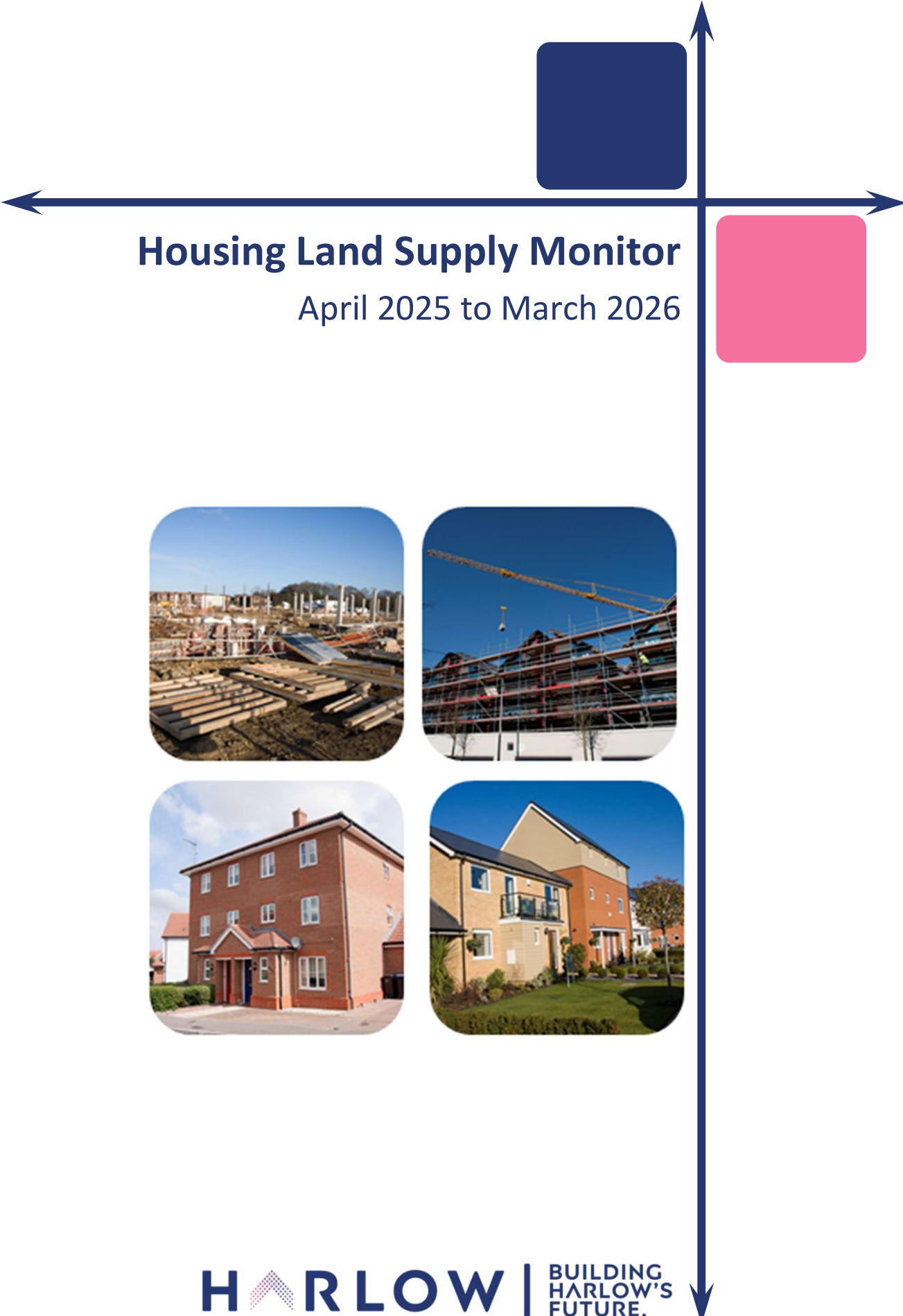




Housing Land Supply Monitor

April 2025 to March 2026



Contents

1. Introduction	3
2. Adopted Harlow Local Development Plan	4
Local Plan Five-year Supply	5
3. The Standard Method of Calculating Housing Need.....	5
4. Housing Land Supply 2025 to 2026.....	6
Five-year Housing Land Supply 31 March 2026	8
Land Supply 31 March 2026.....	9
5. Conclusions	10
APPENDIX A.....	12

1. Introduction

1.1. This Housing Land Supply Monitor update and trajectory have been produced to provide a more detailed position statement regarding Harlow's housing land supply situation than what is published [Authority Monitoring Report for the year 2025-2026](#)¹. The information in this document will be used for decision-making purposes when determining planning applications or appeal inquiries for residential development.

