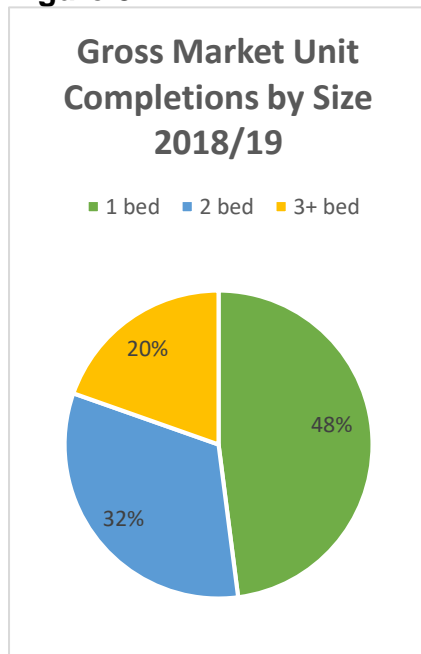
Table A3.5: Gross completions by size – tenure breakdown

Year	Unit size by tenure	% Market	Affordable %		
			% Total	% Low Cost Rent	% Intermediate
2018/19	3+ bed	97%	3%	1%	2%
	1 bed	85%	15%	5%	10%
2019/20	3+ bed	59%	41%	28%	13%
	1 bed	82%	18%	10%	8%
2020/21	3+ bed	56%	44%	24%	20%
	1 bed	75%	25%	8%	17%
2021/22	3+ bed	67%	33%	24%	8%
	1 bed	78%	22%	12%	10%
2022/23	3+ bed	92%	8%	6%	2%
	1 bed	94%	6%	5%	1%

Source: Planning London Datahub 2024

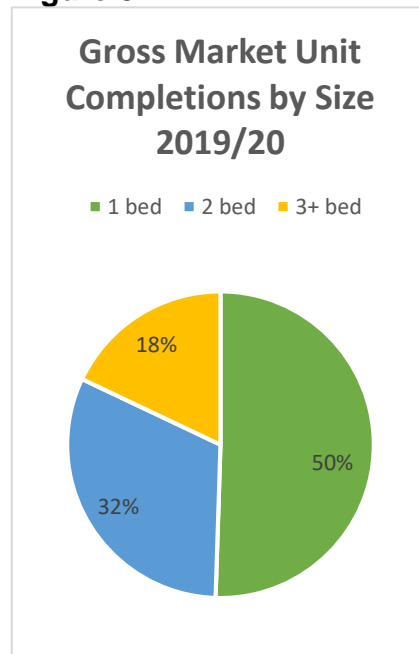
III. Overall size mix within tenures (no specific target; monitor for expected upward trends from policy intervention)

