

Further Update to LPE33 5 Year Land Supply Statement – 2023

1. Introduction

- 1.1. The 5-year housing land supply takes account of specific deliverable sites sufficient to provide 5 years' worth of housing with the appropriate buffer within the borough. This is against the borough's housing requirement and in line with paragraph 74¹ of the National Planning Policy Framework (NPPF).
- 1.2. A Housing Position Statement was submitted along with the London Borough of Waltham Forest Local Plan 1 "Shaping the Borough" for examination, and an update to the 5-year land supply position contained in the document has been requested by the Planning Inspectors.
- 1.3. Following from this, in this document, the Council demonstrates a 5.3 years' supply of deliverable housing sites, at 1 April 2023. The evidence supporting this is also presented.

2. Policy Context

- 2.1. The NPPF in Paragraph 68² directs that Policy makers should identify a supply of:
 - *specific, deliverable sites for years one to five of plan period; and*
 - *specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

- 2.2. Paragraph 74³ of the NPPF also states that Local 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.”

¹NPPF Paragraph 74

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

² NPPF Paragraph 68

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

³ NPPF Paragraph 74

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

- 2.3. Planning Practice Guidance (PPG)⁴ recommends that for plan making, strategic policies should identify a 5-year housing land supply from the intended date of adoption of the plan.
- 2.4. The PPG further states in Paragraph 26⁵ that where there is a stepped housing requirement:

“Five-year land supply is measured across the plan period against the specific stepped requirements for the particular 5 year period.”

3. Housing Requirement

- 3.1. Policy 12 B⁶ of the emerging London Borough of Waltham Forest (LBWF) Local Plan 1 proposes a stepped housing requirement for the plan period. This is to appropriately manage the transition between the emerging and previous policies. The approach for calculating five-year land supply where a stepped trajectory is in effect is explained above in 2.4.
- 3.2. The annual requirement of the first the five-year period of the Local Plan is given below in Table 1.

Table 1 Stepped Housing Requirement

Financial Year	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Annual Requirement	1264	1264	1264	1264	1594	6650

- 3.3. The reference five-year period is from 1 April 2023 to 31st March 2028. The housing requirement figure for the period is 6,650 as seen in Table 1 (before an appropriate buffer is applied).
- 3.4. In Paragraph 74⁷ of the NPPF, the options below are given for the appropriate buffer for the different context in which the 5-year land supply is being produced.

⁴ PPG Paragraph 4 <https://www.gov.uk/guidance/housing-supply-and-delivery#demonstrating-a-5-year-housing-land-supply>

⁵ PPG paragraph 26 <https://www.gov.uk/guidance/housing-supply-and-delivery#demonstrating-a-5-year-housing-land-supply>

⁶ LP1 “Shaping the Borough” https://www.walthamforest.gov.uk/sites/default/files/2021-10/Proposed_Submission_Local_Plan_LP1_23Oct20_compress2_%28002%29.pdf

⁷ NPPF Paragraph 74 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

- 5% to ensure choice and competition in the market for land; or
- 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply

3.5. In this case, as the Council intends to demonstrate a five-year supply of deliverable sites at adoption of the Local Plan, a 5% buffer will be applied to ensure choice and competition in the market for land.

4. Assessment of Deliverable Supply

4.1. The definition of deliverable sites is established in Annex 2⁸ of the NPPF where it states that:

“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 five years”

4.2. The NPPF further highlights that there are sites which can be considered deliverable in principle (Part A), and sites which can be considered deliverable where there is “clear evidence” to support the conclusion that the site is deliverable (Part B).

4.3. Following the recommendations of PPG, this section will outline for each component of supply, the capacity which can be considered deliverable in principle, and those deliverable with supporting evidence.

4.4. The evidence supporting the windfall allowance will also be outlined.

4.5. The site schedules are appended at Appendix I – Deliverable in Principle, and Appendix II – Deliverable with supporting evidence. Appendix III contains information on the small site component, and Appendix IV contains evidence of correspondence on firm confirmation of phasing and delivery of sites respective sites in appendix II.

Information gathering process

4.6. In preparing this update to the 5-year housing land supply, the previously submitted Housing Position Statement (LPE9) was reviewed based on guidance and used as a starting point. The components of supply were reviewed to reflect changes to the permitted schemes which are

⁸ NPPF Annex 2 <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#deliverable>

assumed to be deliverable, with the exclusion of sites that no longer meet supply criteria, for example, those with lapsed permission, or completed developments. As part of the first step of the review, sites that now meet the criteria for inclusion through planning application being approved and commencements on sites were identified and included. This step was informed by the policy team's internal monitoring process which collates data from multiple sources such as the council's building control and planning database, and site visits.