1.1 The Monitor is informed by national policy and guidance as set out in the National Planning Policy Framework (NPPF). A new version of the NPPF was consulted on during the winter of 2025 and the final version published on the 17th August 2026. However, for the purposes of this year's Monitor which covers the period before publication of the new NPPF, the requirements of the December 2024 NPPF have been used. Future monitors will reflect the latest NPPF.

1.2 Paragraph 78 of the December 2024 NPPF concerning maintaining supply and delivery states:

"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply"*

The Harlow Local Development Plan ²was adopted in December 2020. By the end of the 2025/26 monitoring year, it was more than five years old. Therefore, this Housing Land Supply Monitor and Five Year-Land Supply in particular, are based on the housing need calculated using the standard method as required by the 2024 NPPF and the latest version.

1.4. The Government also published the outcome of the 2025 Housing Delivery Test on the 17th August 2026, the details of which are set out in this Monitor.

¹ <https://www.harlow.gov.uk/planning-and-building-control/planning-policy/authority-monitoring-reports>

² [Harlow Local Development Plan 2020](#)

2. Adopted Harlow Local Development Plan

- 2.1. The Harlow Local Development Plan (HLDP) was adopted in December 2020. The HLDP sets out a housing requirement of 9,200 over the Plan period from 2011 to 2033 (418 dwellings per annum), a significant uplift on the objectively assessed housing need of 7,400 dwellings calculated in the Strategic Housing Market Assessment 2017. This uplift was to help achieve regeneration of the town and improve affordability of housing.
- 2.2. Following modifications agreed by the Inspector after the Examination in Public, a stepped trajectory requirement was established of 361 dwellings per annum between April 2011 and March 2024 and a requirement for 501 dwellings per annum from April 2024 to March 2033. The stepped trajectory acknowledged the contribution to land supply made by larger housing sites that would be delivered in the latter stage of the plan period because of the complexities associated with the size of the developments and level of infrastructure required to bring them forward.
- 2.3. The Inspector said in his report to the 2019 Examination:

The sites identified as suitable for housing within the district include a large strategic site east of Harlow, land at Princess Alexandra Hospital and further development at Newhall. However, the lead time to bring forward these sites, particularly the site east of Harlow, means a stepped requirement for the 9,200 dwellings is both necessary and justified. On this basis 361 dwellings should be provided each year in the period 2011-24 and 501 dpa between 2024-33.

- 2.4. The HLDP identified a dwelling requirement of 9,200 during the Local Plan period. There were 2,463 dwellings completed during the period of 1 April 2011 to 31 March 2019 and an additional 4,723 dwellings had planning permission. This left a residual requirement of 2,014 dwellings to be provided.
- 2.5. The Strategic Housing Site East of Harlow (forming part one of the four new Garden Communities in the Harlow and Gilston Garden Town) was to provide 2,600 dwellings in Harlow during the Local Plan period. A further 834 dwellings across the district will also be provided through further site allocations identified in the HLDP. This totals 3,434 dwellings which is 1,420 dwellings more than the residual requirement of 2,014. This overage was to provide an element of flexibility should some sites not come forward, or their capacity was less than expected. Table 1 below is an extract from the HLDP which sets this out.

Completions at 31 March 2019	2,463
Commitments at 31 March 2019	4,723
Strategic Housing Site East of Harlow	2,600
Policy HS2 sites	834
TOTAL SUPPLY	10,620
Surplus over 9,200 requirement	1,420

Table 1 – Extract from Harlow Local Development Plan showing dwelling supply

Local Plan Five-year Supply

- 2.6. Following the Examination for the HLDP, the Inspector agreed that the council could identify sufficient sites for the first five years of the Plan using the Sedgfield³ approach for dealing with under-supply. An extract from the Inspector's report is below:

The five-year housing land supply position as at March 2019, using the Sedgfield method to deal with past under-delivery and taking account of the stepped requirement, is 6.0 years supply. With a persistent shortfall of 425 completions having built up over the plan period to 2019, the requirement for the 2019-24 period including a 20% buffer is 2,676 dwellings. The projected supply during the five-year period is 3,229 dwellings including 2,981 dwellings from 24 sites with planning permission and 248 dwellings from the new allocations made in this plan. As a planned new town relatively few windfall sites come forward, so no allowance is made for these and with most of the committed sites already under construction there is no need to apply a lapse rate in this case.