Figure 3.1



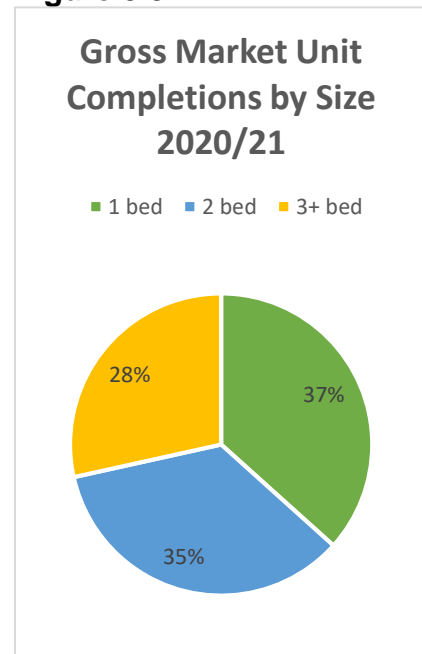
Source: LDD Analysis 2019

Figure 3.2



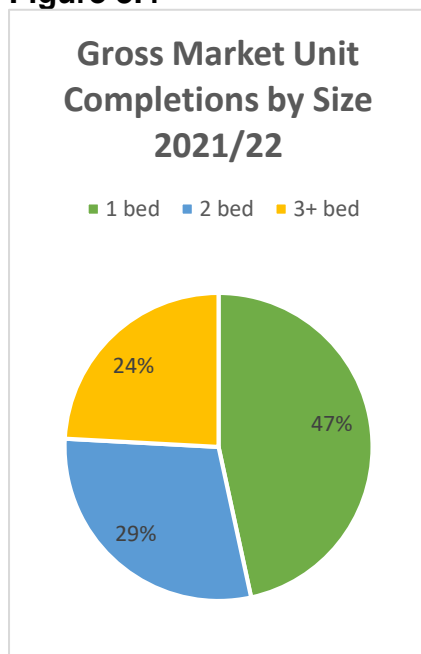
Source: Planning London Datahub 2022

Figure 3.3



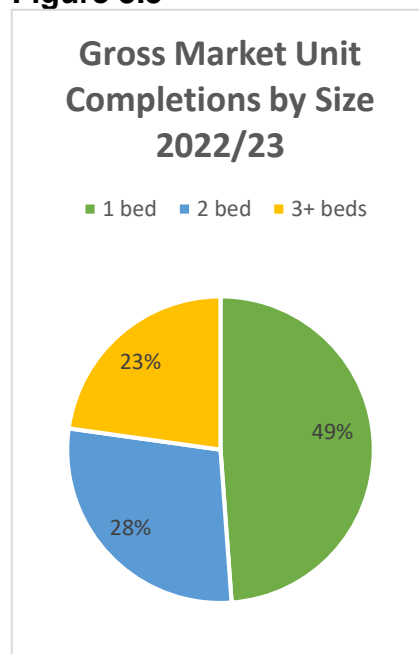
Source: Planning London Datahub 2022

Figure 3.4



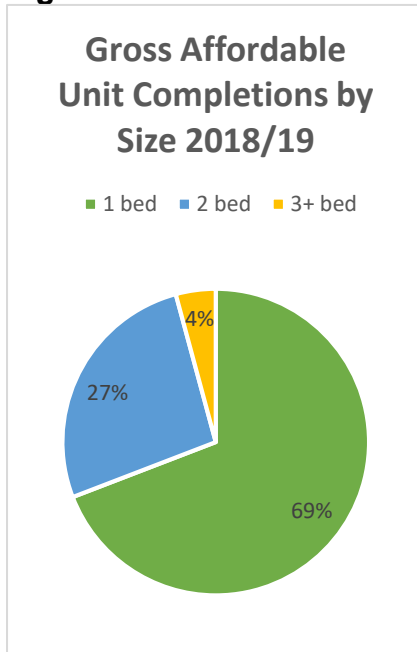
Source: Planning London Datahub 2022

Figure 3.5



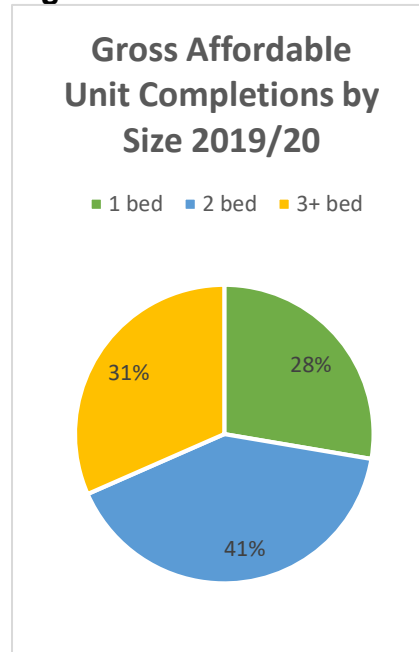
Source: Planning London Datahub 2024

Figure 3.6



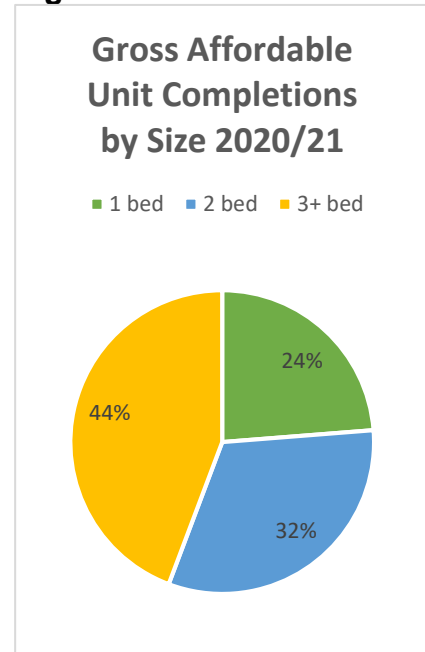
Source: LDD Analysis 2019

Figure 3.7



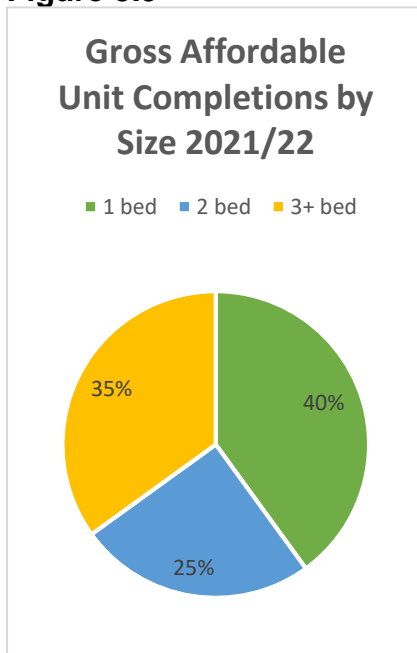
Source: Planning London Datahub 2022

Figure 3.8



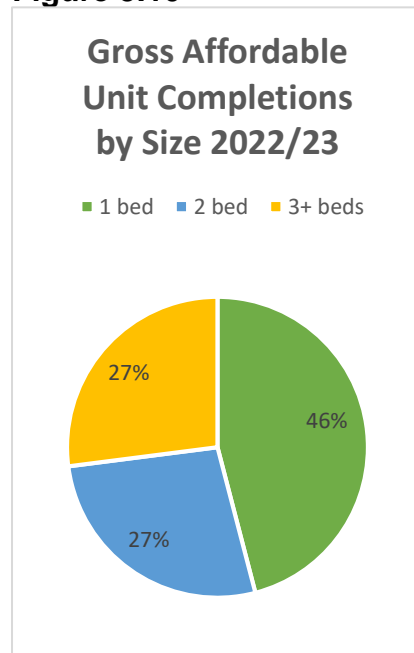
Source: Planning London Datahub 2022

Figure 3.9



Source: Planning London Datahub 2022

Figure 3.10



Source: Planning London Datahub 2024

d) Housing Quality

- i. **Space standards (approvals; sample if necessary)** (Target: 100% of units approved through consent)

Table A3.6: Sample of approved schemes

		Number of schemes complying with space standards		Number of schemes complying with London Plan private amenity requirements	
Year	Total schemes in sample	No. complying	% of total sample no.	No. complying	% of total sample no
2018/19	18	18	100%	16	89%
2019/20	21	20	95%	18	86%
2020/21	12	12	100%	10	83%
2021/22	6	5	83%	6	100%
2022/23	9	9	100%	8	89%

LPA references for schemes sampled in the financial year 2022/23
20/00051/FUL
20/02192/FUL
20/02849/FUL
21/00830/FUL
21/03040/LA3
22/00418/FUL
22/01853/FUL
22/02157/LA3
22/02615/LA3

- ii. **Delivery of wheelchair homes and number of households housed each year in wheelchair adapted homes (by size)** [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]

Table A3.7: Delivery of wheelchair homes (gross completions)

Year	M4(3) Homes % of total completions
2018/19	9%
2019/20	8%
2020/21	9%
2021/22	8%
2022/23	6%

Source: Planning London Datahub 2024

Table A3.8: Number of households housed in wheelchair adapted homes (by size) for financial year 18/19

No. of bedrooms	Number housed				
	2018/19	2019/20	2020/21	2021/22	2022/23
1	8	Data not available	Data not available	Data not available	15
2	16				26
3	17				32
4	2				1
5	1				0

Source: LBN Occupational Therapist data

- iii. **Existing stock improvements** [no specific target, reporting of activity to show general commitment to this principle]

Table A3.9: Enforcement Action

Enforcement Action	2018	2019	2020	2021	2022	2023
HMO Notice served	34	29	15	15	24	36
Notice served against residential subdivision / unlawful residential use / residential outbuildings	15	18	4	12	15	11

Source: Enforcement Team Data Analysis 2024

Table A3.10 MHCLG Decent Home Standards

MHCLG Decent Home Standards	2018/19	2019/20	2020/21	2021/22	2022/23
Dwellings made decent during year	325	127	345	285	565
Dwellings receiving work to prevent them becoming non-decent during year	278	185	Data no longer collected.	Data no longer collected.	Data no longer collected.
Total number of private sector dwellings with Category 1 hazards made free from hazards as a direct result of action by Local Authority	63	86	Data no longer collected.	Data no longer collected.	Data no longer collected.