- 4.7. There was liaison with the Council's Development Management and Regeneration teams who provided the latest information from interactions with relevant site representatives. This information was used to exclude more sites as well as introduce new sites where evidence has become available of possible deliverability within the supply period. Information on pre-application and other council meetings, progress being made with applications submissions, planning performance agreements, emerging frameworks and other relevant council processes was made available. Officers of the different teams also provided additional contacts where it was necessary to follow up.
- 4.8. For sites where there were uncertainties about delivery plans, letters were sent out to contacts held by the Council for those sites asking for information on development intentions. This was done through a proforma requesting for information such as the state of proposal for site, intended development timeframe, expected planning application submission, build out rates, issues yet to be resolved, and details of discussions with key stakeholders. Sites were excluded based on the information returned where the possibility of development within the five years in consideration has not been indicated by promoters.
- 4.9. Where it is assumed that a delivery on a site yet to receive planning permission will occur within the five year period, a firm confirmation of intention to develop was requested from the site developers. The requests were communicated through officers already engaging with representatives of such sites. For this category of supply, only sites where developers confirm intention to develop are included as supply. Sites were excluded if there was no response from developers, or the response did not support the likelihood of development within the relevant timeframe.
- 4.10. In cases of sites where the Council is overseeing developments, there was engagements with the Council's Capital Delivery team who provided update on the status, and ongoing work towards the development of such sites. This informed the inclusion and exclusion of sites within this category.

4.11. The timeframe for this is as follows:

- April 2022 – Review of previous trajectory sites
- April 2022 – Liaison with DM and Regen officers
- June 2022 – Letter sent to site representatives
- August 2022 – Progress update and firm confirmation from Sixty Bricks (Council owned development company)
- September 2022 – Compiling information

Large sites with detailed planning permission

4.12. There are 11 large sites (of 10 or more homes) which are deliverable in principle that are not currently part of the Local Plan Part 2 draft site allocations. These sites are detailed in Appendix I. The total capacity from the sites is 578 net homes from 1 April 2023.

4.13. There are 8 sites with 3,499 homes which are deliverable in principle that are included as site allocations in Local Plan 2 – site allocations document. These have the highest contribution of all components of supply. The total from all large sites is 4,077 and Information on each of the sites is presented in appendix I.

Large sites deliverable with supporting evidence

4.14. There are four additional sites with a capacity of 198 homes which have supporting evidence to demonstrate that they can be delivered within the first five years of the plan. The sites and evidence are presented in Appendix II and Appendix IV

Proposed LP allocated site with supporting evidence

4.15. There are 14 sites which are proposed to be allocated in the Local Plan Part 2 – Site Allocations (LP2) with supporting evidence. These are anticipated to deliver 1,884 homes. Additional information and evidence on this category of sites is found in Appendix II.

Small sites with planning permission

4.16. There are 335 small sites (of 9 or fewer homes) which are deliverable in principle. Information about the sites can be found in Appendix III.

4.17. The total capacity from these sites is 715 net homes from 1 April 2023.

Windfall Allowance

4.18. An assumption on small site windfall development is taken consistent with past trends (taken over a 15-year period). This is applied from fourth year

forward, following the end date for live permissions in the permissions component.

- 4.19. This reflects the assumption that completion will occur somewhere between approximately 2 and 3 and a half years following a decision being issued (based on the average time taken for homes to complete from decision date). To avoid double counting, no assumed windfall component is added until Year 4 (2026-27). There is additional certainty that this can be achieved, as the Growth Capacity Study provides granular detail on sites which could be developed to facilitate the continuation of this trend. As noted in the Authority Monitoring Report (AMR)⁹, the average number of homes given permission annually exceeds that assumed to complete, so there is a surplus presently.
- 4.20. Technically, the windfall allowance should include the third year of the 5 years in review based on the explanation above. However, no windfall capacity is counted for this 3rd year (2025-26). This is to accommodate for small sites (<0.25) included as a source of 5-year supply which have evidence of firm progress towards delivery but do not have planning permission. The 0.25 threshold is based on the London Plan definition of small sites¹⁰
- 4.21. For the reference 5-year period, the trend described above can be assumed to continue for two years from the 2026-27 financial year, this will add a total of 623 net homes to the capacity.

