



Planning & Regeneration

***Thameside West
London Borough of Newham***

Planning Performance Agreement (“PPA”) between:

The Greater London Authority (GLA) of City Hall,
Kamal Chunchie Way,
London, E16 1ZE

and

Silvertown Homes Ltd
12 Carlos Place, London, England, W1K 2ET

Dated: 23 April 2026

Version	Date	Notes
1.1	23.04.2026	Final

1. Recitals

- 1.1 The GLA is the strategic planning authority for development within the area in which the proposal (set out in Schedule A) is located.
- 1.2 The Applicant is Silvertown Homes Ltd. The Applicant intends to submit a series of amendments (comprising S96A non material amendments, S106 Deeds of Variation, and new planning applications) and reserved matters applications (collectively known as “the Applications”), relating to planning permission ref: 18/03557/OUT dated 5 October 2021 at Thameside West in the London Borough of Newham (“the Council”). The Applicant intends to engage with the GLA, the Council and Transport for London (TfL) regarding the proposals.
- 1.3 The GLA and the Applicant acknowledge that the scale and nature of the development proposed by the Applications is such that it is appropriate to enter into this PPA to agree Performance Standards (as specified in Schedule D) and a Project Programme (as specified in Schedule F) in relation to the consideration of the Applications.
- 1.4 This PPA provides an agreed programme for the pre-application process. It provides a project management framework and timetable. Reasonable endeavours will be used to ensure that the parties meet the programme agreed. It is acknowledged that it may be necessary to review the programme.
- 1.5 The Applicant has agreed to make a resourcing contribution towards the reimbursement of the expenditure incurred by the GLA in accordance with this Agreement (Schedule E) These provisions are designed to ensure that the GLA is not disadvantaged in its ability to carry out the remainder of its planning functions and process its workloads during the lifetime of this agreement.

2. General

- 2.1 The GLA enters into this Agreement pursuant to its powers in Section 93 of the Local Government Act 2003 and Sections 30 and 34 of the Greater London Authority Act 1999 (each as amended). Nothing in this Agreement shall fetter the Mayor or the GLA or restrict or inhibit their respective duties as local planning authority or prejudice the determination of the Applications or the impartiality of the Mayor or the GLA.
- 2.2 This Agreement does not create any right enforceable by any person not party to it (whether pursuant to the Contracts (Rights of Third Parties) Act 1999 or otherwise).

3. Joint Working

- 3.1 The GLA and the Applicant shall act reasonably and with good faith towards each other in respect of all matters and work jointly with each other in complying with their respective obligations under this Agreement.

4. Applicant's Obligations

- 4.1 In consideration of the commitments made by the GLA in this Agreement, the Applicant shall:
- a. Comply with the Performance Standards set out in Schedule D;
 - b. Comply with its obligations in respect of resourcing the GLA in accordance with Schedule D; and
 - c. Comply with and facilitate the compliance by the GLA with the Programme set out in Schedule F.

5. The GLA's Obligations

- 5.1 Without prejudice to their other obligations as a statutory body, the GLA agrees to use its their reasonable endeavours to:
- a. Comply with the Performance Standards set out in Schedule D; and
 - b. Comply with and facilitate the compliance by the Applicant with the Indicative Project Programme set out in Schedule F.

6. Termination

- 6.1 Save in respect of outstanding sums due to the GLA this Agreement shall be terminated at the point that all projected dates in the Project Programme have been achieved or as otherwise agreed in writing by the GLA and the Applicant.
- 6.2 In the event that this Agreement is terminated before completion of the Project Programme set out in Schedule F, the Applicant will only be invoiced for the time incurred to that date.

7. Amendment/Review of Agreement

- 7.1 Any amendment to this Agreement and any revision of timescales as may be agreed between the parties shall be in writing.

A.1 The site

The site is shown with an indicative red line boundary on the site plan below (Detailed Component, Buildings A and B, outlined in blue and Outline Component outlined in red):



A.2 Proposal

The proposal is to submit the following applications (which will be kept under review and updated as required) proposing amendments to the Thameside West Hybrid Planning Permission (HPP) (ref: 18/03557/OUT, dated 5 October 2021) for the comprehensive redevelopment of the site comprising housing, employment, retail, community and leisure uses and associated infrastructure, in new buildings including tall buildings:

1. NMA to the Hybrid Planning Permission to amend the Parameter Plans to align with the as-built Silvertown Tunnel DCO layout and to amend the Phasing Plan to enable Plot V to come forwards
2. S106 DoV relating to the Plot V Grampian
3. S106 DoV to the DLR Grampian and Review Mechanisms
4. NMA to the HPP to revise the design of Buildings A and B (to address Building Safety Act and associated amendments)
5. RMA in relation to Buildings C-F and the Park
6. Planning application for visitor pavilion
7. Planning application for DLR Station

B.1 Objective of the PPA

The objective of this PPA is one of co-operation and consistency throughout the pre-application process, to provide a degree of certainty for the intended outcomes and to improve the quality of the project and of the planning decision.