Source: LAHS, 2018/19 – 2022/23

H-OP-3 Affordable housing

- i. **Gross completions split via tenure and as a percentage of new housing delivered, against policy targets** [Target: 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]

Table A3.11: Percentage of Affordable Housing in New Development

	Affordable Housing	Of affordable, proportion that's Affordable/Social Rent	Of affordable, proportion that's Intermediate
2018/19			
Gross Completions	11%	27%	73%
Net Completions	11%	26%	74%
Net Approvals	31%	44%	56%
2019/20			
Gross Completions	29%	56%	44%
Net Completions	29%	56%	44%
Net Approvals	31%	52%	48%
2020/21			
Gross Completions	32%	45%	55%
Net Completions	32%	46%	54%
Net Approvals	32%	60%	40%
2021/22			
Gross Completions	25%	59%	41%
Net Completions	25%	59%	41%
Net Approvals	40%	87%	13%
2022/23			
Gross Completions	6%	87%	13%
Net Completions	7%	87%	13%
Net approvals	39%	85%	15%

Source: Planning London Datahub 2024

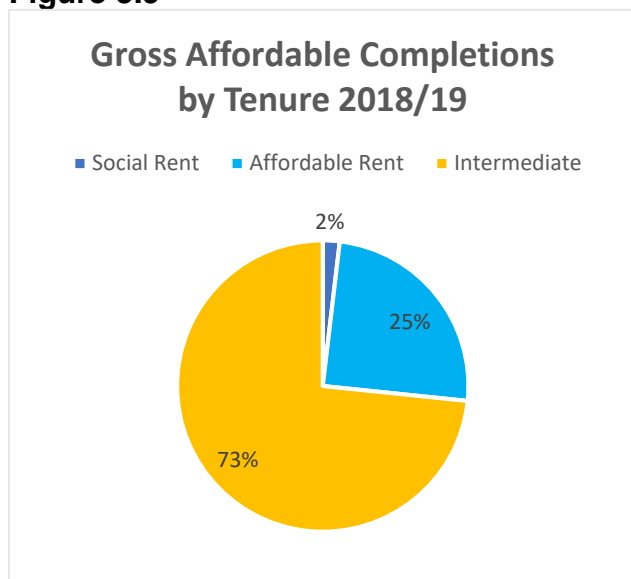
Table A3.12: Percentage of Affordable Housing Delivery in Canning Town/Custom House

Canning Town				
Year		Affordable Housing	Of affordable, proportion Affordable/Social Rent	Of affordable, proportion Intermediate
2018/19	Gross Completions	9%	0%	100%
	Net Completions	9%	0%	100%
	Net Approvals	35%	38%	62%
2019/20	Gross Completions	No completions in Regeneration Area	N/A	N/A
	Net Completions	No completions in Regeneration Area	N/A	N/A
	Net Approvals	30%	38%	62%

2020/21	Gross Completions	37%	48%	52%
	Net Completions	37%	48%	52%
	Net Approvals	0%	0%	0%
2021/22	Gross Completions	34%	52%	48%
	Net Completions	34%	52%	48%
	Net Approvals	0%	0%	0%
2021/22	Gross Completions	0%	0%	0%
	Net Completions	0%	0%	0%
	Net Approvals	44%	81%	19%