- 2.7. The Adoption of the HLDP set the housing requirement at 9,200 dwellings and the annual dwelling requirement at 361 (and later 501 dwellings). However, as the Local Plan is over five years old, housing need must now be calculated using the "standard method", explained below.
- 2.8. This monitor moves the land supply situation that was set out in the Local Plan to March 2026.

3. The Standard Method of Calculating Housing Need

- 3.1. The standard method for assessing local housing need is set out in the 2024 NPPF (unchanged by the 2026 version) and Planning Practice Guidance (PPG). It provides the minimum annual housing need figure that local planning authorities are expected to use when preparing Local Plans. The below calculation, which shows a requirement to deliver a minimum of 637⁴ dwellings in Harlow, will be updated as and when new housing stock data and affordability data are published.

- 3.2. The calculation is

A - Baseline housing need

- Calculate 0.8% of the existing housing stock in the local authority area.
 - $40822 \times 0.8\% = 327$

B - Affordability adjustment

- Use the 5-year average workplace-based house price to earnings ratio.
 - Affordability Ratio = 10
- Where the affordability ratio exceeds 5, apply an uplift to the baseline.
 - $= (10-5)/5 \times 0.95 + 1 = 1.95$
- The less affordable an area is, the larger the uplift.

C- Result

- The figure produced is the authority's local housing need (LHN).
 - $1.95 \times 327 = 637$ dwellings per annum

³ The Sedgfield method of calculating land supply involves adding any shortfall of housing in the local plan from previous years over the next five years of the plan period, whereas the Liverpool method spreads the shortfall over the whole remaining plan period.

⁴ Calculated in March 2026

- This is an unconstrained assessment of need (figures may not add up due to rounding)

4. Housing Land Supply 2025 to 2026

- 4.1. This Monitor updates the land supply situation at 31st March 2026 with the development progress at that time including new completions and commitments. It then recalculates the five-year supply and sets out a detailed trajectory for the remainder of the Plan period to 2033 and beyond (Appendix A).
- 4.2. In addition to completions and commitments the trajectory has considered other documents and evidence prepared by the council which either supports or has identified new homes across Harlow. These documents include adopted Supplementary Planning Documents, development briefs, and the council house building programme.
- 4.3. This approach is supported by both the 2024 NPPF and NPPG⁵ for deliverable (built in 0-5 years) and developable (built in 6-10 years) sites.
- 4.4. To be considered deliverable, sites for housing 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 5 years. For a site to be considered developable, it should be in a suitable location for housing development with a reasonable prospect that it will be available and could be viably developed at the point envisaged.
- 4.5. All sites the council consider to be deliverable and developable including commitments and HLDP allocations are set out in Appendix A with a description as to why they have been included or a log of their progress where appropriate.
- 4.6. This monitor sets out the current five-year supply position for Harlow now calculated using the “standard method” figure. The supply is informed by on site surveys, planning application data, and a developer survey to establish build rates. The housing data collected is set out in the Housing Trajectory in Appendix A. This monitor informs the 2025/26 Authority Monitoring Report.
- 4.7. Land supply calculation uses the 2024 NPPF Annex 2 glossary definition of ‘deliverable’ housing units, using the NPPG examples of evidence to demonstrate deliverability, where necessary.

Housing Delivery Test

- 4.8. The Housing Delivery Test (HDT) is an annual measurement of housing delivery for plan-making authorities. The test is calculated by using a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the area, over a rolling 3-year period. It is calculated and published by the government.
- 4.9. The level of under-supply determines the potential consequence the authority must implement as set out in the 2024 NPPF. An action plan may be required setting out how the Local Authority will look to provide additional homes, a buffer of 20% may be required to the five-year land supply or applications will be determined against the Presumption in Favour of Sustainable Development plus a 20% buffer.

