



Statement of Common Ground

Between

London Borough of Newham

And

National Grid

Stage: Newham Submission Draft Local Plan (Reg. 19)

Date: 7th April 2025

1. Executive Summary

- 1.1. A statement of common ground (SoCG) is a written record of the progress made by plan-making authorities during the process of planning for strategic cross-boundary matters. It documents the strategic matters where effective cooperation has led to cross-boundary challenges and opportunities being identified, whether there is agreement between bodies in how these should be addressed, and how the strategic matters have evolved throughout the plan-making process. It is also a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working across local authority boundaries.
- 1.2. This Statement of common ground addresses key strategic matters between the two signatories, the London Borough of Newham and National Grid, as relevant to the preparation of the Newham Submission Draft Local Plan and its progression to public Examination.
- 1.3. Strategic matters overseen by other organisations will be addressed in other SoCGs, in order to streamline the process of reaching agreements with each party. Where key strategic issues overlap between different organisations that Newham have signed statements of common ground with (e.g. the delivery of housing targets), these interrelations are summarised in the [Duty to Cooperate Statement](#) (2024) and the Duty to Cooperate Addendum (2025).
- 1.4. The document is intended to be 'live', updated as circumstances change. Please see the Governance Arrangements section of the statement for more details.

2. Parties Involved

- 2.1. Newham Council, who is the Local Planning Authority for the London Borough of Newham, which is an inner London Borough in East London situated between three rivers: the Lea to the west, Thames to the south and Roding to the east. London Borough of Newham is bordered by several other London Boroughs, including Tower Hamlets, Hackney, Waltham Forest, Redbridge, and Barking and Dagenham. Across the River Thames lies the Royal Borough of Greenwich.

AND

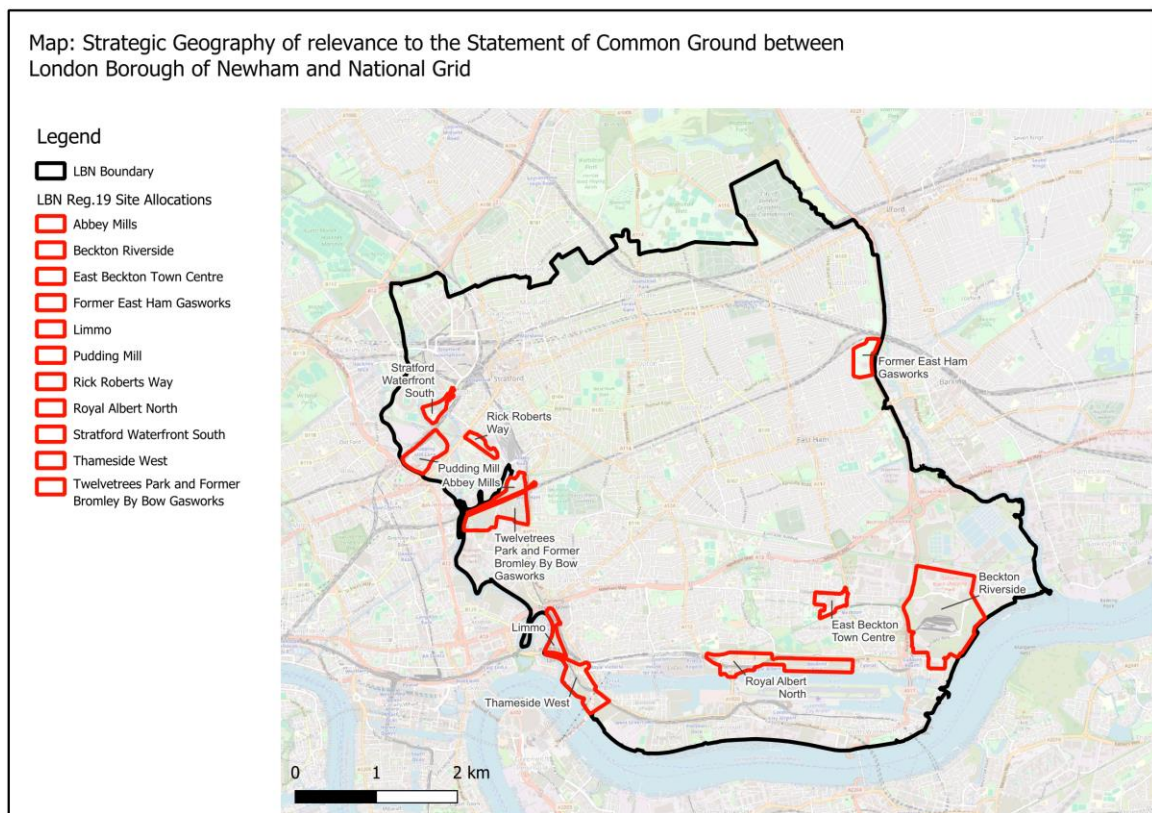
- 2.2. National Grid Electricity Transmission plc (NGET), owns and maintains the electricity transmission system in England and Wales.
- 2.3. Newham is strategically located at the intersection of the London-Stansted-Cambridge-Peterborough Corridor, which is centred on enterprise and innovation within emerging sectors such as digital, media, life sciences, telecommunications and advanced manufacturing, and the Thames Estuary Creative and Cultural Industries Corridor, which adds to the borough's significance. It contains three Opportunity Areas: the Olympic Legacy (which also includes parts of the other Host Boroughs) Poplar Riverside (which crosses the boundary with Tower Hamlets) and Royal Docks and Beckton, which is also the home of London's only Enterprise Zone and Europe's largest regeneration area.
- 2.4. The London Legacy Development Corporation (LLDC) Mayoral Development Corporation returned planning powers back to the London Boroughs of Newham, Tower Hamlets and Waltham Forest and Hackney on the 1st of December 2024. As such, key strategic matters for the parts of the LLDC that fall within Newham's administrative boundaries are also addressed

