

Housing Delivery Action Plan

July 2019

Housing Delivery Test - Action Plan

1. Introduction

1.1. The Government has committed to boost the supply of new homes nationally through a number of policy interventions and reforms to the planning system, which are intended to deliver more housing, improve housing affordability and remove barriers to development. The Government expects Local Planning Authorities to be at the forefront of meeting their requirements, and to be responsible for increasing the speed of provision and the quantity of new homes which have been identified to meet the needs of the local area.

1.2. The Housing Delivery Test (HDT) has been introduced by the Government to monitor the Local Planning Authority to ensure they are building new homes at a rate that will meet the identified housing need. It was introduced as part of the National Planning Policy Framework in 2018. It provides a new indicator for housing delivery and sets out consequences for those councils who are unable to fulfil the requirements of the test.

1.3. The HDT compares the number of new homes delivered over the previous three years with the authority's identified housing requirement. The implications of the HDT are set out as follows:

- If housing delivery has been less than 95%, the LPA should prepare an Action Plan to address the reasons for the shortfall.
- If delivery has been less than 85%, the LPA should include a 20% buffer in calculating its 5YHLS.
- If delivery has been less than 75%, the presumption in favour is engaged *.

*As a transitional provision, the threshold in the third element has been set by Government at 25% and 45% for the 2019 and 2020 Tests.

1.4. If an HDT Action Plan is required this should be published within six months of the publication of the test result for the district.

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1.5. The Adopted Replacement Harlow Local Plan period was from 13th July 2006 to 31st March 2011. Consequently as the adopted housing requirement is more than five years old, a formulae is used which sets out the minimum housing need figure of the last three years, based on household figures for the last three years (2015/16 to 2017/18) and the “standard methodology”.

1.6. The Government published the results of the HDT for Harlow in February 2019 Harlow’s result was as follows.

Number of Homes Required			Total Number of Homes Required	Number of Homes Delivered			Total Number of Homes Delivered	Housing Delivery Test: 2018 measure	Housing Delivery Test: 2018 Consequence
2015/2016	2016/2017	2017/2018		2015/2016	2016/2017	2017/2018			
326	329	353	1008	225	340	281	846	84%	Buffer

1.7. The table above shows that the Council’s delivery was below the target of 95% and will accordingly have to prepare an action plan as required by the NPPF¹. In addition as the delivery performance was just below 85% (84% delivered), a buffer of 20% should be applied to the supply of deliverable sites.

1.8. National Guidance states that the Action Plan is:

“A document produced by the local planning authority to reflect challenges and identify actions to address under-delivery against the housing requirement in the area. The document’s purpose is to detail the reasons for under-delivery and the steps the authority intends to take in mitigation and drive up delivery in the area. A good action plan will identify ways to reduce the risk of further under-delivery and set out the case for measures to maintain or improve levels of delivery.”

1.9. This Action Plan will set out the housing delivery since the start of the Local Development Plan period (2011), the elements that influence and impact on that delivery, and what the Council will do to improve the delivery to ensure that over a three year period it is above the 95% Action Plan threshold.

¹ National Planning Policy Framework - July 2018 Paragraph 75

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- 1.10. This Action Plan provides an analysis of the key reasons why it was not possible to deliver against the Council's housing requirement and identifies a series of measures that the Council intends to undertake to increase the delivery of new housing within the District.
- 1.11. Whilst the Council can set out the actions that fall within its remit, by which it can speed up the delivery process, there are those actions that will require the co-operation of the building industry, in particular land owners, developers, house builders and utility companies/infrastructure providers.

2. The Current Position

- 2.1. Harlow as a comprehensively planned New Town had an enviable build rate afforded by the powers vested at that time in the Harlow Development Corporation, completing 1,979 dwellings in the year 1955. Since the demise of the Corporation the development of the town has been managed by the Council through the provisions of the Town and Country Planning Acts. Whilst not matching the build rates of the Development Corporation, which had substantial powers and funding streams available to secure delivery and investment, there has been a steady build out of new housing to date.
- 2.2. There was a steady flow of housing completions since 2001, however this averaged at 159 dwellings per annum from then to the start of the new Local Development Plan period (2011), and resulted in a shortfall in provision having regard to the Adopted Local Plan at that time (the Adopted Replacement Harlow Local Plan, 2006).
- 2.3. The housing need for Harlow has been identified through the joint Strategic Housing Market Assessment³(SHMA) and set out in the Pre-Submission Harlow Local Development Plan (HLDP). This document "reset the clock" on the housing need for the district. It concluded that over the Local Plan period of 2011 – 2033 housing need

³ West and East Hertfordshire Strategic Housing Market Assessment. Establishing the Full Objectively Assessed Housing Need. July 2017

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for the District was 7,400 dwellings, equating to 330 dwellings per annum. The HLDP indicates that this need will be addressed through the identification of a large strategic housing site in the east of the town together with 21 smaller sites.