⁵ <https://www.gov.uk/guidance/housing-supply-and-delivery#demonstrating-a-housing-land-supply-beyond-5-years:~:text=Paragraph%3A%20011%20Reference%20ID%3A%2068%2D020%2D20190722>

- 4.10. The government published the 2025 HDT on 17th August 2026. This looked back over the years 2022/23, 2023/24 and 2024/25. The 2025 HDT results represent the most up-to-date assessment of housing delivery and should be used for decision-making purposes. Table 2 sets out the measurement for Harlow. As the percentage delivery is between 85% and 95% the local planning authority must prepare and publish an Action Plan explaining the reasons for under-delivery and the measures it will take to support the delivery of housing completions. The Action Plan will be published by February 2027.

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2025 measurement	Housing Delivery Test: 2025 consequence
	2022-23	2023-24	2024-25		2022-23	2023-24	2024-25			
Harlow	361	361	501	1224	560	436	118	1114	91%	Action plan

Table 2- Housing Delivery Test 2025 (From MHCLG)

Baseline Data – Completions to 2026

- 4.11. Table 3 shows the cumulative total of net dwelling completions in Harlow from the beginning of the Plan period. The NPPG currently stipulates that any shortfall in the housing supply is calculated from the base date of the Plan. Table 3 also shows the cumulative shortfalls over this period.
- 4.12. As table 3 shows there had been a consistent shortfall in the number of cumulative completions against the HLDP requirement up until 2020 where completions increase and the shortfall was beginning to reduce as strategic sites (from the previous Harlow Local Plan 2006) had begun to build out. However, due to the drop off in completions there is a cumulative undersupply of 275 dwellings.
- 4.13. However, as the Standard Method calculated now applies to the 5-year requirement, as part of its calculation an element of affordability to make up undersupply is included. As NPPG states. this has negated the necessity to take into account the undersupply of 275 dwellings in the 5-year calculation.
- 4.14. Whilst there was a peak of completions in the 2018-2020 period this has since began to slow down, as the impacts of rising construction and labour costs are impacting the development sector and some larger developments were completed. There has been an increase in completions which is related to the build out of flats in both the town centre and Edinburgh Way and the steady completion rate at Newhall and Gilden Park.

Year	Completions	Cumulative Completions	Cumulative Target	Difference from Target
2011-2012	389	389	361	28
2012-2013	152	541	722	-181
2013-2014	126	667	1083	-416
2014-2015	204	871	1444	-573
2015-2016	225	1,096	1805	-709
2016-2017	340	1,436	2166	-730
2017-2018	281	1,717	2527	-810
2018-2019	676	2,393	2888	-495
2019-2020	725	3,118	3249	-131
2020-2021	535	3,653	3610	43
2021-2022	416	4,069	3971	98
2022-2023	560	4,629	4332	297
2023-2024	436	5,065	4693	372
2024-2025	118	5,183	5194	-11
2025-2026	237	5420	5695	-275

Table 3 – Housing completions and cumulative differences

- 4.15. Following a significant drop in completions last year there has been an increase in the 2025/26 period, due in the main to completions at Newhall and The Stow. Extant planning permissions, predominantly located in the town centre, and the East of Harlow Strategic Site have been slow to build. This has had an impact on the Housing Delivery Test results for Harlow.

Five-year Housing Land Supply 31 March 2026

- 4.16. The five-year supply calculation using the standard method of housing need is set out in table 4 below:

Calculating the required supply Dwellings		
a	Requirement to be delivered in plan period	9200
b	Completions since start of plan	5420
c	Residual to be delivered over remaining plan period [a-b]	3780
d	Annual requirement over plan period [a/22]	418
e	Five Year requirement (Standard Method 637*5)	3184
f	Under/Over Supply since start of plan 2011-2026	275
g	Five year requirement	3184
h	Annualised figure with under supply [g/5]	637
i	Buffer 5% [g*0.05]	159
j	Total 5 year requirement with buffers [g+i]	3343
k	Annual requirement (j/5)	669
under/over is not part of calculation		
l	Proposed allocations & Other sites (26/27 to 30/31)	307
m	Commitments	1734
n	Total Five Year Supply [l+m]	2041
o	Percentage Achievable [n/j*100]	61 %
p	Years Supply [n/k]	3.1 years

Table 4 - Five-year supply calculation: March 2026

- 4.17. The Local Plan required an annual build rate of 361 dwellings per annum (dpa) from 2011 to 2024, then stepped up to 501 dpa from 2024 to 2026. From this year, the annual housing requirement for Harlow is 637 dpa (using the current standard method calculation). Planning consents, allocations and other sites contributing to the land supply, total 2,041 dwellings. The calculated need is 3,184 dwellings over the next five years, leaving a shortfall of 1,143

