NEWHAM LOCAL PLAN REVIEW
EXAMINATION

On behalf of CBRE Global Investors

Hearing Statement: Matter 3
Examination Questions: 3.2

June 2018
1.0 Matter 3

MATTER 3 - VISION AND SPATIAL STRATEGY

1.1 CBRE Limited (CBRE) is instructed by CBRE Global Investors to address the Examining Inspector’s questions from the perspective of our client’s property interests at Standard Industrial Estate, Silvertown E16 2ES.

1.2 We refer the Inspector to the representations made on behalf of our client responding to Proposed Submission consultation1.

1.3 CBRE has prepared hearing statements in respect of four Matters (Matters 1, 3, 5 and 6).

1.4 This Statement responds to the Inspector’s Question 3.2 (ii).

Question 3.2 Spatial Policies

3.2 Spatial policies:

(ii) Are policies S2-S6, justified, effective and consistent with national policy?

1.5 The Site is located within the Royal Docks area as set out in Policy S3.

1.6 The Royal Docks is also identified as an Opportunity Area in the draft London Plan as suitable for significant growth, including the creation of 30,000 new homes and 41,500 new jobs. This is huge increase from the 11,000 homes and 6,000 jobs proposed in the adopted London Plan.

1.7 The draft London Plan notes that:

“the area has significant areas of SIL and recent evidence confirms that there is a continued demand for industrial space in the east of London. The Planning Framework should ensure industrial capacity is managed in ways that reduce overall vacancy rates and support the intensification of industrial, logistics and commercial uses so that they continue to form part of the overall mix of uses in the area”.

1.8 The Site is located within this Opportunity Area.

1.9 As noted in our hearing statement for Matter 5, there is a need for a comprehensive spatial strategy for industrial supply along Thameside, instead of the uncoordinated patchwork of SIL intensification and release along this corridor which the Draft Local Plan currently promotes.

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1 CBRE representations to the London Borough of Newham’s Local Plan Review: Proposed Submission (January 2018)