



Examination of Newham Local Plan

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Examination website: [Local Plan Examination Overview – Newham Local Plan Examination – Newham Council](#)

IN2.2: Inspector's Supplementary Questions to the Council

Further to the responses to my Preliminary and Further Preliminary Questions published on 30 September 2025¹, the Council is requested to respond to the following Supplementary Questions.

Small sites and windfalls

Policy H1 indicates that the housing requirement will be met through:

- Majority of new homes being on site allocations
- Optimisation of housing delivery on small sites (<0.25 hectares)
- Windfalls

The Council's response to PQ23 advises that the following number of new homes are expected between 2023 and 2038:

• Allocations	38,094
• Small sites	5,700
• Windfalls	3,270
• Permissions (and resolutions to grant)*	6,720
• Total	53,784

* On sites not allocated in the Plan.

SPQ23.1 (a) Does the Plan include a total windfall allowance of 8,970 for the period 2023 to 2038 (5,700 + 3,270)? (b) How many homes were completed on small sites each year over the last ten years? (c) How many homes were built on windfalls each year over the last ten years?

The Council is requested to respond to SPQ23.1 by **midday on Tuesday 7 October 2025**.

¹ ED001 to ED005.

Five year housing land supply following adoption

NPPF 69 states that planning policies should identify a supply of specific, deliverable sites for five years following the intended date of adoption (with an appropriate buffer, as set out in paragraph 77).

The Council's response to PQ28 advises that the relevant 5 year period is 1 April 2027 to 31 March 2032.

The Council's response to PQ29 advises that, based on the housing requirement in the Plan (51,425 homes) and stepped trajectory, the requirement for that five year period (including a 20% buffer) is 21,982 homes.

The Council's response to PQ30 advises that, based on the evidence that informed the housing figures in the submitted Plan, the capacity of specific, deliverable sites for the period 1 April 2027 to 31 March 2032 is 18,642 homes, including a small site allowance of 380 homes per year.

SPQ30.1 Does the supply of 18,642 homes in the period 1 April 2027 to 31 March 2032 include any other windfalls in addition to 1,900 homes on small sites (380 x 5)?

The Council is requested to respond to SPQ30.1 by **midday on Tuesday 7 October 2025**.

Updated evidence relating to housing land supply

The Council's response to PQ27 advises that it expects to publish updated, comprehensive housing land supply information relating to a base date of 1 April 2025 by 21 November 2025. The following questions should be responded to as soon as possible when that information is available, ideally also by 21 November.

SPQ30.2 Could the Council provide a Table listing all of the sites that are assumed to contribute to the five year supply between 1 April 2027 and 31 March 2032 (based on the updated evidence relating to 1 April 2025) in the following categories with the number of homes expected to be completed on each site in each year of that period:

- Sites with detailed planning permission.
- Sites with outline planning permission for fewer than 10 homes.
- Sites with outline planning permission for 10 or more homes.
- Sites with a grant of permission in principle.
- Allocations in the Plan that do not fall into any of the above categories.

SPQ30.3 Based on the updated housing supply information relating to 1 April 2025, could the Council complete a template similar to that set out in the Annex for:

- every allocation in the Plan (that proposes residential development); and
- all other sites that are not allocations in the plan but are assumed to contribute towards the five year supply in the period 2027 to 2032.

William Fieldhouse

1 October 2025

Local plans: housing land supply

Introduction

This note includes a template for local planning authorities to use to provide information about the housing land supply assumed in a local plan in the context of relevant national policy and guidance.

NPPF

NPPF 69 states that planning policies should identify a supply of:

- a) specific, **deliverable** sites for five years following the intended date of adoption; and
- b) specific, **developable** sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.

Developable sites

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

PPG ID: 68-020-20190722 advises that in demonstrating that there is a reasonable prospect, plan-makers can use evidence such as (but not exclusively):

- written commitment or agreement that relevant funding is likely to come forward within the timescale indicated, such as an award of grant funding;
- written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- likely buildout rates based on sites with similar characteristics; and
- current planning status - for example, a larger scale site with only outline permission where there is supporting evidence that the site is suitable and available, may indicate development could be completed within the next 6-10 years.

Deliverable sites

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

For sites that fall within the definition in (b) above, PPG ID: 68-007-20190722 advises that clear evidence may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

Template

The attached template should be completed for every allocation included in the plan that proposes residential development.

A template should also be completed for any sites that are not allocations in the plan but are assumed to contribute towards the five year supply following the intended date of adoption.

Relevant evidence as referred to above should be summarised succinctly for each site. This should be proportionate to whether the site is considered “deliverable” or “developable”.

Local plan housing land supply template

Local plan allocation ref	
Site name	
Total capacity (dwellings)	
Total completions in plan period	
Total completions in five years following adoption	

Plan period up to adoption				Years following adoption													
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

Ownership and availability	
Developer interest	
Site assessment work	
Viability	
Infrastructure provision	
Planning permission	
Progress towards applications, reserved matters, discharge of conditions, etc.	