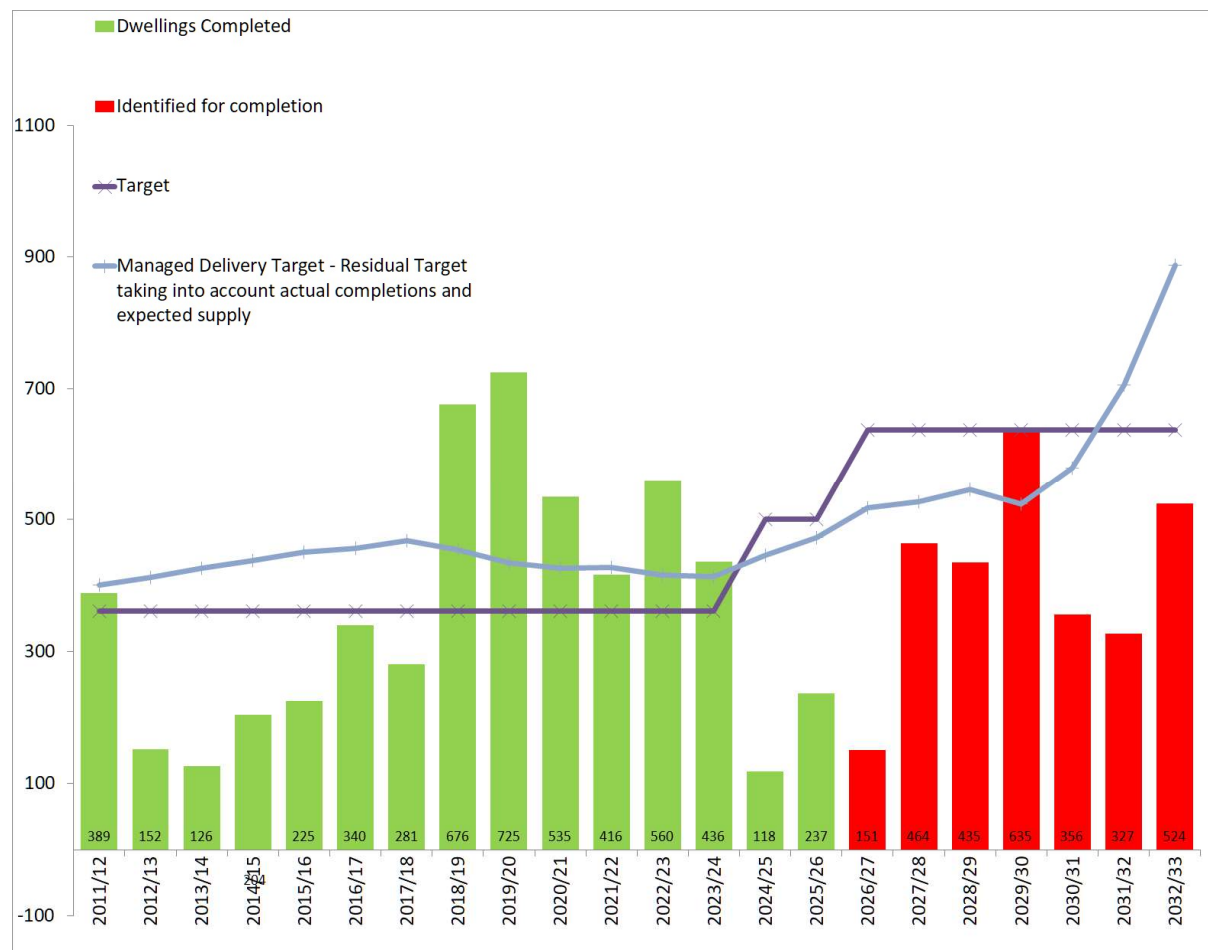
dwellings. With the addition of a 5% buffer as required by the NPPF, this results in a 3.1-year supply of deliverable housing.