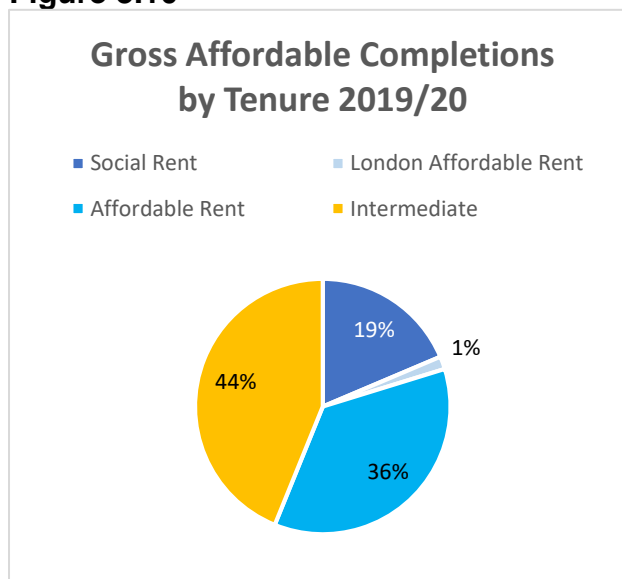
Source: Planning London Datahub 2024

Figure 3.9



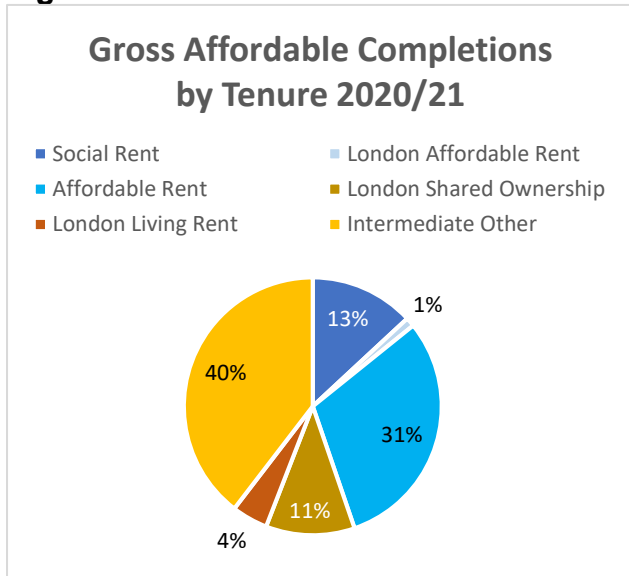
Source: Planning London Datahub 2022

Figure 3.10



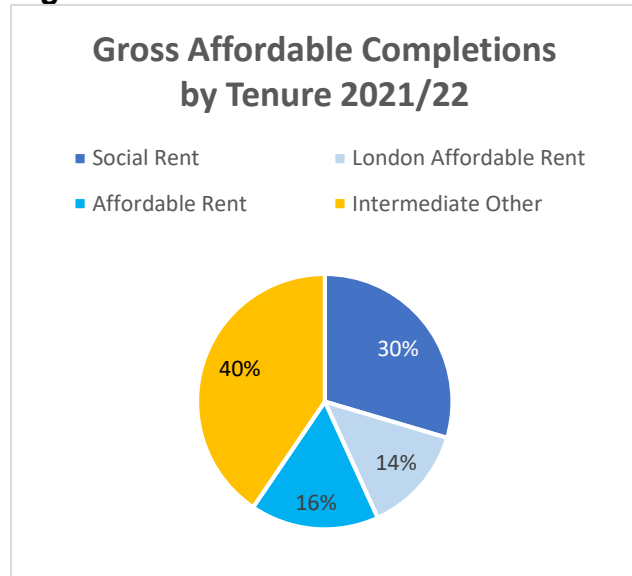
Source: Planning London Datahub 2022

Figure 3.11³



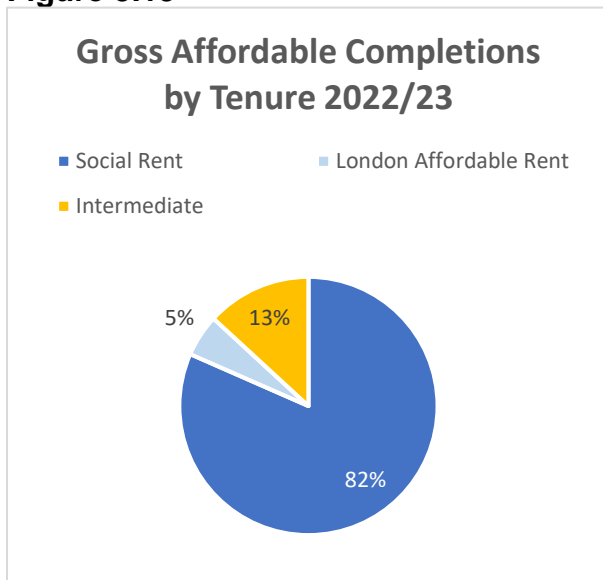
Source: Planning London Datahub 2022

Figure 3.12



Source: Planning London Datahub 2022

Figure 3.13



Source: Planning London Datahub 2024

³ 'Intermediate Other' terminology in Figures 11 and 12 reflects the wording in the Greater London Authority's new Planning London Datahub 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).

H-OP-5 Specialist Forms of Housing

- i. **Net completions of specialist accommodation:**
- 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** [no specific target, monitor for provision as part of housing mix, cognisant of London Plan benchmark];
- as a proportion of overall housing delivery.**

Table A3.13: Net⁴ Provision of Specialist Housing

	Net bed spaces	% of net housing completions	Net bed spaces	% of net housing completions
	2018/19		2019/20	
Student accommodation	0	0%	0	0%
Sui generis nightly-stay bed spaces	0	0%	0	0%
Use class C2 accommodation	7	0.37%	0	0%
Older persons housing & extra care bed spaces	0	0%	4	0.16%
	2020/21		2021/22	
Student accommodation	0	0%	0	0%
Sui generis nightly-stay bed spaces	56	3.02%	0	0%
Use class C2 accommodation	0	0%	0	0%
Older persons housing & extra care bed spaces	-14	0%	0	0%
	2022/23			
Student accommodation	0	0%		
Sui generis nightly-stay bed spaces	4	0.73%		
Use class C2 accommodation	0	0%		
Older persons housing & extra care bed spaces	0	0%		

Source: Planning London Datahub 2024

⁴ Calculated from gross gains minus gross losses in the same category.

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

a. Net Loss of conventional homes (C3) including loss of family homes [Target no net loss; and no loss of family homes unless in the circumstances the policy allows for];

Table A3.14: Loss of conventional homes (C3) (Completions)

No. of units (percentage of which were lost through conventional planning approval)					
	2018/19	2019/20	2020/21	2021/22	2022/23
Losses to conversions	47 (9%)	46 (52%)	31 (29%)	52 (31%)	28 (50%)
Losses to redevelopment	10 (100%)	9 (100%)	7 (100%)	4 (100%)	16 (100%)
Total conventional losses	57 (26%)	55 (60%)	38 (42%)	56 (36%)	44 (68%)
Net associated residential C3 gains (associated with total losses)	70	6	6	28	2
Gross conventional completions	1984	2596	1852	2386	596

Source: Planning London Datahub 2024

Table A3.15: Loss of family homes (Completions)

No. of units (% of which through conventional planning approval)					
	2018/19	2019/20	2020/21	2021/22	2022/23
Losses to conversions	34 (12%)	21 (24%)	3 (67%)	13 (15%)	9 (56%)
Losses to redevelopment	3 (100%)	1 (100%)	0	0	0
Total 3+ losses	37 (20%)	22 (27%)	3 (67%)	13 (15%)	9 (56%)
Gross completions 3 + bed	356	567	625	638	128

Source: Planning London Datahub 2024

b. Net loss of accommodation in C2, C4 and Sui Generis HMOs, monitored via approval data [Target: no overall net loss]

Table A3.16: Residential Losses (approvals)

	Gross Losses of C2, C4 and Sui Generis HMOs bed-spaces	Net associated residential non-self-contained gains (associated with total losses)
2018/19	-31	0
2019/20	0	0
2020/21	-14	0
2021/22	0	0
2022/23	-10	-2

Source: Planning London Datahub 2024

H-OUT-1 Housing need

a. Homeless households in temporary accommodation;

Table A3.17: Households in temporary accommodation in Newham

	Total
At end of quarter January to March 2019	5,048
At end of quarter January to March 2020	6,042
At end of quarter January to March 2021	Data not available
At end of quarter January to March 2022	5,624
At end of quarter July to September 2022	5,724

Source: Statutory homelessness in England (GOV.UK)

b. Number of households on the Local Authority waiting list [no specific target: should be decreasing; compare to surrounding boroughs and London average to assess convergence, and monitor as a market signal];

Table A3.18: Households on the Local Authority waiting list

	2018/19	2019/20	2020/21	2021/22	2022/23
Newham	27,635	28,020	31,887	33,246	35,625
Tower Hamlets	19,826	20,073	21,152	21,840	23,609
Hackney	12,951	13,440	13,440	8,235	8,234
Waltham Forest	8,379	8,409	8,580	9,498	8,944
Redbridge	5,434	5,979	7,582	6,858	7,517
Barking and Dagenham	4,856	5,350	5,585	5,996	4,337
Greater London Average	7,380	7,604	8,979	9,144	9,807

Source: LAHS 2018/19 – 2022/23

c. Number of people waiting for a wheelchair adapted home by number of bedrooms required, and average waiting times [target: no specific target, should be decreasing];

Table A3.19: Average waiting times

Bed Size	Number Waiting	Average in Days	Average in Months	Average in Years
As of September 2018				
1	28	823	26	2.25
2	33	638	20	1.75
3	29	959	31	2.63
4	31	1352	44	3.70
5	2	2327	76	6.38

2019/20	
1	24
2	29
3	35
4	19
5	3
Data not available	
2020/21	
1	25
2	25
3	35
4	22
5	2
6	2
Data not available	
2021/22	
1	29
2	28
3	33
4	24
5	7
Data not available	
2022/23	
1	39
2	28
3	27
4	28
5	5
Data not available	

Source: LBN Occupational Therapist Data 2024

H-OUT-2 Housing quality / stock conditions [no specific target, monitor for trends relevant to policy objectives].

Design – See Successful Places Monitoring Bulletin

Environmental Performance – See Sustainability and Climate Change Monitoring Bulletin

Table A3.20: Stock Condition

	2018/19	2019/20	2020/21	2021/22	2022/23
Average EPC/SAP rating of Local Authority-owned dwellings (A-G)	C	C	C	C	C
Total number of Local Authority-owned dwellings with category 1 hazards (HHSRS)	0	0	0	0	0
Total number of dwellings in Private Rents Sector, following an inspection, found to have one or more category 1 hazards	128	154	44	768	1,786

Source: LAHS, 2018/19 – 2022/23

H-OUT-3 Housing affordability [no specific target, monitor as a market signal].