5. Five Year Land Supply

Calculation

Table 2 Total Capacity

Source	Capacity (net homes)
Large sites with detailed planning permission	4,077
Large sites deliverable with supporting evidence	198
Proposed allocation site with supporting evidence	1,884
Small sites with detailed planning permission	715
Windfall Allowance expected to contribute to the supply in years (2025/26-2027/28)	623
TOTAL	7,497

⁹ AMR <https://www.walthamforest.gov.uk/sites/default/files/2021-12/Authority%20Monitoring%20Report%20-%20Housing%202020-21.pdf>

¹⁰ London Plan https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

- 5.1. The total capacity provided by each component of supply outlined in section 4 is shown in Table 2 above, amounting to 7,497 net homes with a forecast for completions between 1 April 2023 and 31 March 2028.

Previous shortfall/surplus

- 5.2. The PPG in Paragraphs 31 and 32¹¹ provides guidance on how shortfall and surpluses are to be treated in calculating the five-year land supply.
- 5.3. Table 3 below shows the shortfall arising from deliveries against housing requirements from the adoption of the New London Plan 2021 where a target of 1264 was set for the borough over 10 years.

Table 3 Previous Housing Target and delivery

Financial Year	Housing Delivery	Housing Requirements	Shortfall/Surplus
2020/21	1498	1,264	234
2021/22	987	1,264	-277
2022/23	1,221	1,264	-43
TOTAL	3,706	3,792	-86

- 5.4. The table above shows a deficit of -86 homes which will be added to the housing requirement following the Sedgefield Approach before a buffer is applied as recommended in Paragraph 31¹² of the PPG.

The Housing Delivery Test

- 5.5. This measures housing delivery annually over the past three financial years against the housing requirements for those three years with the result expressed in percentages. The last published result for the London Borough of Waltham Forest is 99%¹³. This means that there is no significant under delivery, therefore the appropriate 5-year housing land supply buffer remains 5%.

¹¹ PPG Paragraph 32 <https://www.gov.uk/guidance/housing-supply-and-delivery#demonstrating-a-5-year-housing-land-supply>

¹² PPG Paragraph 31 <https://www.gov.uk/guidance/housing-supply-and-delivery#demonstrating-a-5-year-housing-land-supply>

¹³ Housing Delivery Test Measurement: <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

Years of supply

- 5.6. The final calculation for the 5-year Housing Land Supply is broken down in table 4 below

Table 4 Five Year Land Supply Calculation

ITEM	FORMULA	EXPLANATION		
A	Housing Requirement		The is calculated as 1264 for the first four years (5056) and 1594 for the remaining 1 year of the years in review for 5YLS	6,650
B	Completions required (1 st April 2020 – 31 st March 2023)			3,792
C	Completions (1 st April 2020 – 31 st March 2023)			3,706
D	Accrued Deficit	B - C		-86
E	Housing requirement + Deficit (1 April 2023 - 31 March 2028)	A + D		6,736
F	Plus 5% buffer	E*1.05		7,073
G	Housing supply (1 April 2023 - 31 March 2028)			7,497
H	Five-year Land Supply (5% buffer)	G/(F/5)		5.3 years

- 5.7. The Council considers, therefore, that it can demonstrate a supply of deliverable housing sites in excess of 5.3 years, which includes a 5% buffer

APPENDIX I – SITES DELIVERABLE IN PRINCIPLE

SITE ALLOCATIONS WITH PLANNING PERMISSION

	Site Name	Planning Reference Number	Strategic Location	Status	Net capacity	Completion 2023-24	Completion 2024-25	Completion 2025-26	Completion 2026-27	Completion 2027-28	Total Homes 5 Years	Evidence of Deliverability	Delivery compared to previous trajectory
1.	9 Osier Way_Pocket Living	191876	Leyton	Started	196	0	100	50	46		196	Construction commenced on site in March 2022.	The site has been rephased with only 100 units scheduled to complete in FY2024-25, 50 homes are now expected in FY2025-26, with final completion of 46 homes now expected in FY2026-27
2.	The Score Centre	212178	Leyton	Started	750	0	429		321		750	429 units in Phase 1 (Blocks C, D and E) of site is under construction. Phase 2 expected to start in in early 2024 with completion for FY2026 -27	The site has been added to the trajectory as planning consent has been given for 750 homes.
3.	Lea Bridge Gasholders	201329	Lea Bridge and Church Road	Started	573	0	160	413			573	Work has started on the site, pre-commencement planning conditions discharged and construction of access road from Orient Way. NMA approved for relocation of block H and reduction in height of other blocks.	The site has been updated to reflect the planning consent given for 573 homes. 160 homes is expected in FY2024-25, and final set of completions of 413 homes is expected in FY2025-26. As opposed to 150 and 423 previously expected for both years respectively.