Land Supply 31 March 2026

- 4.18. As set out in the HLDP the overall housing requirement over the plan period 2011 to 2033 is 9,200 dwellings. The Housing Trajectory set out in Appendix A indicates that with housing completions from 2011 to 2025 and housing commitments and other development sites identified to 2033, the housing supply is 8,312 dwellings.
- 4.19. Consequently, there is an undersupply on the Local Plan's requirement of 888 dwellings or 92% of the requirement. This shortfall on the requirement, will be monitored over the remainder of the Plan period through the council's Authority Monitoring Reports.
- 4.20. The shortfall is mainly due to sites progressing more slowly than anticipated in the HLDP, particularly the Strategic Housing Site East of Harlow and the relocation of Princess Alexandra Hospital, where expected completions have now moved beyond the Plan period. More information on this will be set out in the Action Plan, which the council is now required to produce under the HDT.

5. Conclusions

- 5.1. The total supply of housing delivery for the five-year period from 1 April 2026 to 31 March 2031 is 2,041 dwellings, the total land supply for the remainder of the Plan period 1 April 2026 to 31 March 2033 is 2,892 dwellings.
- 5.2. The figure of 2,892 dwellings over the Plan Period is 951 dwellings less than that forecast to be delivered over the remainder of the plan period in the previous 2024/25 Supply Monitor. The reason is some forecast completions are not expected to come forward at the rate expected and have consequently fallen outside the local plan period. This has therefore affected the supply figure which is now an increase in the shortfall of 888 dwellings compared to the shortfall of 174 dwellings last year.
- 5.3. Committed and allocated sites, in particular the Strategic Housing Site East of Harlow and relocation of Princess Alexandra Hospital, have not delivered as quickly as forecast in the Local Plan. Furthermore, some larger planning consents (predominantly in the town centre) have been slower to implement their planning permissions.
- 5.4. The delay in the HLDP's two largest sites has moved their completions further into the future. The Strategic Housing Site East of Harlow is forecast to provide a small contribution to the five-year supply, and the existing Princess Alexandra Hospital site now falls outside of the Local Plan period. The stepped trajectory increase to 501 dwellings per annum was to be met by the East of Harlow site and therefore this delay has had a significant impact on housing delivery and the 5-year requirement, factors outside the council's control. This impact has been exacerbated significantly by the obligation to base the annual need on the standard method calculation of 637 dwellings per annum.
- 5.5. The council and wider Garden Town partnership strives to secure appropriate planning permissions and are actively working with developers to deliver sites including preparation of master plans and design codes for new development sites. One example was the adoption of an SPD for the Strategic Housing Site East of Harlow with Epping Forest District Council. The Council will set out additional initiatives to help bring forward development sites in the HDT Action Plan.
- 5.6. The 5-year land supply of 3.1 years falls short of the NPPF five-year requirement. However, despite this there is clear support for providing for Harlow's housing needs. The drop below the 5-year requirement has not been as a result of a lack of planning permissions being granted or Local Plan delay, but due to the increase in the annual need target to 637 dwellings per annum (standard method), plus the development industry not being able to deliver sites or choosing not to build out the sites either for economic or other reasons. For example, this could be because of increasing materials cost, shortage of labour in the market, viability constraints or landownership delivery issues.
- 5.7. The council's commitment to meet the housing needs of the town is clearly demonstrated in the trajectory in Appendix A. The total number of dwellings which the council has identified as commitments, allocations and other sites (such as those identified in Supplementary Planning Documents and development briefs) totals 7,065 dwellings from 2026 onwards, along with past completions there will be around 12,500 dwellings built or identified for development. This is significantly higher than that required in the HLDP.
- 5.8. The graph below summarises the current trajectory, and Appendix A details the trajectory on a site-by-site basis and demonstrates the council's commitment to meeting future housing needs. A detailed breakdown on a site-by-site basis is set out in Appendix A.