- 2.4. The Council accepts that there has been an under delivery of dwellings⁴ and as such had already taken into account the need for a 20% buffer for calculating the five year housing land supply, which is set out in the Pre-Submission Publication version of the Harlow Local Development Plan (2018).
- 2.5. Harlow's legacy as a master planned former New Town has impacted on its ability to satisfy a growing demand for new housing, within a tightly drawn administrative boundary, which has limited the identification of appropriate spatial options to accommodate identified housing need. Apart from the built up areas the remainder of the town is either designated as Green Belt or comprises Green Wedges and Green Fingers which have been integral to defining the character of Harlow as a planned new town. These attributes have been codified in the overarching principles set out in the Harlow and Gilston Garden Town Vision adopted jointly by East Hertfordshire, Epping Forest and Harlow Councils.
- 2.6. Given the planned nature of Harlow, comprising a town centre, five neighbourhood retail centres, three main employment areas together with distinct residential neighbourhoods, in a mix of public and private ownership, there is very little opportunity to bring forward additional sites through the development of brownfield land. There has, however, been some smaller scale redevelopment opportunities which have allowed a net increase in dwellings and affordable homes.
- 2.7. In addition, , the Council will be publishing the Harlow Town Centre Area Action Plan for submission by the end of 2019; this will include a significant number of new homes integrated with new retail and other compatible uses within the existing fabric

⁴ National Planning Policy Framework - July 2018 Paragraph 73 c)

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of the town centre. The number of new dwellings and their phasing will be coordinated with the HLDP and monitored through the Annual Monitoring Report.

- 2.8. The housing needs evidence over a number of years has indicated that it would be appropriate to increase the number of dwellings delivered to meet local need, in particular affordable housing. The Council has long been a supporter of growth in the Harlow area to bring about economic growth and regeneration, which has culminated in the strategy, policies and proposals in the HLDP and its commitment to the Harlow and Gilston Garden Town (HGGT). The delivery of Garden Towns, including HGGT, has been supported by Government through the provision of additional funding and resources in order to speed up the delivery of new homes. There has also been investment in new road infrastructure including a forthcoming new junction on the M11 and other road improvements, including for example a commitment to providing more sustainable modes of transport, such as through the development of sustainable transport corridors to facilitate a modal shift, supported by the HGGT. These projects together will unlock new housing initiatives, and demonstrate the Council's commitment to increasing not only the quantum of dwellings in the area, but also the speed at which they are delivered and their affordability.

The Requirement

- 2.9. To meet the Council's Corporate Priorities⁵ for "more and better housing" and "regeneration and a thriving economy", the Council has identified a housing requirement above that set to meet the town's needs of 7,400 dwellings over the Local Plan period. Consequently a Strategic Housing Land Availability Assessment identified developable land that will enable a requirement of 9,200 dwellings to be met, which will both support the corporate priorities and increase affordability to help meet the town's pressing need for affordable housing.

⁵ Harlow Council: Working Together for Harlow Corporate Plan 2019/20 – 2021/22

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2.10. The Local Plan Evidence Base demonstrates that Harlow needs housing growth in order to improve and resolve the following issues :

- To provide affordable and flexible housing for future population needs
- To provide the critical mass needed to regenerate retail centres and other facilities
- To provide attractive new homes for the workforce needed to retain and expand Harlow businesses

2.11. This Action Plan sits alongside existing Council strategies, plans and policies which set out the Council's housing priorities. In particular the new Harlow Local Development Plan (adoption scheduled for early 2020), together with the Harlow Town Centre Area Action Plan will be key to securing future housing delivery. Other Council publications which reflect housing policy or housing delivery include the following:

- Corporate Plan 2019-22 (the priority of which is more and better housing)
- Housing Strategy (in development)
- Garden Town Housing Plan (in development)
- Garden Town Vision (sets out the vision for the Garden Town and the principles which will inform its growth and management/stewardship).