The GLA and the Applicant agree to be governed by the following principles:

- **Principle 1:** To work together as a team and in good faith, and to respect each other's interests and confidentiality.
- **Principle 2:** To commit and provide promptly information to support and manage the development management process, addressing any requests for clarification or information in a timely manner.
- **Principle 3:** To be transparent and consistent between all parties so that outcomes are anticipated, defined and understood.
- **Principle 4:** To provide effective involvement and consultation with statutory and other stakeholders.
- **Principle 5:** To reach agreement milestones, which will remain fixed unless reviewed and agreed otherwise.
- **Principle 6:** To identify and involve specialist consultees and advisors where appropriate.

B.2 Roles of parties / key stakeholders

The GLA is party to this PPA. The Applicant recognises that the GLA's and Mayor's statutory duties cannot be fettered.

The Applicant is party to this PPA and will make a Planning Application. As part of this project management framework the Applicant undertakes to provide the GLA with the following:

- Position statements on outstanding planning issues when requested;
- Revisions/addendums to submitted material where necessary and agreed in conjunction with the GLA (in the interests of ensuring that the application is acceptable in planning terms); and,
- Any other information or documentation that may assist the timely determination of the application.

London Borough of Newham as the local Council is a key stakeholder. The Council is expected to assist the GLA and the Mayor through the provision of relevant information and/or documentation that the Council may hold (and which has not already been made available to the GLA). A regular programme of joint progress meetings and technical sessions is also anticipated.

Schedule C - Planning policy context

C.1 Statutory Development Plan

The development plan in force in for the area is:

- The London Plan (March 2021)
- Newham Local Plan (2018)

C.2 Relevant national, strategic and local planning policy and guidance

- National Planning Policy Framework (2025)
- Planning Practice Guidance
- Draft Newham Local Plan (Regulation 22, June 2025)
- Support for Housebuilding LPG (March 2026)

Schedule D - Resources and liaison

D.1 The project team

The Project Team will comprise the GLA Team and the Applicant's Team, as defined below. The Project Team may be expanded by agreement and will include additional representation as required for each technical session.

A Project Lead will be appointed by the GLA. The Project Lead will have a lead co-ordination role.

D.2 The GLA team

Name	Position & role	Contact details
John Finlayson	Head of Development Management	John.Finlayson@london.gov.uk
Neil Smith	Deputy Team Leader, Special Projects	Neil.Smith@london.gov.uk
Katherine Wood	Team Leader, East Area	Katherine.Wood@london.gov.uk
Martin Jones	Principal Strategic Planner (Case Officer/ Project Lead)	Martin.Jones@london.gov.uk

D.3 The Applicant team:

Name	Position & role	Contact details
Steve Harrington	Planning Director, Arada	s.harrington@arada.com
Maurice Levi Laurenti	Director, Keystone	ml@keystonecompany.com
Suzi Rullo	Development Director, GLAP	Suzi.rullo@royaldocks.london
Mark Durrant	Director, Aurora	m.durrant@aurora.cc
Chris Gascoigne	Board Director, DP9	Chris.gascoigne@dp9.co.uk
Richard Foot	Director, DP9	Richard.foot@dp9.co.uk
Harry Howat	Senior Planner, DP9	Harry.howat@dp9.co.uk
Richard Muskar	Director, Gensler	Richard_muskar@gensler.com
Eoghan Fagan	Director, Gensler	Eoghan_fagan@gensler.com
James King	Director, Planit (Landscape)	jk@planit-ie.com
Nina Quarshie	Director, Arup (Transport)	Nina.quarshie@arup.com
James Sanders	Director, RSK (EIA)	j.sanders@rsk.co.uk
Tom Smith	Director, Hoare Lea (Energy / Sustainability)	tomsmith@hoarelea.com
Claire Dickinson	Director, Quod (Viability)	Claire.dickinson@quod.com

D.5 Meetings

Meetings will be attended by the Project Team (either in whole or in part) and will be closed to the public. Members of the Project Team may bring colleagues to the meetings as necessary and appropriate.

D.6 Working groups

The Project Team may establish topic based Working Groups; regarding specific planning issues if necessary (e.g., in relation to viability, Grampian conditions, non-

material amendments, reserved matters workstreams etc). The range of focussed Working Groups and their members shall be agreed by the Project Team in writing.

D.7 Additional technical meetings

Separate one-off technical meetings (e.g., with statutory consultees or specialist consultants) may be held as necessary. These shall usually be arranged by the Project Lead.

D.8 Schedule of meetings

Pre-application meetings will be held at regular intervals as set out in the Project Programme (unless otherwise agreed in writing).

Separate, topic-based discussions, Section 106 meetings and/or technical meetings may be arranged by the Project Team as required.