4.	The Mall	202491	Walthams tow	Started	538	0	42	245	251		538	Phase 1 development has commenced and will be completing in Spring 2025. This comprises 495 build to rent homes, including 99 discount market rent homes. Phase 2 includes the development of 43 market sale homes and 5,000 sqm retail extension, with Town Square and station entrance. Works is planned for 2025-26	The completion of the 538 homes on the site has changed across delivery years. 42, 245, and 251 homes are expected in FY2024-25, FY2025-26, AND FY2026-27 respectively as opposed to 46, 252, and 240 homes expected previously.
5.	Webbs	183424	Blackhors e Lane	Granted	359		190	169			359	Planning Permission granted. This is a vacant site. Remediation has commenced, and work is due to start in spring 2023 This is a joint venture between GLA and Catalyst Housing.	The phasing for this has been updated and expected completions has now been moved one year later. The 190 homes expected in FY2023-24 has now been moved to FY2024-25 and 169 homes expected in FY2024-25 is now expected in FY2025-26
6.	Wood Street Library	210250	Forest Road Corridor	Started	67	67					67	Work commenced on the site in February 2022. Conditions discharged, and Construction Logistic Plan approved. Completion is expected in April 2024 based on projections from the council's capital delivery team.	This site has been added to the trajectory as it now benefits from a planning consent and work has commenced on the site.
7.	The Town Hall Campus The Magistrates Town Hall Car Park and Sycamore House (Fellowship Square Phase 2)	210776	Forest Road Corridor	Started	433	0	300	133			433	Work has commenced on site. CLP has been agreed and conditions are being discharged	The site has been added to the trajectory as planning consent has been given for 433 homes. The first set of completions of 300 homes is expected in FY2024-25 and the final completion of 133 units is expected in 2025-26
8.	Sterling House Willow House Homebase Forest Road	202512	Forest Road Corridor	Started	583	0	250	160	173		583	Commencement on former Homebase site. CLP work in progress, site is Part of Forest Road Corridor Framework.	This has been added to the trajectory as it now benefits from a planning consent. The permission covers only the Homebase

	(Part of SA 39)												part which is a portion of the wider site allocation.
LARGE SITES WITH PLANNING PERMISSION													
	Site Name	Planning Reference Number	Strategic Location	Status	Net capacity	Completion 2023-24	Completion 2024-25	Completion 2025-26	Completion 2026-27	Completion 2026-27	Total Units 5 Years	Evidence of Deliverability	Delivery compared to previous trajectory
1.	Rowden Parade Chingford Mount Road	160233	North Circular Corridor	Started	30	30	0	0			30	Detailed planning permission	No difference
2.	220 Wood Street	171929		Approved	26	26	0	0			26	Detailed planning permission	The site phasing has been updated and completion of all the 26 homes of the development moved to 2023-24 from 2021 - 22
3.	Hale End Road (The Regal)	173877	Highams Park	Approved	30	30	0	0			30	Detailed planning permission	The site has been added to the trajectory as planning consent has been given for 30 homes on the site. This is expected to be completed in FY2023 - 24
4.	Police Station,360 Forest,road	174087		Started	20	20	0	0			20	Detailed planning permission	The site has been added to the trajectory as planning consent has been given for 20 homes on the site. This is expected to be completed in FY2023 - 24

5.	800-806, Lea Bridge Road	174651		Approved	34	34	0	0			34	Detailed planning permission	The site has been added to the trajectory as planning consent has been given for 34 Homes. This is expected to be completed in FY2023 - 24
6.	Land Adjacent To, 5 Spruce Hills Road	183568	Forest Road Corridor	Started	12	12	0	0			12	Detailed planning permission	The site has been added to the trajectory as planning consent has been given for 12 homes on the site. This is expected to be completed in FY2023 - 24
7.	Former Garages Essex Close	192789		Approved	20	20	0	0			20	Detailed planning permission	The site has been updated and the 20 homes expected to complete in FY2021-22 is now expected in FY2023-24
8.	Cedar Lawn, 92 Leyton Green Road, Leyton, London, E10 6DA	200076		Started	47	47	0	0			47	Detailed planning permission	The site has been updated and the 47 homes expected to complete in FY2022-23 is now expected in FY2023-24
9.	162 - 168 Lea Bridge Road, Leyton, London, E10 7NU	201659	Lea Bridge and Church Road	Approved	11	11	0	0			11	Detailed planning permission	The site has been added to the trajectory as planning consent has been given for 11 homes on the site. This is expected to be completed in FY2023-24
10	Marlowe Road Estate Marlowe Road Estate Marlowe Road	213611	Wood Street	Extant Permission/there is resolution to grant for new submission	258	93	162	3			258	Detailed planning permission	New application submitted for site for 258 homes. 117 homes of this overlaps with the previous application, but there is increase in overall capacity by 141 homes from 436 to 577 with a total net capacity of 367.
11	Ross Wyld Lodge, 458 Forest Road, Walthamstow, London	194037		Started	90			90			90	Detailed planning permission	The site has been added to the trajectory as planning consent has been given for 90 homes on the site. This is expected to be completed in FY2023 - 24