Table A3.21: Housing cost relative to earnings

	Ratio of lower quartile house price to lower quartile house earnings
2018	15.34
2019	14.39
2020	13.49
2021	12.62
2022	11.76

Source: ONS 2024

Appendix 4 – Sustainability and Climate Change

SC-OP-1: Environmental Resilience

a. Table A4.1 Non-residential consents meeting required BREEAM standards.

[No specific target but trends should be positive];

Consented Year	Relevant consents identified	BREEAM rating achieved (SC1 requires 'very good')	Commentary
2019	7	Excellent (2) Very Good (5)	
2020	5	Very Good (4) Withdrawn (1)	Application was made to lower the standard to 'Good' – application was withdrawn
2021	5	Excellent (1) Very Good (2) Withdrawn (2)	1 Application was made to lower the standard to 'Very Good', 1 application was made to lower the standard to 'Good' – both applications were withdrawn
2022	4	Excellent (1) Very Good (1) Refused (2)	1 application was made to lower the standard to 'Very Good' – was refused. 1 application wished to remove the BREEAM condition entirely – was refused.
2023	4	Very Good (1) Excellent (3) Refused (1)	1 application was made to lower the standard from 'Excellent' to 'Good' – was refused. An application was made to only apply the BREEAM condition on the non-residential aspect of the scheme. This was approved, remaining 'Excellent'. Several applications were made to discharge conditions prior to the BREEAM report being received – these were refused.

Source: Planning applications data 2022/2

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'.

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.

*in-house Council system used for the management of cases

b. Water efficiency standards attained

[Target: majority of relevant consents];

None

c. Table A4.2 Growing space achieved

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

Consented Year	Relevant consents identified	Commentary
2019/20	0	n/a
2020/21	2	Forest Gate Community Garden, Forest Gate (extension of 2016 temporary permission) New City Green, Plaistow
2021/22	1	Walton Road, Upton Park
2022/23	0	n/a

Source: Planning applications data 2022/23

SC-OP-4: Energy & Zero Carbon

a. Zero Carbon at design stage in relevant consents

[No specific target, should be increasing]

None

b. Smart Meter technology in consents

No specific target, should be increasing]

None

SC-OP-4: Managing Flood Risk

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]

Table A4.3 Initial objections from the Environmental Agency

Initial objections from the Environmental Agency	2018/19	2019/20	2020/21	2021/22	2022/23
Flood Risk	24	21	0	3	8
Water Quality	0	0	0	0	0

Source: Environment Agency objections to planning applications based on flood risk and water quality

Table A4.4 Permission granted against Environment Agency advice

Permission granted against Environment Agency advice	2018/19	2019/20	2020/21	2021/22	2022/23
Flood Risk	1	6	0	0	3
Water Quality	No initial objections were made by the EA				

Source: Environment Agency objections to planning applications based on flood risk and water quality

SC-OP-7 Protecting and enhancing biodiversity

a. Table A4.5 Biodiversity enhancements to be delivered as part of major consents

No specific target, monitor for proportionate commitment to policy objective

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Number of EIA applications submitted	9	6	5	3	4	7

Source: Planning applications data 2022/23

SC-OP-10 Protecting and enhancing biodiversity:

b. Unresolved EA/Environmental Health consultee air quality objections in approvals

no specific target: should be minimal

None.

SC-OUT-1 Resource Consumption

Water consumption per capita
no specific target, should be decreasing

Table A4.6 Per capita consumption, litres per head per day (excludes supply pipe leakage)

Per capita consumption, litres per head per day (excludes supply pipe leakage)									
2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
155	156	151	149	146	145	147	145	153	147

Source: OfWat, Service and Delivery Reports, and Thames Water Annual Performance Report, Discoverwater (Performance data of England and Wales water companies)

SC-OUT-2 Carbon reduction

a. Achievement of targeted carbon reduction in new-builds

Target: in line with reduction committed to or more

None

b. Table A4.7 Environmental Impact Rating (based on CO2 emissions) of newly lodged EPCs compared to London and national averages

no specific target should be improving

Number of New Dwelling Energy Performance Certificates lodged – Environmental Impact Rating												
Local Authority	Year	Number of Lodgements	EPC rating								% C or higher	
			A	B	C	D	E	F	G	Not Recorded		
Newham	2010	807	69	674	56	8	0	0	0	0	0	99.0
Newham	2011	1102	831	230	25	12	4	0	0	0	0	98.5
Newham	2012	1754	1510	230	14	0	0	0	0	0	0	100.0
Newham	2013	1062	790	255	11	4	2	0	0	0	0	99.4
Newham	2014	386	186	182	18	0	0	0	0	0	0	100.0
Newham	2015	1045	330	682	18	12	3	0	0	0	0	98.6
Newham	2016	1700	1052	522	113	13	0	0	0	0	0	99.2
Newham	2017	3194	1877	1284	15	14	4	0	0	0	0	99.4
Newham	2018	2312	1460	816	21	14	1	0	0	0	0	99.4
Newham	2019	2209	1419	748	33	5	4	0	0	0	0	99.6
Newham	2020	2087	1148	830	62	36	11	0	0	0	0	97.7
Newham	2021	2957	1942	894	86	34	1	0	0	0	0	98.8

Newham	2022	2770	1865	847	53	5	0	0	0	0	99.8
Newham	2023	2993	2075	768	87	3	0	0	0	0	97.8

Source: OpenDataCommunities – MHCLG

c. Table A4.8 Energy Efficiency Rating (based of fuel costs) of newly lodged EPCs compared to London and national averages,
No specific target, should be improving

Number of New Dwelling Energy Performance Certificates lodged – Energy Efficiency											
Local Authority	Year	Number of Lodgements	EPC Rating							% C or higher	
			A	B	C	D	E	F	G		
Newham	2009	907	0	682	102	76	46	1	0	86.4	
Newham	2010	807	7	666	107	26	1	0	0	96.7	
Newham	2011	1102	5	758	323	3	13	0	0	98.5	
Newham	2012	1754	8	1103	643	0	0	0	0	100.0	
Newham	2013	1062	0	872	182	5	3	0	0	99.2	
Newham	2014	386	1	359	23	3	0	0	0	99.2	
Newham	2015	1045	9	964	67	4	1	0	0	99.5	
Newham	2016	1700	5	1545	126	23	1	0	0	98.6	
Newham	2017	3194	13	3054	110	11	6	0	0	99.5	
Newham	2018	2312	2	2204	89	15	2	0	0	99.3	
Newham	2019	2209	0	2133	64	8	4	0	0	99.5	
Newham	2020	2088	6	1857	167	44	14	0	0	97.2	
Newham	2021	2957	0	2715	200	42	0	0	0	98.5	
Newham	2022	2770	1	2620	132	15	2	0	0	99.3	
Newham	2023	2993	8	2752	163	10	0	0	0	97.6	

Source: OpenDataCommunities – MHCLG

SC-OUT-3 Flood Risk and Drainage

a. Frequency and severity of surface water flood events

- 19 September 2014
- 23 June 2016
- 2 June 2017
- 28-29 May 2018
- 25-26 July 2021
- 28 October 2022

Source: Lead Local Flood Authority (LLFA) data

b. Properties significantly affected by flood events

Where properties were consented under the current Development Plan, issues should be further investigated

None

SC-OUT-4 Biodiversity

a. River water quality

No specific target, should be improving in line with broader London trends where data is available

The EA makes an overall water quality assessment of river bodies, ranging from 'High' to 'Bad'.