D.9 Availability of people and resources

The Parties will endeavour to make available members of the Project Team and technical officers to facilitate meetings in a timely manner. The Parties will also share with each other project tools (such as economic viability information) subject to protecting commercial confidentiality and Freedom of Information and Environmental Information Regulations considerations. The GLA lead officers will seek to attend all relevant meetings set out in this PPA. Where this is not possible, they will seek to secure attendance by other officers from their organisations.

D.10 Performance Standards

- The Parties respectively will endeavour to respond to calls, correspondence etc. within three working days, unless otherwise notified.
- The Project Lead will endeavour to circulate an agenda no later than three working days prior to any meeting.
- If possible and practicable, relevant information will be circulated by all parties no later than three working days prior to a meeting.
- The Project Lead will endeavour to issue meeting minutes no later than three working days after the meeting is held, with any comments by other Parties to be made within three working days.
- If requested by the Applicant team, the GLA team will provide joint informal written feedback on any information presented at meetings within 20 working days of that meeting.

D.11 Confidentiality

Confidentiality protocols will be agreed and applied to specific issues and/or information as they emerge, subject at all times to Freedom of Information and Environmental Information Regulations requirements.

Schedule E - Costs

The total cost of this PPA will include GLA officer costs, which are to be paid separately, as outlined below.

E.1 GLA costs

The GLA and the Applicant agree that the consideration of the Development requires the commitment of dedicated and suitably experienced planning officers and specialist officers within the GLA.

It may be necessary for the GLA to appoint external consultants. If this is the case, any such appointment will be discussed with the Applicant at the earliest opportunity. **For the avoidance of doubt, it will be necessary for the GLA to appoint external legal support to progress the Deeds of Variation, which costs will be sought from the applicant separately to this PPA agreement.**

The Applicant agrees to pay the GLA's reasonably and properly incurred costs as follows:

The GLA officer cost to deliver the agreed PPA programme is **£84,000** plus VAT. This charge is based on the cost of providing a case officer to manage the project for the GLA, as well as input from the management team and other GLA and TfL officers.

A total payment of **£84,000** plus VAT is required to be paid to the GLA on the following basis, unless otherwise agreed between the Applicant and GLA in writing:

- Payment 1: £42,000 (50%) upon signing of this agreement
- Payment 2: £42,000 (50%) by end November 2026

Under circumstances where the Project Programme would need to be significantly extended or is agreed to be extended to cover an additional meeting allowance, additional GLA officer costs beyond the fee agreed with the Applicant from a date to be agreed between the Parties, and always providing that the Applicant's written agreement has been obtained prior to additional costs being incurred (such agreement not to be unreasonably withheld).

Abnormal costs to be recovered from the Applicant upon agreement.

The GLA might need to employ specialist consultants, and the costs of the time spent by these consultants in advising the GLA will be invoiced to, and paid by, the Applicant, on an hourly basis at rates to be agreed in advance in writing with the Applicant.

E.2 Costs Summary

GLA

Based on the applicant's programme, it is expected that GLA key lead attendance will be required at 4 meetings, charged at £14,000 + VAT, plus attendance at 4 x Newham Council-led meetings, charged at £7,000 + VAT.

Total £84,000 + VAT

Schedule F - Project Programme

This programme is devised to provide an expeditious but achievable timeframe for determining the application.

The GLA and the Applicant shall work to ensure that the consideration of the proposal is progressed in accordance with the Project Programme set out below (unless a variation to the Project Programme is agreed in writing in accordance with the Project Planning Performance Agreement).

If there is a delay in the Project Programme, the Project Team will meet and discuss whether the programme is still realistic, or, whether the PPA determination timeframe needs to be revised. Any revisions to the PPA determination timeframe shall be agreed in writing by the Applicant and the GLA.

Action/Task	Timetable
GLA Meeting 1 (DoV – Plot V Grampian and DLR Grampian)	April 2026
Newham meeting attendance – topics TBC	May 2026
GLA Meeting 2 (DoV –DLR Grampian and review clauses)	June 2026
Newham meeting attendance – topics TBC	July 2026
GLA meeting 3 (DoV – DLR Grampian and review clauses)	August 2026
Newham meeting attendance – topics TBC	September 2026
GLA Meeting 4 (DoV – review clauses)	October 2026
Newham meeting attendance – topics TBC	November 2026
Joint final meeting	December 2026

Agreement

The GLA and the Applicant hereby agree to the content of this Project Planning Performance Agreement.

Greater London Authority

Name: John Finlayson

Signature:



Position: Head of Development Management

On Behalf Of:

Greater London Authority

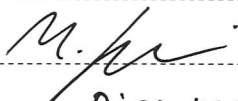
Date:

Applicant

Name:

Maurice Levi Laurenti

Signature:



Position:

Director, SHL

On Behalf Of:

Silvertown Homes Ltd.

Date:

23.4.2026