

LONDON BOROUGH OF NEWHAM

LOCAL PLAN INDEPENDENT EXAMINATION IN PUBLIC IN11: INSPECTOR'S SUPPLEMENTARY QUESTION: VIABILITY

WE ARE NEWHAM.

IN11: Inspector's Supplementary Question: Viability

For each allocation include

- only the most relevant row and
- only in the table for the most relevant benchmark land value

as referred to by the Council in the matter 4 hearing sessions.

Council Response:

Site Allocation/ Description	Benchmark Value
N7.SA1 Abbey Mills [Scenario 3]	BLV3
N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	BLV1
N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	BLV1
N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	BLV3
N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	BLV3
N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	BLV3
SA8 Bridgewater Road [Scenario 3]	BLV3
N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	BLV1
Canning Town Holiday Inn Opt 1 [Scenario 3]	BLV1
N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	BLV1
N4.SA5 Canning Town Riverside [Scenario 3]	BLV3
N8.SA10 Chobham Farm [Scenario 3]	BLV2
N2.SA3 Connaught Riverside [Scenario 3]	BLV2
N13.SA3 East Ham Gas Works [Scenario 3]	BLV3
N13.SA2 East Ham primark [Scenario 3]	BLV1
N4.SA4 Limmo [Scenario 3]	BLV3
N2.SA2 Lyle Park West [Scenario 3]	BLV2
N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	BLV1
N7.SA2 Parcelforce [Scenario 3]	BLV2
N9.SA1 Plaistow North [Scenario 3]	BLV3
N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	BLV2
N8.SA7 Rick Roberts Way [Scenario 3]	BLV3
N3.SA1 Royal Albert North - Connaught North [Scenario 3]	BLV3
N3.SA1 Royal Albert North - Beckton [Scenario 3]	BLV3
N2.SA1 Silvertown Quays [Scenario 3]	BLV3
N4.SA2 Silvertown Way East [Scenario 3]	BLV2
N8.SA1 Stratford Central [Scenario 3]	BLV1
N8.SA4 Stratford High Street bingo hall [Scenario 3]	BLV1
N8.SA2 Stratford Station - Site 2 [Scenario 3]	BLV1

N8.SA2 Stratford Station - Site 3 [Scenario 3]	BLV1
N8.SA2 Stratford Station - Site 4 [Scenario 3]	BLV1
N8.SA2 Stratford Station - Site 5 [Scenario 3]	BLV3
N8.SA2 Stratford Station - Site 6 [Scenario 3]	BLV3
N8.SA2 Stratford Station - Site 7 [Scenario 3]	BLV3
N8.SA5 Stratford Town Centre West - MSG plot [Scenario 3]	BLV3
N8.SA5 Stratford Town Centre West - IQL South [Scenario 3]	BLV3
N8.SA5 Stratford Town Centre West - IQL North [Scenario 3]	BLV3
N7.SA3 Sugar House Lane [Scenario 3]	BLV3
N2.SA4 Thameside West [Scenario 3]	BLV3
N15.SA2 Woodgrange Road West [Scenario 3]	BLV1
N8.SA5 Stratford Town Centre West - Plot M7B [Scenario 3]	
N8.SA5 Stratford Town Centre West - Stratford Waterfront North [Scenario 3]	
N2.SA5 Excel Western Gateway [Scenario 3]	BLV3
N11.SA3 Alpine Way [Scenario 3]	BLV2

- All policy requirements in the Plan including 60% affordable housing.
- All policy requirements in the Plan including 60% affordable housing but with zero employment and training financial contribution.
- All policy requirements in the Plan including 35% affordable housing.
- All policy requirements in the Plan including 35% affordable housing but with zero employment and training financial contribution.
- All policy requirements in the Plan including 20% affordable housing1.
- All policy requirements in the Plan including 20% affordable housing but with zero employment and training financial contribution.

Council Response:

The spreadsheet containing the required information is provided in Appendix 1.