

## **Matter 7 – Housing Policies – Further update 02 October 2025**

This note responds to an action raised by the Inspector during the examination hearings into Matter 13 (Plan Delivery and Housing Land Supply) of the Sandwell Local Plan which took place on the morning of 02 October 2025. It seeks to follow on from information provided by the council in SA/ED81 by setting out amendments to the allocation delivery rates within the housing trajectory, the proposed housing requirement figure for the plan period, and the expected five year housing land supply position as at the time of the anticipated adoption of the SLP.

### Amendments to delivery rates within the trajectory

Three amendments are proposed to the rate at which housing allocations are expected to deliver completions within the plan period trajectory.

- The delivery of West Bromwich Central SHO18 (formerly SM7) has been pushed back by one year to reflect a more sensitive assessment of when the allocation is likely to deliver housing completions. The allocation is expected to start delivering housing completions in 2029/2030 with an expected loss of 51 dwellings from the five year supply.
- The delivery of Chances Glassworks SM1 has been pushed to the back-end of the plan period to reflect a more sensitive assessment of when the allocation is likely to deliver and delivery no longer falls within the five year supply.
- The delivery of Brades Road (SH38) has been brought forward following additional evidence given by the promoter's agent, Sevo Planning, during the hearing sessions this morning. The allocation is now expected to be completed in 2030/31 with all 51 indicative number of homes expected to be completed in this year.

### Proposed housing requirement figure

The submission version of the SLP used the best available information on housing supply to determine the housing requirement figure for the plan period. The submission version of the SLP sets the housing requirement as the delivery of at least 10,434 dwellings over the plan period in policy SDS1.

The housing supply has changed since the submission of the SLP in 2024 as the passage of time has resulted in additional planning permissions for housing and further information on net housing completions. In response to discussions that took place earlier in the examination process, SA/ED81 includes an undiscounted total supply figure (including net completions from 2024/25) as 11,663 dwellings. This figure does not include for expected windfall contributions of 119 dwellings per year in the first five years of the plan period.

Following discussions earlier today we have included a windfall contribution of 119 dwellings per year in years four and five. No windfall allowance is made for the first three years of the plan period. This results in a supply of 11,901 homes. It is proposed that this supply figure is used as the housing requirement for the SLP.

### Five year housing land supply on adoption

Taking into consideration the stage that has been reached in the examination process and the amount of work that is likely to be required to prepare and consult on main modifications (should that be your recommendation), we consider that the SLP will realistically be adopted at the start of 2026/27. As such, the table attached demonstrates that the expected five year housing land supply position is 5.10 years at 2026/27 and the requirement of NPPF paragraph 76(b) will be met. The number of net new homes expected to be completed in 2025/26 is 455 homes and is based upon assumptions within the latest version of the trajectory. The 455 figure

has been used to calculate the expected five year housing land supply position which takes account of completions in 2024/25 and 2025/26 being below the annualised requirement.

**Table 5**

Source of Supply	Type of Supply	2024-2041
Current Supply	Site under construction	566
	Sites with Planning Permission or Prior Approval	929
	Site with Other Commitments (as set out in 2024 SHLAA)	70
Allocated	Sites without planning permission	6237
	Sites with Planning Permission	1328
	Sites under construction	322
<b>Total Identified Sites</b>		<b>9452</b>
Total Windfall Allowance	Small sites (<10 homes / 0.25ha)(2028-2041)	1547
<b>Total Identified Sites and windfall allowance</b>		<b>10,999</b>
Additional floorspace in centres	West Bromwich	5
	Town Centres	70
	District and Local Centres	95
<b>Total additional floorspace in centres</b>		<b>170</b>
<b>Additional supply in Wednesbury Master Plan</b>		<b>117</b>
<b>Total Supply</b>		<b>11,286</b>
<b>Net completions</b>		<b>615</b>
<b>Total supply and net completions</b>		<b>11,901</b>

**Windfall allowance**

During the discussion on the windfall allowance, the inspector requested further information on the years 2021 – 2024 as there was a significant difference between these years and previous windfall rates. On checking the windfall rates, the figures for 2021 – 2024 erroneously included sites with capacity for more than 9 homes. I have recalculated the figures and the totals are as follows (red text indicates amended figures) and now include windfall figures for 2024/25. Using the time period 2015-2025 the total windfall (based on sites with capacity for 9 or less homes) is 1191, which equates to annual figure of 119. This adjusted figure has been used in the table 5 update.

Year Completed	Total Housing Completions	No of Windfall Completions	%
2011/2012*	599	153	26%
2012/2013*	712	109	15%
2013/2014*	536	120	22%
2014/2015*	961	134	14%
2015/2016	561	124	22%
2016/2017	901	189	21%
2017/2018	676	134	20%
2018/2019	794	105	13%
2019/2020	501	68	14%
2020/2021	654	136	21%
2021/2022	661	127	19%
2022/2023	340	103	30%
2023/2024	647	119	18%
2024/2025	615	86	14%
<b>Total</b>	<b>6350</b>	<b>1191</b>	<b>19%</b>
<b>Annual average over 10 years</b>	<b>635</b>	<b>119</b>	<b>19%</b>
Total for 2030 – 2041 (11 years)		1309	

### 5-year housing land supply on adoption

The following sets out how the annualised 5 year housing requirement and demonstrates that the Council has a 5 year housing land supply.