APPENDIX II – DELIVERABLE WITH SUPPORTING EVIDENCE
SITE ALLOCATION

	Site Name	Planning Reference Number	Strategic Location	Status	Net capacity	Completion 2023-24	Completion 2024-25	Completion 2025-26	Completion 2026-27	Completion 2027-28	Total Homes 5 Years	Evidence of Deliverability	Delivery compared to previous trajectory
1.	806 Community Place High Road Leyton	213777	Bakers Arms and Leyton Green	Submitted	90	0	0	50	33		83	<p>Brownfield site. Application submitted for 83 unit with PPA agreed.</p> <p>Application is expected to go to council's planning committee in autumn 2022.</p> <p>Developer to start on site 6 months after permission with a 2-year build out program. Evidence of the is in Appendix IV</p>	The information for this site has been amended and the capacity reduced to 83 from 99 based on the application submitted. This is reflected in the expected completions for FY2026-27 which has now been reduced to 33 homes from 49
2.	Church Lane Car Park Leytonstone		Leytonstone Town Centre	n/a	105	0	0	0	105	0	105	<p>One of four allocated sites in Leytonstone Area Framework. Pre-app discussion stage with council development company and PPA agreed.</p> <p>Application expected in early 2023 with a start on site later in 2023. Evidence of correspondence in appendix IV</p>	The capacity and expected completion for this site has been updated. The capacity has increased from 102 to 105 units and all of these is expected to complete 2 years earlier in FY2026-27 and not FY2028-29

3.	Avenue Road and Thorne Close		South Leytonstone	n/a	310	0	0	197		113	310	<p>Site is a previously developed council site which is part of the emerging site allocation and Forms part of South Leytonstone Area Framework.</p> <p>Bellway has been selected as Developer Partner and development agreement signed February 2022. Planning application for submission in September 2022 and committee targeted for end of December 2022.</p> <p>Developer indicates that initial completion will be in FY2025-26. Evidence is provided in Appendix IV</p>	<p>The information for this site has been amended and capacity has been reduced from 383 to 342 following information provided by the developer. This reflected in the phasing of the expected completion for the first 5 years of the plan with the 250 homes phased for FY2025-26 reduced to 197. Also, the 133 homes phased for FY 2026-27 has been reduced 113 and deferred one year to FY2027-28</p>
4.	B&M_Howard Road	220944	South Leytonstone	Submitted -	150	0	0		150		150	<p>Previously developed site that forms part of South Leytonstone Area Framework,</p> <p>Submitted application now at consultation/publicity and engagement with consultees ongoing.</p> <p>Developer targets a 1 – 5-year timeframe for build out of development. Evidence for this is provided in Appendix IV</p>	<p>The capacity for the site has changed. This has been reduced from 186 to 175 homes reflecting the application submitted for the site.</p>

5.	Osborne Grove		Walthamstow	Pre-application	36	0			36		36	<p>Council development currently in pre-app stage with original design revised.</p> <p>An application is expected in late 2022/early 2023 with a start on site later in 2023. Evidence provided in appendix IV.</p>	The capacity for this site has been updated and now reflects the pre-app figure of 36 units
6.	Priory Court			Pre-application	83			83			83	<p>This is a development by sixty bricks – the council development company where PPA has been agreed and Pre-app concluded. Redesign was necessary following Design Review and detailed work underway in advance of planning submission. Application expected in Autumn 2022 with start on site in summer 2023. Evidence for the site is provided in appendix IV.</p>	The completion phasing for the site has been pushed from FY2022-23 to FY2025-26.
7.	60_74 Sewardstone Road	220957	Sewardstone_Road	Granted (new application)	41		41				41	<p>This is a brownfield site with Full planning approval. Another application has been submitted with Viability feedback expected and Consultation closed.</p>	The phasing for this site has changed and completions has been moved back one year from FY2023-24 to FY2024-25
8.	Chingford Library and Assembly Hall		North Chingford	n/a	35			35			35	<p>Waltham Forest scheme currently in pre-planning stage. PPA agreed and plan has gone through design review. Planning application expected in March 2023 with a start on site in summer 2023. Evidence of firm confirmation in Appendix IV.</p>	The phasing for the site has been updated and capacity reduced from 43 to 35 units.