Land Supply

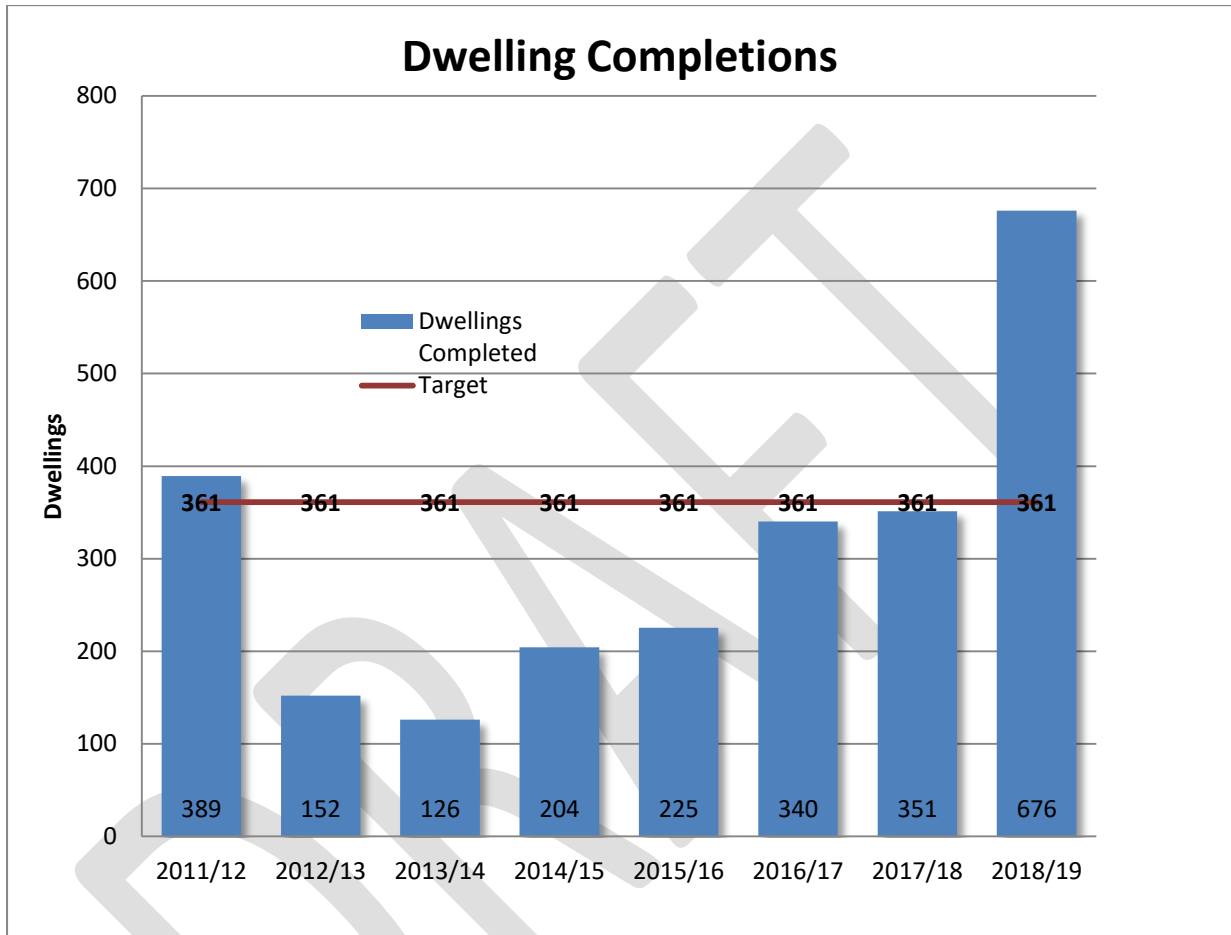
2.12. Since the commencement of the preparation of the new Harlow Development Plan in 2007, and given the physical characteristics of Harlow described above, it has not been feasible to deliver the annual housing target based on the requirement of 9,200, mainly due to the reliance on large strategic sites to come forward.

2.13. At the time of publication of this Action Plan, the Pre-Submission Harlow Local Development Plan has been through an Examination in Public and the Council will shortly be submitting major modifications to the Plan to the Planning Inspectorate, for public consultation. Following discussions at the Examination Hearings these modifications have included a stepped housing trajectory to enable a five years' worth

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of deliverable dwellings from 2019/20 – 2023/24. This will also enable Harlow to meet its housing target from 2019.

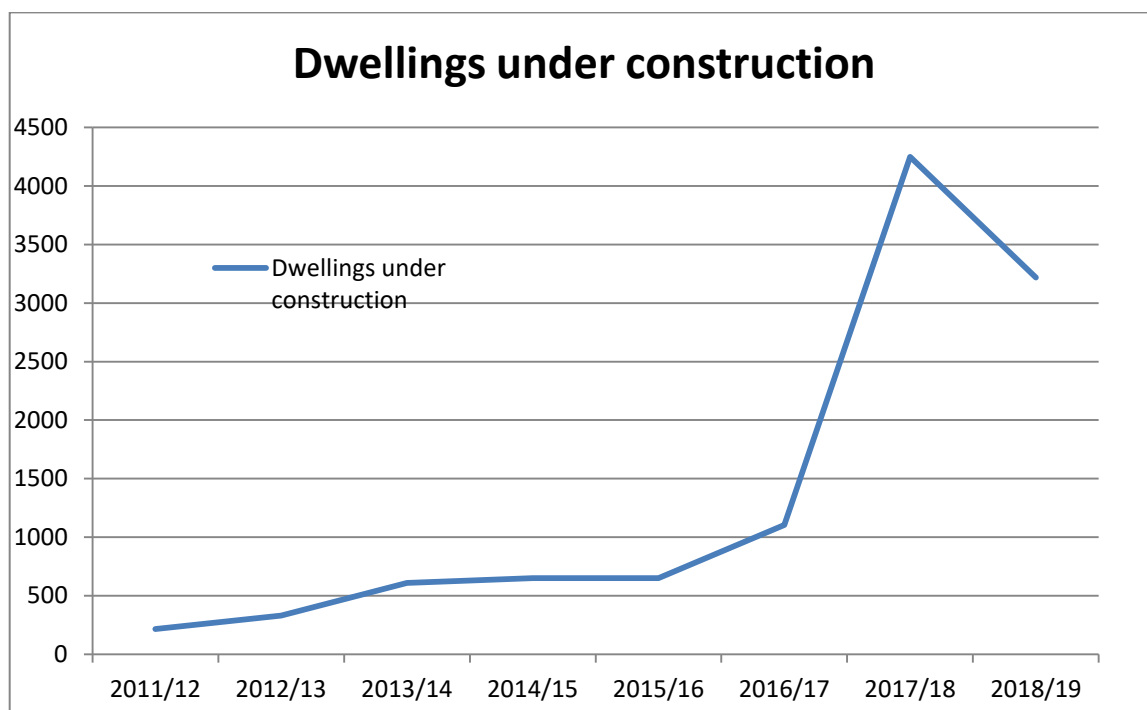
2.14. It is acknowledged there has been an under delivery of housing from the start of the new Local Development Plan period as shown in the graph below:-