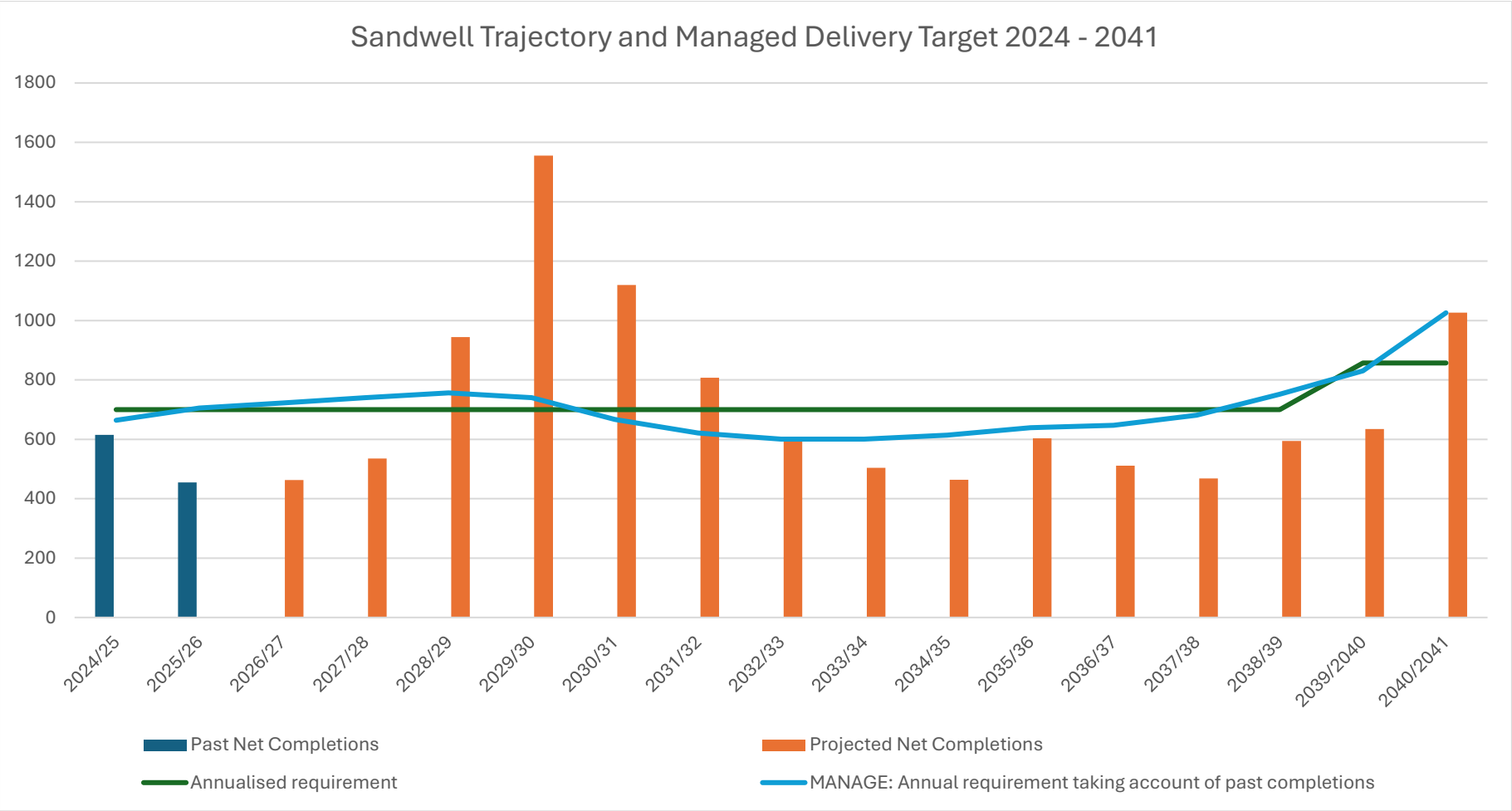
5 year housing land supply from adoption 2026/27			
A	Annual Requirement	700	11901 / 17
B	Five year requirement	3500	A multiplied by 5
C	Plus 20% buffer (Sandwell	700	Sandwell's most recent HDT is 44%
D	Shortfall (85 + 245) (2024/25 + 2025/26)	330	
E	Total 5 year requirement	4530	
F	Annualised requirement	906	
G	Housing supply 2025 - 2030	4617	
	Supply in years	<b>5.10</b>	G divided by F

The Inspector also requested a table showing a rolling 5 year supply from 2026/27

[illegible]

Monitoring and plan review

Trajectory table to be included in monitoring section:



### Indicative Net Completions

Type of Supply	2024/ 25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
Current supply – Sites under construction		366	32	0	15	153	0	0	0	0	0	0	0	0	0	0	0	566
Current supply – Sites with planning permission		0	130	159	180	430	30	0	0	0	0	0	0	0	0	0	0	929
Current supply – Other sites		0	27	20	0	0	4	0	0	0	0	19	0	0	0	0	0	70
Allocated sites – Sites under construction		89	88	60	27	58	0	0	0	0	0	0	0	0	0	0	0	322
Allocation sites – Sites with planning permission		0	158	296	361	294	80	110	29	0	0	0	0	0	0	0	0	1328
Allocated sites – Sites without planning permission		0	28	0	242	501	812	508	384	327	330	465	392	349	475	516	908	6237
Windfall allowance		0	0	0	119	119	119	119	119	119	119	119	119	119	119	119	119	1547
Additional floorspace in centres		0	0	0	0	0	45	40	40	30	15	0	0	0	0	0	0	170
Additional supply in Wednesbury Master Plan		0	0	0	0	0	30	30	29	28	0	0	0	0	0	0	0	117
<b>Total Housing Supply</b>	<b>615</b>	<b>455</b>	<b>463</b>	<b>535</b>	<b>944</b>	<b>1555</b>	<b>1120</b>	<b>807</b>	<b>601</b>	<b>504</b>	<b>464</b>	<b>603</b>	<b>511</b>	<b>468</b>	<b>594</b>	<b>635</b>	<b>1027</b>	<b>11901</b>