9.	Estate Way				700					200	200	Planning Application submitted PPA agreed for a part of the site. PPA to be agreed on other part after proposal. Master plan work for the whole site Percy Ingle and Evo in view.	The phasing for this site has been updated, 150 homes from FY2026-27 have been moved further to FY2029-30.
10.	Standard Public House_1 Blackhorse Lane				167					167	167	Extant planning permission and submission of amended scheme August 2022. There is a target for the application to be presented to the December 2022 Planning Committee, with construction programme for 2023-26	The completion information for this site has changed. All 167 units are now expected to complete a year later in FY2024-25.
11.	Blackhorse Lane (SIL3)									119	119	This is a Brownfield Site. Hybrid Planning application submitted with detailed application for 119 homes.	The phasing for the site has changed over the five-year period in review and capacity reduced from 200 to 119 homes. This was phased to complete in FY2026 – 27 but has now been moved to the next year FY2027 -28.
12.	Joseph Ray Road		LEYTONSTONE	n/a	320	0	0	0	0	160	160	One of four allocated sites in Leytonstone Area Framework. Site Feasibility study has been carried out. Advanced pre-application proposals. Developer has been active in securing development breaks on all tenancies. Planning permission submission is expected in 12 – 18 months with commencement in FY2024/2025.	The capacity for this site has been updated and changed from 330 to 320. The reduction of 10 units is reflected in completions in FY2028-29 which has been reduced from 170 to 160 units.
13.	Lea Bridge Site 1_2_3	212685	Lea Bridge and Church Road	Stage 2 referral	345	120	225	0			345	The site is Council owned. There is Resolution to grant	The capacity for this site has been amended and increased from 300 to 345. The

				Approved								planning permission for 345 units. Stage 2 referral to the GLA was approved on the 14 th of August 2022 with signing of S.106 agreement imminent.	expected completions have been shifted forward by one year in line with detail submitted in planning application. The additional units are reflected in the phasing as 25 units have now been added to completions in FY2024-25 which increase completed units from 200 to 210. 20 units are also added to completions in FY2024 increasing the total to 120 from 100 units
14.	Hylands Phase 3				50					50	50	Site is currently in feasibility. Expected to start formal pre-application discussions in late 2022, with a planning submission in 2023, and a start on site in 2024. Evidence is provided in appendix IV	Included in Trajectory based on evidence of deliverability

OTHER EMERGING SITES

	Site Name	Planning Reference Number	Strategic Location	Status	Net capacity	Completion 2023-24	Completion 2024-25	Completion 2025-26	Completion 2026-27	Completion 2027-28	Total Homes 5 Years	Evidence of Deliverability	Delivery compared to previous trajectory
1.	Barclays Bank, 278 - 284 Hoe Street, Walthamstow, London, E17	210801	Walthamstow	Submitted/Resolution to Grant	63				63		63	GLA stage 1 referral, and there is resolution to grant. Developers will commence on site in mid-2023 with a 2 year build out plan. Evidence of this is provided in appendix IV.	Included in trajectory following submission of Planning application.

2.	Aston Grange			Pre-app	66 (Adjusted)		66				66	<p>Site is at pre-application stage and has gone through design review panel evaluation and engagements with highway.</p> <p>Developer estimates completion will be in Q3 of FY2024 – 25. Evidence is provided in Appendix IV.</p>	Included in trajectory upon pre-app engagement and other emerging evidence of deliverability.
3.	Highams Court	220739		Submitted	46					46	46	<p>Application submitted. Developer intent is to commence on site in October 2022 with development running till May 2024. Evidence is provided in appendix IV.</p>	Included in trajectory following submission of Planning application and evidence of deliverability.
4.	Vicarage Road				23					23	23	<p>Pre-planning discussions. An application is expected this Autumn with a start on site in summer 2023. Evidence is provided in appendix IV</p>	Included in trajectory based on evidence of deliverability.