2.15. The under delivery has been attributed to the reliance on strategic sites which had not come on stream in the early years of the new Harlow Local Development Plan and previously allocated in the Adopted Replacement Harlow Local Plan (2006). The longer lead in time for these sites, together with the late approval on appeal of a further large site which had been identified as a special restraint area (Gilden Park), led to a low completion rate at the start of the new Harlow Local Development Plan period.

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- 2.16. The graph below shows the total number of dwellings on sites where development has already commenced and, whilst not showing the number of new starts in the year, does indicate the sites where there is a strong commitment to build and that has been increasing since the start of the Local Development Plan period. This is due in part to the gradual improvement in the general economic climate following the global recession in the late 2000s, and the start and continued building out of large sites at Newhall, the former Rugby Club and Gildden Park.



- 2.17. There has been an average of 13 planning applications per year since 2012 for new housing, with no significant peak or trough in the number per year. These do include some major applications, which can take time to determine. See table below:

year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Number of Applications	13	20	11	9	14	10	15

Harlow and Gilston Garden Town

- 2.18. Harlow Council, in accordance with the Duty to Co-operate, has collaborated closely with Epping Forest and East Hertfordshire District Councils, together with Essex and

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Hertfordshire County Councils, and has entered into a partnership to bring forward transformational growth across the wider Harlow area.

2.19. The Harlow and Gilston Garden Town is a significant driver for growth in Harlow and the adjacent Districts. The “Expression of Interest” submitted to the Government in 2016 stated that the ever increasing housing demand was not being met, and that dedicated support will:

2.20.

- *Minimise risks to delivery, by front-loading evidence gathering and proper assessment to ensure that such problems do not become apparent late in the day, conflicting with expectations and causing paralysis of decision-making;*
- *Securing accelerated direct investment in both infrastructure and new homes construction, by achieving a faster and more effective process, bringing confidence to both the market and potential investors;*
- *With proactive support and leadership, sites can not only come forward sooner but also deliver at faster pace than traditional development models. For example, Places for People (the promoters for ‘Gilston Park Estate’), intend to deliver broad tenure typologies and promote a design concept that will enable far greater housing delivery rates across multiple development fronts than may otherwise occur under traditional forms of house builder activity.*

2.21. The wider Harlow area was awarded Garden Town status in 2017 and this will help drive growth, including an accelerated housing programme. Further information can be found within this Action Plan.

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3. Impacts on Housing Delivery in Harlow

The Planning Process

- 3.1. Individual planning decisions do not always support the council's priorities, both in terms of identified sites and refused planning applications, for example the change of use of offices to residential. However the decisions are made in the light of local and national policy, and there is always a presumption in favour of sustainable development as set out in the NPPF paragraph 11.
- 3.2. The Council has a positive approach to public engagement in the planning process, and has a published "Statement of Community Involvement" as required by law. However, this does raise certain expectations amongst those affected by development. We continue to engage actively in accordance with SCI and with Members, and with pre-application discussions with applicants. We seek good design through our own Design Guide and working with HGGT, and always aim to get the best developments of high quality. This can delay housing delivery but we are aiming for both quality and quantity, with public input at all stages.
- 3.3. The government's revision to permitted development rights to convert offices to residential whilst producing increased housing supply quickly has in general produced poorly designed and sub-standard dwellings
- 3.4. It is a product of the Council's duty to undertake public consultation that, on occasion, a disproportionate focus can be given to a narrow range of issues which, together with political concerns, can also give rise to some delay.
- 3.5. In addition there is an acknowledged⁹ shortage of qualified planners, compounding the recruitment and retention of staff which can affect the determination of planning applications for new housing developments. Harlow Council continues to try and

⁹ <https://www.planningresource.co.uk/article/1578951/government-considering-senior-staff-sharing-boost-councils-planning-skills-gap-says-malthouse>

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recruit additional development management planners which to date has not been successful. This can impact on ability to achieve quality and good design in new developments.