Table A4.9 Water Quality of River Thames (Middle)

	2013	2014	2015	2016	2019	2022
Overall Water Quality	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Ecological	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Chemical	Fail	Fail	Good	Fail	Fail	Fail

Source: Environment Agency *water quality data archive*

Table A4.10 Water Quality of River Roding (Loughton to Thames)

	2013	2014	2015	2016	2019	2022
Overall Water Quality	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Ecological	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate

Chemical	Fail	Fail	Good	Good	Fail	Fail
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Source: Environment Agency *water quality data archive*

Lee (Tottenham Locks to Bow Locks/Three Mills Locks)

	2013	2014	2015	2016	2019	2022
Overall Water Quality	Poor	Bad	Bad	Bad	Bad	Bad
Ecological	Bad	Bad	Bad	Bad	Bad	Bad
Chemical	Fail	Fail	Good	Good	Fail	Fail

Source: Environment Agency *water quality data archive*

Appendix 5 – Infrastructure – Transport

INF-OP-1: Securing Strategic Transport Investment

d. Milestones in transport schemes

monitor as per project and planning milestones indicated in the IDP

Information has been provided in the indicator commentary, further details can be found within the Infrastructure Delivery Plan

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

a. Table A5.1 School Travel Plans in place

	Gold	Silver	Bronze
Schools with TfL STARS accreditation in 2023/23	27	2	14

Source: TfL STARS

b. Table A5.2 Number of Car Free developments achieved on major schemes

	2018/19	2019/20	2020/21	2021/22	2022/23
Car free developments secured through S106 agreements	9	28	25	22	26

Source: LB Newham S106 data

Note that “car free” developments may include some car parking – blue badge parking bays, for example.

c. Table A5.3 Electric vehicle charging points

FY	Electric Charging Points approved	Electric charging passive provision approved	Key schemes
2018/19	44	44	Gallions Quarter, CT Area 7, Woolwich Reach
2019/20	16	8	Forest Gate Community School, Silvertown Flyunder, Lidl Beckton, Lyle Park West
2020/21	17	2	West End Car Park Western Gateway, Colgrave School,

			Plaistow Wharf, Thames Road
2021/22	27	32	Thameside West, 267 Barking Road, Little Ilford School, London Teleport, John Street Stratford, Hathaway Crescent
2022/23	27	32	New Barn Street, Showcase Cinema site, Vincent Street, LCY Ibis Budget hotel site

Source: Planning application data 2022/23

INF-OUT-1 Environmental Impact of Transport

a. Table A5.4 Complaints about transport noise no specific target, should be decreasing

FY Year	Rail	Road	Associated Noise
2012/13	1	0	7
2014/15	4	3	3
2015/16	2	0	1
2016/17	9	1	0
2017/18	3	2	0
2018/19	7	0	1
2019/20	4	0	5
2020/21	12 (of which 9 were at Canning Town)	3	3
2021/22	20 (of which 19 were at Canning Town)	2	5
2022/23	27 (of which 25 were at Canning Town)	2	10

Source: Planning application data 2022/23

b. Transport related CO2 emissions

In 2023, carbon dioxide emissions from the transport sector were 111.6 Mt, a 1.4 per cent (1.6 Mt) rise from 2022. This is 11.1% (13.9 Mt) lower than in 2019.

INF-OUT-2 Better Transport and Connectivity

a. 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

Table A5.5 Walking, cycling and public transport % mode share by Newham resident based on average daily trips

Walking, cycling and public transport % mode share by Newham resident based on average daily trips						
2012/13 to 2014/15	2013/14 to 2015/16	2014/15 to 2016/17	2015/16 to 2017/18	2016/17 to 2018/19	2017/18 to 2019/20	2022/23 (TfL amended monitoring period)
72	71	72	71	74	76	65

Source: TfL Mayor's Transport Strategy / Local Implementation Plan outcomes pack 2022/23

Table A5.6 Newham residents' trips % mode share (main mode) based on average daily trips 2022/23

Newham residents' trips % mode share (main mode) based on average daily trips 2022/23							
Trips per day	National Rail/ Overground	Underground/ DLR	Bus/tram	Taxi/Other	Car/motorcycle	Cycle	Walk
666.6	2.1	8.8	10.6	1.5	33.1	3.7	40.2

Source: TfL Mayor's Transport Strategy / Local Implementation Plan outcomes pack 2022/23

b. Traffic volume and congestion (proxy)

Table A5.7 Annual vehicle kilometres in Newham (millions)

Annual vehicle kilometres in Newham (millions)												
Observed									LIP target			
2014	2015	2016	2017	2018	2019	2020	2021	2022	Percentage change by 2021	Percentage change by 2041	2022	2041
887	903	925	951	953	944	805	837	877	0%	-15% (high)	905	769
									0%	-20% (low)	905	724

Source: TfL Mayor's Transport Strategy / Local Implementation Plan outcomes pack 2022/23

Table A5.8 Bus Speeds in Newham

Bus speeds in Newham (mph)										
Observed								Percentage change by 2041	LIP target	
2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23		2021	2041
9.2	9.1	9.2	9.1	9.0	9.6	9.3	9.2	14%	Not set	10.5
								5%	9.3	9.7

Source: TfL Mayor's Transport Strategy / Local Implementation Plan outcomes pack 2022/23

c. Road traffic casualties (KSIs)

No specific target, should be improving

Table A5.9 Killed and seriously injured casualties in Newham

Killed and seriously injured casualties in Newham												
Observed with back casting applied				Observed						LIP target		
2005-09 baseline	2010-14 baseline	2015	2016	2017	2018	2019	2020	2021	2022/23 (TfL amended monitoring period)	2022	2030	2041
175	136	136	124	149	108	135	102	130	122	61	41	0

Source: TfL Mayor's Transport Strategy / Local Implementation Plan outcomes pack 2022/23

Appendix 6 – Infrastructure – Waste and Recycling

INF-OUT-4 Reducing Waste

a. Percentage of household waste sent for recycling, reuse or composting (%) [No specific target, should be improving]

Table A6.1: Tonnes of LB Newham collected waste arising (t)

