

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

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?

Council Response:

(a) Yes.

(b) A table showing small sites completions over the last ten years is provided below:

	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Newham excluding LLDC area	136	300	336	98	323	209	153	297	158	473
LLDC area in Newham	10	227	230	216	12	4	3	0	0	1
Total	146	527	566	314	335	213	156	297	158	474

(c) A table showing windfall completions over the last ten years is provided below:

14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
350	1062	30	22	125	192	481	194	9	155

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)?

Council Response:

No. For clarity, the five-year land supply is broken down into the following categories:

• Allocations	15,565
• Small sites	1,900
• Windfalls	0
• Permissions (and resolutions to grant)*	1,177
• Total	18,642

* On sites not allocated in the Plan.

To note, when the housing trajectory was put together for the Regulation 19 Local Plan, it was assumed the five-year land supply period would run from 2023/24 to 2027/28. We are in the process of updating the housing trajectory and we will use the agreed five-year land supply period of 1 April 2027 to 31 March 2032. However, in response to this change we will suggest the medium-term phase of the plan period should shift forward to start after the end of the five-year land supply period (i.e. from financial years 2032/33 onwards). This may result in the phasing of some five-year land supply sites from the Regulation 19 Local Plan moving to future years, dependent on the level of progress on site to date.

¹ ED001 to ED005.