Infrastructure

- 3.6. As a former planned New Town, infrastructure to support housing development was provided in tandem with the new housing areas, benefiting from the progressive funding regimes that were available at that time. Since then housing sites which have come forward have depended on developer contributions has meant that infrastructure may impact on the viability of a scheme and the speed it builds or even if it commences.
- 3.7. The lack of appropriate transport infrastructure being available at the beginning of the development cycle meant that in some cases a cap was placed on the amount of development that could be brought forward in the town, resulting in a significant impact on the delivery rates had the situation continued. However, with the advent of the Garden Town and the forthcoming new Junction 7a on the M11, plus other highway initiatives, provision of highway infrastructure is not expected to impact on delivery in future as it has in the past.

Housing Supply

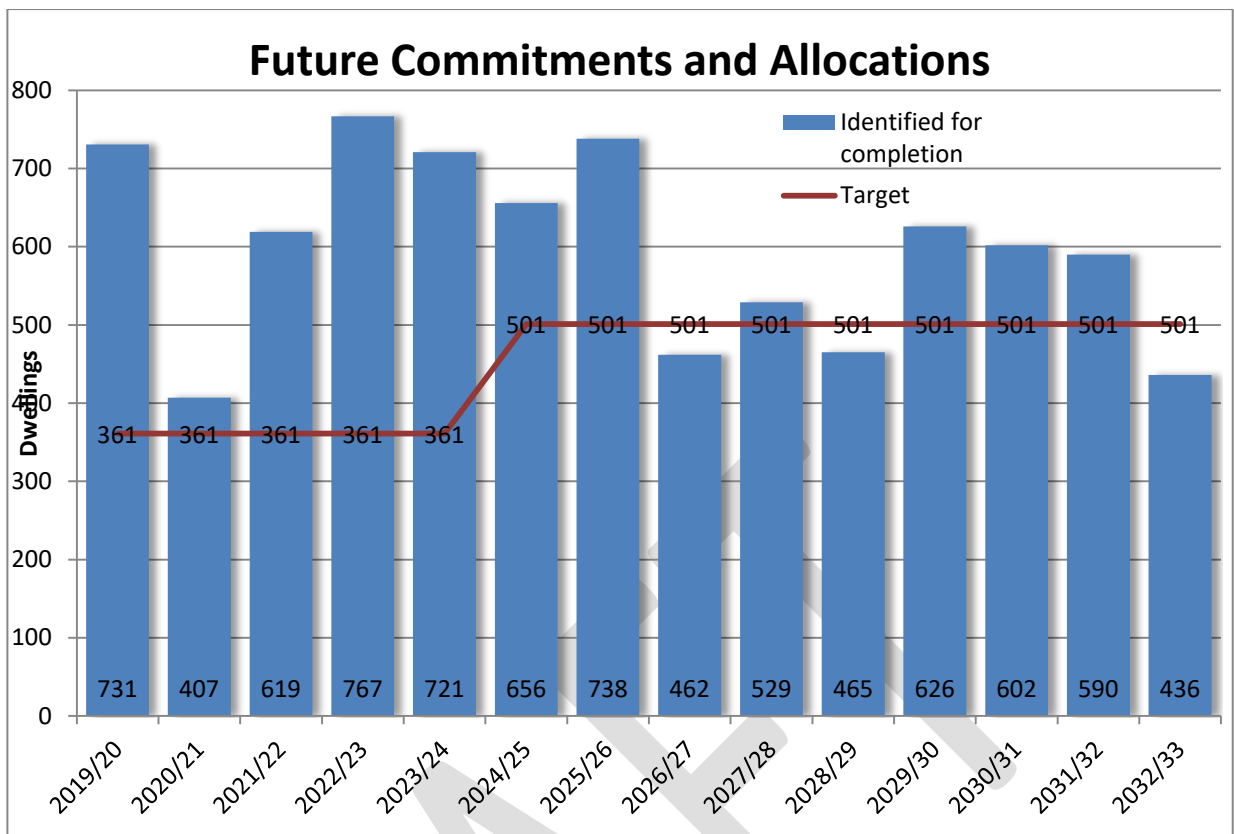
- 3.8. Major new housing in Harlow has relied on implementation of large green field (often requiring Green Belt review) strategic growth sites being brought forward in the town, for example Church Langley (3,600 dwellings), Newhall (2,968 dwellings), and North of Gilden Way (1,055 dwellings). This reliance on large strategic sites, because of the planned nature of Harlow, continues in the submitted plan, which allocates the Strategic Housing Site East of Harlow and which is an integral part of the development strategy of the Harlow and Gilston Garden Town (HGGT).
- 3.9. As at 31st March 2019 there are 4,647 dwellings with extant planning permission on major sites (10 or more dwellings), with a further 76 dwellings on small sites. Ten of

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the sites are for more than 50 dwellings. The strategic housing site at Newhall for 2,347 dwellings allocated in the Adopted Replacement Harlow Local Plan (2006) for development beyond 2011 continues to be built out over the remainder of the new Harlow Local Development Plan period. Of the 20 committed major sites, 11 are under construction, demonstrating a demand for new housing in the town and a commitment to meet that demand by developers.