APPENDIX III – SMALL SITES

Planning Application Reference	Status	Permission Type	Net Homes	Completion 2023-24	Completion 2024-25	Completion 2025-26	Completion 2026-27	Completion 2027-28
184246	Submitted	Full	9	0	9	0	0	0
173437	Submitted	Full	9	9	0	0	0	0

153229	Submitted	Prior Approval (Class O - formerly J)	9	9	0	0	0	0
171462	Submitted	Full	9	9	0	0	0	0
173524	Submitted	Full	9	9	0	0	0	0
180272	Submitted	Full	5	0	5	0	0	0
174038	Submitted	Full	9	9	0	0	0	0
174177	Submitted	Full	9	9	0	0	0	0
181688	Submitted	Full	9	9	0	0	0	0
183443	Submitted	Full	9	9	0	0	0	0
190520	Submitted	Full	9	9	0	0	0	0
192803	Submitted	Full	9	9	0	0	0	0
190737	Submitted	Full	9	9	0	0	0	0
203047	Submitted	Prior Approval - Office to Dwelling House	9	9	0	0	0	0
194104	Submitted	S73 - Removal/Variation of Condition(s)	9	9	0	0	0	0
193704	Submitted	Full	9	9	0	0	0	0
201030	Submitted	Full	9	9	0	0	0	0
210428	Submitted	Prior Approval - New dwellinghouses on detached blocks of flats	9	9	0	0	0	0
203987	Submitted	Full	9	9	0	0	0	0
180620	Submitted	Prior Approval (Class O - formerly J)	8	8	0	0	0	0
202368	Submitted	Full	3	8	0	0	0	0
182055	Submitted	Full	3	0	3	0	0	0
183380	Submitted	Full	8	8	0	0	0	0
214008	Submitted	Prior Approval (Class M - formerly IA)	8	8	0	0	0	0
173176	Submitted	Full	7	7	0	0	0	0
173636	Submitted	Full	7	7	0	0	0	0
210226	Submitted	Prior Approval - Office to Dwelling House	7	7	0	0	0	0
191031	Submitted	Full	7	7	0	0	0	0
201165	Started	Full	6	7	0	0	0	0
171070	Submitted	Full	2	0	2	0	0	0
202337	Submitted	Full	7	7	0	0	0	0
180811	Submitted	Full	6	6	0	0	0	0

171653	Submitted	Full	6	6	0	0	0	0
193613	Submitted	Full	6	6	0	0	0	0
193582	Submitted	Listed Building Consent	6	6	0	0	0	0
194036	Submitted	Full	5	6	0	0	0	0
202001	Submitted	Full	6	6	0	0	0	0
210436	Submitted	Full	6	6	0	0	0	0
211249	Submitted	Full	3	6	0	0	0	0
181043	Submitted	Full	5	5	0	0	0	0
173791	Submitted	Full	5	5	0	0	0	0
174557	Submitted	Full	5	5	0	0	0	0
180607	Submitted	Full	5	5	0	0	0	0
193683	Submitted	Full	5	5	0	0	0	0
200020	Submitted	Full	5	5	0	0	0	0
193299	Submitted	Full	5	5	0	0	0	0
200124	Submitted	Full	5	5	0	0	0	0
151013	Submitted	Full	4	4	0	0	0	0
162824	Submitted	Full	4	4	0	0	0	0
170728	Submitted	Full	4	4	0	0	0	0
171641	Submitted	Full	4	4	0	0	0	0
202724	Submitted	S191 Certificate of Existing Lawful Use	4	4	0	0	0	0
203663	Submitted	S192 Certificate of Proposed Lawful Development	4	4	0	0	0	0
192481	Submitted	Full	4	4	0	0	0	0
210472	Submitted	Full	4	4	0	0	0	0
152656	Submitted	Full	1	0	1	0	0	0
211679	Submitted	Certificate of Lawful Development - Proposed	4	4	0	0	0	0
213236	Submitted	S191 Certificate of Existing Lawful Use	4	4	0	0	0	0
210200	Submitted	Full	4	4	0	0	0	0
151708	Submitted	Full	3	3	0	0	0	0
190442	Submitted	Full	3	3	0	0	0	0
152190	Submitted	Prior Approval (Class O - formerly J)	3	3	0	0	0	0
163867	Submitted	Prior Approval (Class O - formerly J)	3	3	0	0	0	0
170731	Submitted	Full	3	3	0	0	0	0