in the new Newham Draft Submission Local Plan, and are subject to the matters addressed in this statement of common ground.

- 2.5. NGET aim for 'positive planning' in the areas where they own and operate infrastructure, or where they are looking to develop new infrastructure. NGET wishes to engage proactively with LPAs in the plan making process, adopting an approach in which it can influence and drive forward positive planning outcomes across plan-making and decision-taking that best support the development of their net-zero infrastructure across the country.

3. Strategic geography

- 3.1. The map below identifies the spatial representation of the key strategic matters addressed, alongside the administrative area of the plan-making authority – London Borough of Newham.
- 3.2. As noted above, the LLDC returned planning powers back to the London Borough of Newham on the 1st of December 2024. Where relevant, the Newham draft Local Plan has retained and evolved site allocations and designations from the LLDC Local Plan (2020).



4. Background

- 4.1. Newham Council prepared the Submission Draft Local Plan and published it for consultation between 19th July and 20th September. This is the version of the plan that the Council considers to be 'legally compliant' and 'sound' and will be submitted to the Planning Inspectorate for

examination in 2025. The council undertook two rounds of consultation prior to this, to inform the Newham Submission Draft Local Plan. These were:

- Issues and Options Consultation, which took place between 18 October and 17 December 2021; and
- Draft Local Plan Consultation (Regulation 18), which took place between the 9 January and 20 February 2023.

- 4.2. A [Duty to Cooperate Statement](#) (DtC Statement) was published as part of Newham’s Reg. 19 consultation, which provides a summary of London Borough of Newham’s engagement with National Grid, as a duty to cooperate partner, as part of the preparation of the new Newham Local Plan. The key strategic matter identified as part of this process is the potential impact of development on energy infrastructure, and the corresponding paragraphs in the Duty to Cooperate Statement are 4.361 to 4.363.
- 4.3. The national and regional policy context forming the background to this statement of common ground is also detailed in the Duty to Cooperate Statement (2024), under ‘Chapter 2: Legislative and national policy context’ and ‘Chapter 3: Demonstrating compliance with the duty to cooperate’.
- 4.4. During the Reg. 19 consultation process, National Grid submitted comments to Newham that requested clarification of the types of energy infrastructure present on some of the site allocations in the Plan.
- 4.5. Following review of the above matters, London Borough of Newham approached National Grid to begin discussions towards the signing of this Statement of Common Ground, which have progressed through email communication.

