Planning Inspectorate

Examination of Newham Local Plan

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IN3.1: Inspector's Supplementary Question: Viability

The Local Plan Viability Assessment (April 2024)[1] compares the residual land values of the types of development proposed in the Plan with benchmark land values that represent the minimum return at which a reasonable landowner would be willing to sell their land[2]. If the residual land value is above the benchmark land value, that form of development is likely to be viable. Conversely, if the residual land value is below the benchmark land value the development is unlikely to be viable.

Tables 6.60.4, 6.60.5 and 6.60.6 set out residual land values for all of the types of development proposed in the Plan based on the cumulative impact of the Plan's policy requirements, including 60% affordable housing, compared to three benchmark land values. Tables 6.60.1, 6.60.2 and 6.60.3 provide the same information based on 35% affordable housing.

Amended versions of Table 6.60.1 to 6.60.6 were published on 27 November 2025[3]. These include each of the allocations in the tables, indicating the residual land values for each of those.

However, as the Tables contain several columns of residual land value figures associated with various policy requirements, and different scenarios for each allocation, it is not clear what the overall cumulative impact is and what it indicates the actual residual land value is if all of the policy requirements are met.

The Council is requested to respond to the following Supplementary Questions by **midday on Monday 1 December 2025**. The response should include the most relevant figures for each allocation based on the development proposed in the Plan on that site and all of the relevant policy requirements.

[1] EB099.
[2] PPG ID:10-013-20190509.
[3] ED??.

SQ10.1A Based on Tables 6.60.4, 6.60.5 and 6.60.6 (60% affordable housing), for every allocation in the Plan what is a) The total residual land value based on the size of the site and taking account of all of the policy requirements set out in the Plan. b) The total benchmark value based on the size of the site. c) The difference between (a) and (b). d) What the total developer profit is assumed to be and/or any other relevant figure to put figure (c) in a meaningful context.

SQ10.1A Based on Tables 6.60.1, 6.60.2 and 6.60.3 (35% affordable housing), for every allocation in the Plan what is e) The total residual land value based on the size of the site and taking account of all of the policy requirements set out in the Plan. f) The total benchmark value based on the size of the site. g) The difference between (a) and (b). h) What the total developer profit is assumed to be and/or any other relevant figure to put figure (c) in a meaningful context.

William Fieldhouse

27 November 2025