



Quod

R22 Local Plan

Matter 5: Housing Land Supply

Newham Local Plan

St William Homes LLP

9TH JANUARY 2026

Q253076

Matter 5: Housing Land Supply

1.1 On behalf of St William Homes LLP ('St William'), Quod submits this hearing statement in response to the Inspector's Further Questions: M5 Housing Land Supply (IN3.3) published on 5th January 2026. This hearing statement should be read in conjunction with St William's hearing statement on Matter 5 issued to the Inspector on 27th November 2025.

Sites with planning permission or a resolution to grant planning permission

FQ5.6 Is there a reasonable prospect that a total of 3,328 homes will be built on sites with planning permission or a resolution to grant planning permission between 1 April 2025 and 31 March 2042?

FQ5.6B Is there a realistic prospect that a total of 2,790 homes will be completed on sites with planning permission or a resolution to grant planning permission between 1 April 2027 and 31 March 2032?

1.2 In relation to the Newham 5 year housing land supply as at April 2025 published on 26th November 2025 we set out below St William's housing delivery assumptions against Newham's 5 year housing land supply assumptions and associated Local Plan Housing Supply Proformas. LBN assumptions are shown in black and S William assumptions are shown in red.

Site	Site allocation	Hybrid application units with detailed consent included in the 5 year land supply	5 year total	27/28	28/29	29/30	30/31	31/32
TwelveTrees Park / Stephenson Street (24/01731/VAR and 24/01733/REM)	N7.SA2	1900	1195	239	239	239	239	239
TwelveTrees Park / Stephenson Street (24/01731/VAR and 24/01733/REM)		1992	1,308	262	262	262	262	262
Bromley By Bow Gasworks /	N7.SA2	632	610	122	122	122	122	122

Twelvetrees Crescent (23/02033/OUT)								
Bromley By Bow / Twelvetrees Crescent (23/02033/OUT)		632	510	0	0	170	170	170
Beckton Riverside Phase 1 (24/00989/OUT)	N17.SA1	0	606	0	0	202	202	202
Beckton Riverside Phase 1 (24/00989/OUT)		0	606	0	0	202	202	202
Rick Roberts Way Gasworks (23/00411/NMA)	N8.SA7	247	123	124	0	0	0	0
Rick Roberts Way Gasworks (23/00411/NMA)		245	123	122	0	0	0	0

1.3 St William and Berkeley Capital development sites will continue to deliver homes beyond 2032 including at TwelveTrees Park; Bromley by Bow; and Beckton Riverside Phase 1. There may also be further opportunity for additional housing delivery on these sites should they be subject to further optimisation including at Rick Roberts Way where pre-application discussions are already underway to increase the number of homes on this site to approximately 300 homes. Furthermore, the East Ham Gasworks site (not listed in the above 5 year housing supply table) will be subject to a planning application submission in 2026 which will enable further housing delivery (c. 700 homes).

1.4 Table 1 below provides a summary of the number of units consented at each of the St William / Berkeley Capital sites and the anticipated year of completion.

Table 1: Total number of consented homes and estimated completion year

Scheme	Consented Units	Estimated Completion Year
Rick Roberts Way (N8.SA7)	245 units	2030
Bromley by Bow (N7.SA2)	c. 2,200 units	2048
TwelveTrees Park (N7.SA2)	c. 4,700 units	2042
Beckton Gasworks (N17.SA1)	c. 3,000 units	2063
Eas Ham Gasworks (N13.SA3)	700 units (not consented)	2037