Year	Household – Total waste	Household waste sent for recycling/composting/reuse	Household – waste not sent for recycling (residual household waste)	% of household waste recycled
2018/19	120,309	20,374	99,936	17%
2019/20	120,211	24,406	95,805	20%
2020/21	125,284	26,175	99,109	21%
2021/22	126,213	31,300	94,913	25%
2022/23	119,565	30,642	88,923	26%

Source: LA Local Authority Waste Annual Results 22/23

b. Percentage of local authority collected waste diverted from landfill in East London Waste Authority region (%) [Barking & Dagenham, Havering, Newham, Redbridge]

Table A6.2: Management of Local Authority Collected Waste in ELWA Region

Year	Landfill (t)	Incineration with EfW (t)	Incineration without EfW (t)	Recycled/composted (t)	Other ⁵ (t)	Total collected waste (t)
2018/19	33,567 (7%)	189,322 (41%)	26,771 (6%)	111,849 (24%)	102,822 (22%)	464,330
2019/20	1,439 (0%)	163,159 (35%)	71,554 (15%)	116,060 (25%)	115,426 (25%)	467,638
2020/21	414 (0%)	213,010 (44%)	22,812 (5%)	122,142 (25%)	123,828 (26%)	482,206

⁵ 'Other' includes waste treated-disposed through other unspecified treatment processes as well as process and moisture loss.

2021/22	316 (0%)	216,357 (45%)	914 (0%)	128,880 (27%)	135,079 (28%)	481,545
2022/23	117 (0%)	189,889 (41%)	666 (0%)	128,980 (28%)	145,559 (31%)	465,211

Source: LA Local Authority Waste Annual Results 22/23

c. Household waste collected per head (kg) [no specific targets, positive trends should be observed]

Table A6.3: Household waste collected per head (kg)

Year	Household – Total waste (kg)	Newham Population	Total Household Waste per head (kg)
2018/19	120,309,000	352,005	342
2019/20	120,211,000	353,136	340
2020/21	125,284,000	355,265	353
2021/22	126,213,000	352,640	358
2022/23	119,565,000	359,093	333

Source: Local Authority Collected Waste (LACW) / GLA Housing-led population projections Identified Capacity scenario (2020-based)

Appendix 8 – Infrastructure – Town Centre

INF-OP5: Change in Town Centre floorspace (sq.m) 2019/20 to 2021/22 (completions)

Table 8.1: Completions of Use Class E floorspace (sqm) in Town Centres in 2022/23

Town Centre	Type of completion	Use Class E floorspace (sqm)
Stratford*	New/renewed floorspace (gross)	0
	Net loss/gain floorspace	0
East Ham	New/renewed floorspace (gross)	0
	Net loss/gain floorspace	-101
Canning Town	New/renewed floorspace (gross)	0
	Net loss/gain floorspace	0
East Beckton	New/renewed floorspace (gross)	0
	Net loss/gain floorspace	0
Forest Gate	New/renewed floorspace (gross)	282

	Net loss/gain floorspace	-303
Green Street	New/renewed floorspace (gross)	245
	Net loss/gain floorspace	-260
Local Centres	New/renewed floorspace (gross)	1,229
	Net loss/gain floorspace	-2,535
Strategic Sites** outside town or local centre	New/renewed floorspace (gross)	0
	Net loss/gain floorspace	0
Other outside town or local centre	New/renewed floorspace (gross)	0
	Net loss/gain floorspace	-1,077
Borough wide total	New/renewed floorspace (gross)	1,756
	Net loss/gain floorspace	-4,276

Source: GLA completions monitoring; * Excludes LLDC (London Legacy Development Corporation) area. ** Excludes commercial development delivered on strategic sites where the development phase is still under construction

Appendix 9 – Infrastructure – Community Facilities

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

Approvals

2022/2023: Community floor space approvals

D1 Gain (approvals)

Additional D1 community facility floor space came from four approved applications in 2022/23:

Training Facility (1)

- Permission at The Dukes Head, 593 Barking Road, E6, 2LW, for a change of use, partial demolition and erection of a new 4 storey residential extension to deliver 18 new residential units. The application includes the partial conversion and refurbishment of the Grade II Listed Dukes Head public house. The public house use will be lost and instead the ground floor will deliver 378 sq.m of community floor space for a business training centre in Wall End. The site is within 800m of East Ham Town Centre but not is not in a Town Centre or Local Centre designation (20/02192/FUL).

Education (3)

- Permission at Tollgate Primary School for the demolition of single-storey toilet block infill and construction of a three-storey extension consisting of new school entrance, offices and drama studio with external platform lift to deliver 181 sq.m of additional community facility space in Plaistow South (22/01315/LA3).
- Permission at Elmhurst Primary School to deliver 155 sq.m of additional community floor space, consisting of a new single-storey school building to accommodate facilities for Special Educational Needs and Disabilities in the playground adjacent to Upton Park Road in Green Street West (22/01871/FUL).
- Permission at Avenue Primary School to deliver 50sq.m of additional community floor space, through the retention of a double-decker bus located within the school playground with canopy to the side entrance of the bus in Manor Park (22/01880/LA3).

D1 Loss (approvals)

Loss of D1 community facility floor space came from two approved applications in 2022/23:

Community facility (1)

- Permission to demolish existing Durning Hall Community Centre, Earlham Grove, E7 9AB, to deliver 78 residential units alongside retail floor space and 194 sq.m of community use floor space (use class E/ F.1 /F.2) at ground floor in Forest Gate South. The site is located in the Strategic Site Allocation S24 Woodgrange Road West, a Community Facilities Opportunity Areas (CFOA), and in a designated Town Centre in Newham's Local Plan (2018). The permission saw the loss of a large hall, gym hall, church hall, church hall, meeting rooms and

offices with a total area of approximately 2,000 sq.m of use class D1 floorspace, which was used by a range of different community groups (circa 57), including religious groups, sports groups, support groups and education groups. The proposed re-provision of 194 sq.m of community floorspace is for facilities for children with disabilities. Officers secured a Relocation Strategy to ensure suitable space is made available for the existing users of the space (20/02849/FUL).

Faith facility (1)

- Demolition of existing church buildings (3,392.9 sq.m), Glory House, 2 Tabernacle Avenue, E7 9AB and the delivery of a new mixed use development of 3, 5 and 6 storeys to provide a community use (327 sq.m, use class E) and 80 self-contained residential apartments in Canning Town North. The existing worship space will not be re-provided. The community use is for a 327 sq.m day centre (use class E(f)). This will see a net reduction of 3,066 sq.m of community floor space. The proposed community use for the site is for a drop-in centre, with the intended user being Helping Hands, a local charity run by the Society of St. Francis. The new facilities are intended to compliment the existing facilities and will provide a kitchen/cafe and meeting room. The church is the freeholder of the site and will vacate of its own accord to find a new location. The site is not in a Community Facilities Opportunity Area (CFOA) and it is not within a Local Plan Site Allocation or a Town or Local Centre which are the preferred locations for the provision of community facilities (21/00830/FUL).