- 3.10. In addition to commitments, sites which have been allocated for development in the emerging Local Development Plan will also contribute to the supply. Pending the Inspector's report 21 additional sites have been allocated in the Pre-Submission Plan. These add 3,632 dwellings including the Strategic Housing Site East of Harlow for 2,600 dwellings.
- 3.11. Whilst not part of the supply, past completions do have a bearing on the overall supply, which for the period 2011 to 2019 were 2,463 dwellings. Using the stepped trajectory which will be submitted as a modification to the Pre-Submission Harlow Local Development Plan, this represented an undersupply of only 425 dwellings.
- 3.12. As required by the NPPF a housing trajectory has been prepared which sets out future completions of allocations and commitments. This shows the expected completions against the stepped requirement, where the step up in the requirement absorbs the shortfall of previous years. It indicates that the Council has a 6 year housing land supply, which is more than our requirement, and shows a strong commitment to providing housing to meet needs.

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Ownership

3.13. A significant area of land within the District of is in public sector ownership, mainly Harlow Council and to a lesser extent Essex County Council and Homes England. However much of that land has not been identified as developable (as evidenced in the Strategic Housing Land Availability Assessment 2014). Where public land has been identified the number of dwellings allocated is small at 260, the construction of which is spread out over the Local Plan period. Land in private ownership which has planning permission is in the main building out now and over the remainder of the Local Plan period. The private sector sites represent a large proportion of the future housing development in the town, and therefore the completion rate of these sites has a bearing on the Housing Delivery Test in the future.

3.14. The majority of allocated sites (17 out of 22) in the Pre-Submission Harlow Local Development Plan are owned by the Council and consequently there is a measure of certainty over the pace of their development and the type of housing that will be provided to meet the town's evidenced need.

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- 3.15. The amount of housing proposed in the Harlow and Gilston Garden Town circa 16,000 dwellings to 2033 (and a further 7,000 beyond the Plan Period), will inevitably put pressure on the supply of both building materials and labour in the area, which may impact on the speed of site construction and the pace of development.

Housing Demand

- 3.16. Housing demand in the Harlow area is now buoyant, evidenced by the large number of sites where construction is taking place. (See 3.8 above).
- 3.17. There has in the past been a narrow offer of house types in Harlow, in particular those that would cater for professional and managerial sectors. It has been suggested that this lack of “executive” housing may have slowed down the growth of employment and regeneration in the town.
- 3.18. Conversely, there has been a significant under supply of affordable homes as evidenced in the Strategic Housing Market Assessment. This was due to not enough large sites and viability issues and the constrained nature of the administrative area of the town. This indicates that the proportion of affordable homes needed for Harlow is 60% of overall need, compared to the remainder of the Housing Market Area which is 31%.
- 3.19. There had been a perception that because Harlow was a former New Town it was not a desirable place to live and work, but that perception has been actively targeted and challenged by the Council, in particular through the “Discover Harlow”¹⁰ initiative, which actively promotes Harlow to a number of sectors including house builders and businesses.
- 3.20. It is considered that this negative perception is turning round and there has been tangible change with investment in the Enterprise Zone, the decision of Public Health

¹⁰ <http://www.discoverharlow.co.uk/live>

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England to relocate to the town, Government support for new transport infrastructure, the development of the Harlow and Gilston Garden Town, and the preparation of an Area Action Plan for the town centre.

4. The Council's Response and Action

4.1. The Action Plan focuses on the actions available to the Council, and recognises a wide range of partners that can contribute to the success and growth of the town. It sets out a series of five measures, below, that the Council either has in place now or is actively pursuing to address the past low delivery rates for new housing, both private and public sector.

1) Corporate Buy-in

- The Council is committed to more and better housing as a corporate priority, and consequently is supportive of new housing development, so long as it meets the requirements of Council policy, in particular the Adopted Replacement Harlow Local Plan (2006), the Pre-Submission Harlow Local Development Plan (2018; soon to be adopted and replace the 2006 Plan) and the Harlow Town Centre Area Action Plan (in progress).
- Continue to progress the formation of the Council's Housing and Regeneration Company, whose mission will be:

To deliver mixed use housing, maximising affordable homes on secure tenancies at council rents, and commercial developments compliant with planning policy, and shape and commission town wide regeneration aligned with Harlow Council corporate priorities.

