

The London Plan

Examination in Public 2018-2019

Panel Note No. 9:

Viability

April 2019

Panel appointed by the Secretary of State:

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Webpage: [Examination in Public for the draft New London Plan | London City Hall](#)

Matters 92 and 93: Viability and Delivering the Plan

The effect that various policy requirements have on the economic viability of different types of development has been raised throughout the examination. The cumulative impact of all of the policy requirements on economic viability will be considered under matter 92. This will not be the opportunity to revisit matters discussed earlier in the examination (for example, whether a particular policy requirement is justified), but rather the focus will be on the viability evidence.

An agenda for matters 92 and 93 has been published alongside this Panel Note. In order to help focus the discussion of matter 92, the Mayor is asked to prepare, in liaison with other participants, a short summary note identifying the main areas of dispute about the viability evidence. This should include:

- A list of the policies in the Plan that are likely to have a significant effect on development costs and/or development values¹.
- LPVS assumptions about the costs of different types of development, with alternative figures suggested by other participants.
- LPVS assumptions about the values of different types of development, with alternative figures suggested by other participants.
- LPVS assumptions about benchmark land values, with alternative figures suggested by other participants.

The above may be best presented in a series of tables. If specific alternative figures have not been provided by participants, it would be helpful for the table to indicate where a particular participant has indicated that a LPVS assumption is too high or too low.

The summary note should include information contained in evidence already published on the examination website, including that in the London Plan Viability Study and Addendum and in participants' statements relating to matters 92 and 93 and other relevant matters as appropriate. New evidence should not be introduced at this stage.

This should be submitted by **midday on Wednesday 1 May 2019**.

Roisin Barrett William Fieldhouse David Smith

End of Panel Note No. 9

¹ London First matter 92 statement Annex A and B provides a useful starting point.