APPENDIX A

HOUSING TRAJECTORY 2011 - 2033 FIVE YEAR SUPPLY - 2026 TO 2031 (1/4/26 - 30/31)							1	2	3	4	5												
COMMITMENTS							YR16	YR17	YR18	YR19	YR20	YR21	YR22	YR23	YR24	YR25	YR26	YR27	YR28	YR29	YR30	YR31	YR31
Application No.	Location	Comment	Completions	Total number of dwellings (NET)	COMMITMENTS in Plan Period	Deliverable dwellings	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	2041/42	2042/43
302 4	Newhall Phase 2 & 3 (Now excludes Hubbards Hall Land)	Under construction, low completion rate expected to continue	1,255	1,662	407	407	91	101	111	104													
504 25	South East Of PAH (site cleared) Affordable + key workersFourth Avenue (The Angle) (SUPERCEEDS 15/193)	site cleared. HW/LDCE/20/00228		159	159	159		53	53	53													
378 20	Netteswell Hall Park Lane	Not Started considered deliverable within 5 years		19	19	19		19															
251 21	Harvey Centre,West Gate, Market Square ,Broad Walk (ABC)	Not Started developers were to start but delayed some shops vacated		678	550	300			50	125	125	125	125	128									
291 19	Harvey Centre,West Gate, Market Square ,Broad Walk (D)(OA3 TCMP) (site cleared)	Not Started. However demolition of buildings on site constitutes commencement.		163	163	163				163													
106 22	Sherards House HS2-8 (under construction)	Phase 1 Council Prog.Planning permission granted 23/24 Under Construction		14	14	14	14																
547 22	Land East of Windmill Fields HS3 (part)	Part of East of Harlow Strategic Site HS3 Under construction		38	38	38	11	27															
546 22	10 Wych Elm	s106 agreement signed		57	57	57		57															
406 22	4 Wych Elm	s106 agreement signed		84	84	84			84														
268 23	North Of Aylmer House, Kitson Way	Section 106 signed september 2024 considered deliverable within 5 years		56	56	56		56															
2 23	Aylmer House Kitson Way	Not started completion towards the end of 5 year		29	29	29			29														
346 23	5 Wych Elm	s106 agreement signed		53	53	53		53															
166 25	Former Post Office Road Car Park (OA3 TCMP)	Not started deliverable within 5 years Subject to S106		169	169	169			45	45	79												
488 23	Playhouse Square (Cultural Quarter) Under Construction	Community facility under construction		47	47	47		47															
321 19	Local Centre Phase 1 Bridge Street Newhall	S106 agreement signed		38	38	38		38															
322 19	Local Centre Phase 2 Bridge Street Newhall	S106 agreement signed		23	23	23			23														
135 20	Caravan Storage Site, Parndon Mill Lane	Under construction		9	9	9	9																
218 22	Arkwrights Garage Site	Under construction		8	8	8	8																
448 22	Adams House, East Gate	Not Started		8	8	8			8														
371 23	11 Potter Street	Not Started		8	8	8			8														
331 23	Elm Hatch, CM18 6BH	Under construction		7	7	7	7																
223 22	Land North Of Tye Green Lodge - Yorkes Tye Green Village	Under construction		6	6	6	6																
220 23	Land At Pytt Field	Under construction		5	5	5	5																
36 23	96 Potter Street Neighbourhood office CM17 9AQ	Not being pusued		0	0	0																	
	Small Sites Under 5 Dwellings	Completions spread over 5 year period		27	27	27		13	14														
				TOTALS	1,984	1,734	151	464	425	490	204	125	125	128	0	0	0	0	0	0	0	0	0
LOCAL PLAN ALLOCATIONS#																							
Policy No.	Location	Comment	Remaining Dwellings in Plan Period	Deliverable Dwellings																			
HS3	East of Harlow	2600 dwellings. 38 consented December 2023 long lead in time completions not expected until 29/30	500	150					50	100	175	175	175	175	175	175	175	175	175	175	175	175	175
HS2- 1	Princess Alexandra Hospital	Build of PAH to start 2034	0	0													50	100	150	150	100		
HS2- 2	Service bays rear of The Store	Planning Application APPROVED (116 dwellings)	0	0																			
HS2- 3	Staple Tye Depot (Phase 1 Council Prog), The Gateway Nursery and Staple Tye Mews 30 dwellings	10 with PP Staple Tye Depot, 23 pending Gateway nursery, 10 at The Mews	0	0																			
HS2- 4	* Riddings Lane	Included in Phase 2 council house build ing programme	35	35				35															
HS2- 5	The Evangelical Lutheran Church, Tawnays Road	Pre application discussions held early in the local plan process	35	0								35											
HS2- 6	* Pollard Hatch plus garages and adjacent land	Included as part of the Council's Phase 2 house build ing programme	20	20						20													