Whose strategic objectives will:

- *Deliver more and better mixed use housing for Harlow.*

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- *Deliver neighbourhood regeneration and priority estates schemes.*
 - *Tackle housing need and reduce homelessness.*
 - *Prepare for growth within Harlow.*
 - *Support the economic development of Harlow*
- The Council will continue to support the growth agenda for the town, in particular the development of new homes to support regeneration and meet the needs of local people.
 - The Council will continue to support the development of the Harlow and Gilston Garden Town.

2) Better Planning Process

- 4.2. The Local Planning Authority is key in delivering the Council's main Corporate Priority of more and better housing, and as such the Council will:
- Continue to make service improvements, through new technology, and additional staff resources, including a new Regeneration and Strategic Housing officer to support provision of self-build and community led development and monitoring.
 - Adopt the new Harlow Local Development Plan as soon as possible, to give certainty to the development of allocated housing sites, including the uplift on the Objectively Assessed Housing Need to improve affordability and assist regeneration.
 - Preparation of development briefs and local consultation in advance of submission of planning applications on allocated sites in the Council's ownership.
 - Continue the free pre-application advice for the foreseeable future, to help ensure the speedy delivery of planning consent for new housing on developable sites.

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- Use Planning Performance Agreements where appropriate to:

Improve the quality and efficiency of the planning process by recording the Parties commitments to agreed timetables, which includes Key Milestones that clearly identify the level of resources and actions that are required and ensures that all key planning issues are properly considered and resolved at the earliest possible stage.

3) Helping the Market

4.3. Although the Council is a major land holder in the town it recognises that there is a role to play to work with the market to deliver developable sites in the town which comply with Local Plan policies. The Council will:

- Through the proposed Housing and Regeneration Company work in partnership with local developers in developing sites not in the Council's ownership, if that would bring forward a stalled housing site.
- Facilitate the delivery of smaller sites in Council ownership working with the Housing and Regeneration Company.
- Promote and facilitate the provision of new affordable homes, and community-led housing initiatives such as custom and self-build housing.
- Promote models of delivery, such as community land trusts, co-operative living.
- Explore the potential of Modern Methods of Construction, to improve construction times.
- Actively monitor the local housing market to establish up to date data to help facilitate negotiations with developers and other stakeholders.

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4) The Harlow and Gilston Garden Town

- 4.4. The Harlow and Gilston Garden Town is promoting four growth areas in and around Harlow, the total of which is 16,000 dwellings. Harlow's contribution to this is 9,200 dwellings (from 2011, and therefore includes housing completions as well as commitments).
- 4.5. The Strategic Housing Site East of Harlow is allocated in the Pre-Submission Publication version of the Harlow Local Development Plan for 2,600 dwellings, and forms part of the HGGT. At the recent Examination in Public (March 2019) the developers indicated that the completion rate for this site will be 300 dwellings per annum (dpa) at peak delivery. This represents a high completion rate compared to national average¹¹ of about 161 dpa.
- 4.6. It is anticipated that the implementation of the Garden Town will ensure that new housing development in Harlow is built out at a significantly higher rate than in the past. (See paragraph 3.11 above and Appendix 1).

5) Stakeholders

- 4.7. The Council will continue to foster good relationships with housing related stakeholders including adjacent Local Authorities, the County Councils, Developers, Registered Providers, Homes England, Local Community Led Housing Group etc.
- 4.8. The Council individually or collectively will bid for infrastructure and other housing related funding when opportunities arise, for example the Housing Infrastructure Fund, of which we are currently awaiting the outcome. If successful it will help bring

¹¹ Start to Finish - How Quickly do Large-Scale Housing Sites Deliver? November 2016 - Litchfields

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forward infrastructure to deliver housing more quickly in the HGGT and have a rolling fund for more infrastructure.

Monitoring

- 4.9. The success of the Action Plan will be measured by the Housing Delivery Test outcomes in November each year. It is anticipated that the actions put in place will begin to lift Harlow above the test measures. Once the Pre-Submission Harlow Local Development Plan is adopted it is expected that housing delivery will be such that the town will meet the Test criteria and will not need to provide a 20% buffer. However, the Action Plan will continue to be reviewed for best practice.
- 4.10. Monitoring of housing completions is carried out biannually with the critical output in April. This inputs into the housing trajectory and then to the Housing Flows Reconciliation data. Throughout the year the Development Management team relay details of new planning applications and their progress is monitored.
- 4.11. The Authority Monitoring Report which will be updated based on the new Harlow Local Development Plan policies will be published each year.

