

**LONDON BOROUGH OF NEWHAM
RESPONSE TO:**

**IN3.1: INSPECTOR'S SUPPLEMENTARY QUESTION
VIABILITY**

WE ARE NEWHAM.

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.

Council Response

- 1.1 The response to question SQ10.1A on 60% affordable housing and 35% affordable housing is set out in Appendix 1 from the Council's Viability Consultant (BNP Paribas)