HS2- 7	* Coppice Hatch and garages	Included as part of the Council's Phase 2 house build ing programme	16	0									16										
HS2- 8	Sherards House	14 dwellings with planning permission construction start summer 2025	0	0																			
HS2- 9	* Elm Hatch and Public House	Phase 1 Council Prog. Planning application approved 7 dwellings	0	0																			
HS2- 10	* Fishers Hatch	Included as part of the Council's Phase 2 house building program includes The Dashes	0	0																			
HS2- 11	* Slacksbury Hatch and associated garages	Included as part of the Council's Phase 2 house build ing programme	0	0																			
HS2- 12	* Garage blocks adjacent to Nicholls Tower	Included as part of the Council's Phase 2 house build ing programme	10	10				10															
HS2- 13	* Stewards Farm	Included as part of the Council's Phase 2 house build ing programme	10	10				10															
HS2- 14	* Pypers Hatch	Included as part of the Council's Phase 2 house build ing programme	10	0								10											
				TOTALS	636	225	0	0	10	95	120	185	226	175	175	175	225	275	325	325	275	175	175
#SOME ALLOCATIONS NOW HAVE PLANNING PERMISSION AND ARE THEREFORE COUNTED IN COMMITMENTS																							
OTHER DEVELOPMENT SITES																							
Grid Ref	Location	Comment	Dwellings in Plan Period	Deliverable Dwellings																			
544567 210434	Sainsburys Northern Gateway Site (OA1 TCMP)	Development supported by adopted Town Centre Master Plan SPD	0	0															200	200	170		
544281 210222	Wych Elm Area excluding 4, 5 and 10 Wych Elm (OA2 TCMP)	Development supported by adopted Town Centre Master Plan SPD	0	0											100	105					6		
544389 210084	Town Centre North - Excluding Post Office Road (OA3 TCMP)	Development supported by adopted Town Centre Master Plan SPD	100	0									100	80	100	105							
544389 210084	Additional Sites Identified in TCM Brief not in Town Centre North (OA3 TCMP)	Joseph Rank House, neighbouring car park, Citizens Advice Centre.	0	0																			
544507 209913	1-6 Harvey Centre Approach Harlow Library And Former BHS (Retail Core 1 TCMP)	Development supported by adopted Town Centre Master Plan SPD (dwlgts not determined)	0	0																			
544682 210052	Sustainable Transport Hub (OA4 TCMP)	Development supported by adopted Town Centre Master Plan SPD	0	0														220					
544771 209847	Magistrates Court (OA5 TCMP)	Development supported by adopted Town Centre Master Plan SPD	0	0																			
544771 209847	Crown Gate Island (OA5 TCMP)	Development supported by adopted Town Centre Master Plan SPD	0	0																			
544451 209794	Playhouse Square (Retail Core 1 TCMP)	Planning Permission granted 17th April 2024 Under construction	0	0																			
544388 208008	Staple Tye Gateway (Staple Tye SPD:LP:HS2)	In line with adopted SPD and LP allocation	15	15						15													
544387 208104	Staple Tye The Mews excluding 15-17 which has consent for 2 above commercial (Staple Tye SPD:LP:HS2)	Development supported by adopted SPD and LP allocation	5	0									5										
544581 208111	Staple Tye Library (Staple Tye SPD)	Development supported by adopted SPD	10	0																			
544143 210581	Land associated with Hester House Land & Mews	Included as part of the Council's Phase 2 house build ing programme	21	21					21														
546144 208416	Playground & land between Little Pynchons and Pear Tree Mead	Included as part of the Council's Phase 2 house build ing programme	12	12					12														
543597 210492	Colt Hatch Community Centre	Included as part of the Council's Phase 2 house build ing programme	11	0																			
543037 208594	Katherines Hatch	Included as part of the Council's Phase 2 house build ing programme	10	0																			
544951 207598	Maunds Hatch & Hall	Included as part of the Council's Phase 2 house build ing programme	10	0																			
544951 207598	Magistrates Court (OA5 TCMP)	Development supported by adopted Town Centre Master Plan SPD	10	0																			
544776 209963	Part Of Terminus Street Car Park And Land South Of The Car Park, Velzy Avenue (OA4 TCMP)	Development supported by adopted Town Centre Master Plan SPD	0	0																			
	Small site Windfall	Based on past completions	68	34													150						
				TOTALS	272	82	0	0	0	50	32	17	173	263	317	219	150	220	200	200	176	0	0
TOTAL FORECAST COMPLETIONS >>>							151	464	435	635	356	327	524	566	492	394	375	495	525	525	451	175	175