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APPENDIX 1

Schedule of Commitments and Allocations and their projected build rates

HOUSING TRAJECTORY 2011 - 2033
FIVE YEAR SUPPLY - 2019 TO 2024 (1/4/19 - 31/3/24)

AS AT 31/03/19

COMMITMENTS	COMMENT	Completions	Total number of dwellings	COMMITMENTS	Deliverable dwellings	Current Year Actual Completions 18/19 at 31/03/19	1	2	3	4	5	YR14	YR15	YR16	YR17	YR18	YR19	YR20	YR21	YR22	
							YR9	YR10	YR11	YR12	YR13	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	Newhall Phase 2 & 3 (750 + 1550 includes 300 Hubbards Hall Land)	Under construction	508	2,347	1,839	551	56	34	55	108	171	183	208	228	162	124	120	120	120	120	86
	Land North of Gilden Way (Gilden park)	Under construction	163	911	748	625	163	125	125	125	125	125	125	123							
	Harvey Centre, West Gate, Market Square, Broad Walk	Awaiting car park management plan	0	468	468	468	0			100	200	168									
	Edinburgh Gate Car Park	Not started	0	361	200	0					100	100	61								
	The Briars, Copshall Close, Aylett Field (Priority Estate Area)	Under construction	139	342	203	203	33	80	40	50	33										
	Former Pearson Education Edinburgh Gate including 8 with PP (Prior Notification)	Under construction	0	258	258	258	0	258													
	1-7 Burnt Mill (SUPERCEEDS 16/400)	Under construction	0	172	172	172	0		50	60	62										
	Gilden Park (Land North of Gilden Way) Increase of 144 on original	Not started	0	144	144	0							144								
	Former Rugby Club Ram Gorse (Application Submitted with dwelling increase)	Under construction	47	125	78	78	47	50	28												
	The Angle	Not started	0	69	69	69	0			33	36										
	Mitre Buildings Kitson Way (PD PNotice)	Under construction	18	66	48	48	18	48													
	Northbrooks House	Not started	0	47	47	0				47											
	Lister House Perry Road	Not started	0	46	46	46	0			46											
	1st, 2nd, 3rd Market House (Prior Notification) plus 8 new floor	Under construction	0	46	46	46	0	46													
	Westgate House West Square (PD PNotice)	Under construction	0	40	40	40	0	40													
	Gemini Hse. Flex Meadow CM19 5T1 PNotice NOTIFICATION 22+8pp	Under construction	0	30	30	30	0	30													
	Land South Of 42-56 Bushay Croft	Not started	0	16	16	16	0		16												
	6 - 20 The Rows CM20 1BZ	Not started	0	13	13	13	0			13											
	20-24 Adams House	Not started	0	11	11	11	0			11											
	Redevelopment Of Land Rear Of 28-32 Mulberry Green	Under construction	0	10	10	10	0	10													
	Small Sites 9 dwellings and below	Mixed	76	76	50	6	10	10	10	10	10	10	10								
	TOTAL			4,723	2,981	676	731	324	603	737	586	441	443	162	124	120	120	120	120	120	86

STRATEGIC SITE ALLOCATION		ALLOCATED DWELLINGS		YR9	YR10	YR11	YR12	YR13	YR14	YR15	YR16	YR17	YR18	YR19	YR20	YR21	YR22	
East of Newhall		2,600	100						100	200	250	300	300	300	300	300	300	250
Princess Alexandra Hospital		550	0															100
Service bays rear of The Stow	Planning Application pending (98 dwellings)	70	70		70													
* Land east of Rothernes Way west of Deer Park		69	0										69					
Staple Tye Mews, Staple Tye Depot, and The Gateway Nursery		30	0															
*South of Clifton Hatch		36	0										36					
* Riddings Lane		35	35							35								
* Kingsmoor Recreation Centre		35	0								35							
The Evangelical Lutheran Church, Tawneys Road	Pre application discussions for 33 dwellings	35	0															
* Land east of 144-154 Fennells		20	0															20
* Pollard Hatch plus garages and adjacent land		20	20							20								
* Land between Second Ave and St. Andrews Meadow	Will be 17 dwellings on consent	16	16					16										
* Coppice Hatch and garages		16	0															16
* Sherards House		15	0								15							
* Elm Hatch and Public House	Planning application submitted Will be 17 dwellings on consent	13	13															
* Playground west of 93-100 Beceylms		12	0															12
* Fishers Hatch		10	10															
* Slacksbury Hatch and associated garages		10	0					10										
* Garage blocks adjacent to Nicholls Tower		10	0															10
* Stewards Farm		10	0															10
* Land between Barn Mead and Five Acres		10	0															10
* Pypers Hatch		10	0															10
		3,632	264															

* IN LOCAL AUTHORITY OWNERSHIP

TOTAL ALLOCATION	3,632	731	407	619	767	721	656	738	462	529	465	626	602	590	436
TOTAL COMMITMENTS	4,723														
COMPLETIONS 2011 to March 2019	2,463														
TOTAL DWELLINGS	10,818														
FIVE YEAR SUPPLY	3,245														
Potential Dwelling Reduction in 5 year supply															