5. Key Strategic Matter

5.1. Impact of development on energy infrastructure

- 5.2. Policy SI3 of the London Plan (2021) set out the requirement for Boroughs to engage in early stage with relevant energy companies and bodies to establish the future energy and infrastructure requirements arising from large-scale development proposals such as Opportunity Areas, Town Centres, other growth areas or clusters of significant new development.
- 5.3. Newham has considered the comments submitted by National Grid as part of the Reg 19 consultation and will make and propose the following modifications set out in the table below.

Site allocation and section	Modification (new text in bold)
N2.SA4 Thameside West Phasing and Implementation	[minor modification] The potential impact of the existing on-site sewer and existing overhead transmission line route on design and layout should be taken into account at the pre-application stage through early engagement with Thames Water and National Grid.

Site allocation and section	Modification (new text in bold)
N13.SA3 Former East Ham Gasworks Site Profile	[minor modification] Utilities - Overhead transmission line route
N13.SA3 Former East Ham Gasworks Design Principle	[minor modification] The design and layout of the site should take into consideration the electricity pylons on the eastern boundary of the site and the existing overhead transmission line route , and minimise the impact of noise from any required Pressure Reduction System on residential amenity.
N11.SA1 East Beckton Town Centre Site Profile	[minor modification] Utilities - Overhead transmission line route
N11.SA1 East Beckton Town Centre Design Principle	[minor modification] The design and layout of the site should take account of the existing overhead transmission line route and risk of flooding from all sources and meet the requirements of Local Plan Policy CE7.
N11.SA1 East Beckton Town Centre Phasing and Implementation	[main modification] The potential impact of the existing overhead transmission line route on design and layout should be taken into account at the pre-application stage through early engagement with National Grid.

5.4. During written engagement towards the preparation of this SOCG, and in addition to Reg. 19 representations, on further review, National Grid also recommended a mapping modification to be made in respect of the Policy NS11.SA1 East Beckton Town Centre Map to include the addition of “sensitive edge (infrastructure)” to illustrate the existing overhead transmission line route. Mapping of the route was provided in National Grid’s response to the Regulation 19 consultation and can be used to aid this mapping modification. Newham have note that the additional late request, and consider this is not necessary for soundness as all site allocations mapping is indicative only and the text minor modifications will support the same outcome.

5.5. Record of agreements and/or disagreements:

- National Grid agree that the modifications to site allocations proposed by London Borough of Newham, as set out above, address the points raised and that there are no further concerns with regards to the Local Plan’s accuracy.
- Alongside the agreed wording, as set out above, in addition to Reg. 19 representations, on further review, National Grid now also recommend a mapping modification to be made in respect of the Policy NS11.SA1 East Beckton Town Centre Map to include the addition of “sensitive edge (infrastructure)” to illustrate the existing overhead transmission line route. Newham consider that this late request is not necessary for soundness as all site allocations mapping is indicative only and the text minor modifications will support the same outcome.
- National Grid agree that the Newham Local Plan provides an effective framework for managing the impact of development on energy infrastructure.

6. Governance agreements

6.1. This statement of common ground will be reviewed at each subsequent key stage of the plan making process, as it progresses towards Examination.

7. Signatories

7.1. We confirm that the information in this statement and referred to documents reflects the joint working to date undertaken between London Borough of Newham and National Grid towards addressing the identified strategic matters.

<p>Signed on behalf of London Borough of Newham:</p>  <p>Name: Ellie Kuper Thomas</p> <p>Date: 7th April 2025</p> <p>Position: Policy Manager, Planning and Development Directorate</p>	<p>Signed on behalf of National Grid:</p>  <p>Name: Angela Brooks</p> <p>Date: 7th April 2025</p> <p>Position: Partner, Fisher German (on Behalf of National Grid)</p>
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