Sui Generis Gain (approvals)

There was one approval which led to the loss of Sui Generis community facility floor space in 2022/23.

Football Supporters Club (1)

- Permission for the retrospective change of use from West Ham United Supporters Club, Castle Street in Boleyn (760 sq.m use class Sui Generis) to a gym, indoor sport, recreation and fitness centre (760 sq.m use class E(d)). The West Ham United Supporters Club moved to a new site on the Queen Elizabeth Olympic Park in 2017 and it has remained vacant since. The site is not located in a Town, Local Centre or CFOA and as such a sequential test was undertaken by the applicant and was considered by development management officers to be sufficiently robust to allow this main town centre use in this out-of-centre location (22/00396/COU).

2022/2023: Use Class E Gain (approvals)

There were no approvals which led to the gain of use class E community facility floor space in 2022/23. This was a change of use from West Ham United Supporters Club, Castle Street in Boleyn (760 sq.m use class Sui Generis) to a gym, indoor sport, recreation and fitness centre (760 sq.m use class E(d)).

2022/2023: Use Class E Loss (approvals)

There were no approvals which led to the loss of use class E community facility floor space in 2022/23.

Completions

2022/2023: Community floor space completions

2022/2023: D1 Gain (completions)

One completion delivered new D1 community facility floor space in 2022/23.

Community facility (1)

- Demolition of existing temporary building site and the delivery of a mixed-use scheme consisting of seven residential units and community use at ground floor in Forest Gate North. The scheme delivers a new community facility for the East London Black Women's Organisation (ELBWO) (net gain of 66 sq.m community floor space). It offers various support services to the ELBWO user base including counselling, domestic violence support, before and after school clubs, drop in advice services and support classes, youth leadership and intervention programmes, tuition classes, a women's support group and other general charitable services. The site is not located in a Town, Local Centre or CFOA and as such a sequential test was undertaken by the applicant and was considered by development management officers to be sufficiently robust to allow this main town centre use in this out-of-centre location (20/01352/FUL).

2022/2023: D1 Loss (completions)

Three completions led to the loss of D1 community facility floor space in 2022/23.

Childcare Facility (1)

- Demolition of existing prefabricated nursery buildings to enable the construction of a mixed use development to provide a new facility for the reprovided nursery (net loss 105 sq.m community floor space) and the delivery of 13 residential units in Green Street West (19/01335/FUL). A community facilities statement was provided with this application and the council's Early Years Team were consulted on the proposal. The Community Facilities Statement confirmed that the existing nursery building was in ill repair, and a large amount of floor area is not utilised. The proposal accounts for the redundant floor space, resulting in a comparatively smaller footprint. The new premises continues to serve the existing students. It was expected that the proposed nursery was expected to serve 60 students. The Local Planning Authority liaised with the Council's Early Years Engagement in the preparation of this proposal. The Early Years Team confirmed that nursery is part of a group of 7 nurseries in the borough. All were a good standard, rated as 'Good' by OFSTED. The Early Years Teams confirmed that although there would be a reduction in size, there would be nurseries nearby which would be able to offer additional provision if this nursery were at capacity. Given the above considerations, the re-provision of a nursery to serve 60 pupils in a smaller, more efficient building as part of the comprehensive redevelopment of the site was considered to be acceptable.

Health Facility (1)

- The loss of a GP surgery to 4 residential units (net loss of 232 sq.m community floor space) in Plaistow West & Canning Town East (20/00952/FUL). The loss of the GP surgery was considered to be acceptable due to the applicant providing a document from Newham CCG Primary Care Commissioning Committee dated 31st January 2018 which demonstrated that the committee accepted the dispersal of the patient list, as there was sufficient capacity for patients elsewhere within Newham's GP practices. The applicant also submitted marketing evidence from the estate agent who marketed the facility. The estate agent outlined that the property was marketed on various portals and the viewing activity was lower than expected, although there was interest from people who were seeking a change of use of the property.

Officers also gave regard to the site's out of centre location and that Newham policies direct new community uses to town centre locations.

Community Facility (1)

- Demolition of existing Hathaway Community Centre (net loss of 475 sq.m) and erection of three buildings to provide 72 residential units in Little Ilford. The community centre was closed by the Council in 2013 and has remained vacant. The Council found alternative premises for the users of the facility on its closure, therefore Development Management Officers were satisfied that there was no need for the existing facility (21/02996/LA3).

2022/2023: D2 Gain (completions)

No completions delivered new D2 community facility floor space in 2022/23.

2022/2023: D2 Loss (completions)

Two completions delivered a loss of D2 community facility floor space in 2022/23.

Sport and informal recreation (2)

- Demolition of the existing building and delivery of a mixed use development providing a replacement gym at ground floor (net loss of 2,476 sq.m) which falls marginally outside of Boleyn Local Centre, in Boleyn (19/03053/FUL). The proposed development has condensed the gym to the groundfloor. It is noted, in the committee report that the reduction in gym floorspace equates to a 16% reduction in the floorspace. This was deemed to be acceptable. However, it should be noted that the gym has a restricted use permission. This is to safeguard the use to being a gym since part of the site falls marginally outside of the Boleyn designated Local Centre and to protect the amenities of adjoining properties.
- Loss of a boxing club (net loss of 338 sq.m community floor space) to deliver 70 affordable homes in West Ham. The former bath house at 130 Church Street is owned by Newham Council but had been leased to the Newham Boys Boxing Club for circa 30 years. The Council proposed to relocate the club to an alternative Council-owned building in East Ham, approximately 3km from the current site, which provides the club with more space than at the Church Street site and is still accessible to their members who come from a wide area within Newham and beyond. A relocation strategy was secured as part of a S106 Agreement to enable the relocation of the boxing club in a timely manner to ensure it can continue to operate with minimum disruption (21/01628/LA3).

2022/2023: Sui Generis Gain (completions)

One application delivered new Sui Generis community facility floor space in 2022/23.

Early-years Care Facility (1)

- Change of use of a dwelling house to provide a parental support centre (net gain of 146 sq.m) in Boleyn. The facility aims to support vulnerable and/or expectant mothers in the residential capacity on a structured temporary basis, as instructed by Court Orders, or through Local Authority referrals. The loss of the family dwelling house for this purpose has been justified by the evidence provided, in isolation for this use (19/03053/FUL).

2022/2023: Sui Generis Loss (completions)

No completions delivered a loss of Sui Generis community facility floor space in 2022/23.

2022/2023: Use Class E Gain (completions)

There were no completions which led to the gain of use class E community facility floor space in 2022/23.

2022/2023: Use Class E Loss (completions)

There were no completions which led to the loss of use class E community facility floor space in 2022/23.