172751	Submitted	Full	3	3	0	0	0	0
173907	Submitted	Full	1	0	1	0	0	0
180959	Submitted	Full	3	3	0	0	0	0
203532	Submitted	S191 Certificate of Existing Lawful Use	2	3	0	0	0	0
203475	Submitted	Full	3	3	0	0	0	0
202803	Submitted	Full	3	3	0	0	0	0
180741	Submitted	Full	1	0	1	0	0	0
201374	Submitted	Full	3	3	0	0	0	0
193816	Submitted	Full	3	3	0	0	0	0
201735	Submitted	Full Planning	3	3	0	0	0	0
202749	Submitted	S191 Certificate of Existing Lawful Use	3	3	0	0	0	0
200916	Submitted	Full	3	3	0	0	0	0
193421	Submitted	Full	3	3	0	0	0	0
200318	Submitted	S191 Certificate of Existing Lawful Use	3	3	0	0	0	0
194068	Submitted	Full	3	3	0	0	0	0
192532	Submitted	Full	3	3	0	0	0	0
192864	Submitted	Full	3	3	0	0	0	0
194175	Submitted	Full	3	3	0	0	0	0
211156	Submitted	Certificate of Lawful Development - Existing	3	3	0	0	0	0
213447	Submitted	S191 Certificate of Existing Lawful Use	3	3	0	0	0	0
212941	Submitted	Full	3	3	0	0	0	0
212432	Submitted	S191 Certificate of Existing Lawful Use	3	3	0	0	0	0
211664	Submitted	Full	3	3	0	0	0	0
203200	Submitted	Full	3	3	0	0	0	0
183938	Submitted	Full	2	2	0	0	0	0
190233	Submitted	Full	2	2	0	0	0	0
160857	Submitted	Full	2	2	0	0	0	0
173388	Submitted	Full	2	2	0	0	0	0
183224	Submitted	Full	2	2	0	0	0	0
131918	Submitted	Full	2	2	0	0	0	0
170025	Submitted	Full	2	2	0	0	0	0
170191	Submitted	Full	2	2	0	0	0	0

170331	Submitted	Prior Approval (Class P)	2	2	0	0	0	0
193675	Submitted	Full	1	0	1	0	0	0
172456	Submitted	Full	2	2	0	0	0	0
173230	Submitted	Full	2	2	0	0	0	0
173634	Submitted	Full	2	2	0	0	0	0
173939	Submitted	Full	2	2	0	0	0	0
180101	Submitted	Full	2	2	0	0	0	0
182394	Submitted	Full	2	2	0	0	0	0
183643	Submitted	Full	2	2	0	0	0	0
190927	Submitted	Full	2	2	0	0	0	0
191888	Submitted	Full	2	2	0	0	0	0
193382	Submitted	Full	2	2	0	0	0	0
200118	Submitted	S192 Certificate of Proposed Lawful Development	2	2	0	0	0	0
163785	Submitted	Full	1	2	0	0	0	0
192544	Submitted	Full	2	2	0	0	0	0
203783	Submitted	S191 Certificate of Existing Lawful Use	2	2	0	0	0	0
202722	Submitted	S191 Certificate of Existing Lawful Use	2	2	0	0	0	0
202757	Submitted	Full	2	2	0	0	0	0
200962	Submitted	Full	2	2	0	0	0	0
201451	Submitted	Full	2	2	0	0	0	0
202235	Submitted	S192 Certificate of Proposed Lawful Development	2	2	0	0	0	0
193404	Submitted	Full	1	0	1	0	0	0
201290	Submitted	S192 Certificate of Proposed Lawful Development	2	2	0	0	0	0
200472	Submitted	Full	2	2	0	0	0	0
190632	Submitted	Full	2	2	0	0	0	0
191618	Submitted	Full	2	2	0	0	0	0
193180	Submitted	Full	2	2	0	0	0	0
191378	Submitted	Full	2	2	0	0	0	0
181361	Submitted	Full	2	2	0	0	0	0
200574	Submitted	S191 Certificate of Existing Lawful Use	2	2	0	0	0	0
200261	Submitted	Full	2	2	0	0	0	0

200692	Submitted	S191 Certificate of Existing Lawful Use	2	2	0	0	0	0
202697	Submitted	S191 Certificate of Existing Lawful Use	3	2	0	0	0	0
201741	Submitted	Full	2	2	0	0	0	0
194003	Submitted	Full	1	2	0	0	0	0
200513	Submitted	Full	4	2	0	0	0	0
201105	Submitted	Full	2	2	0	0	0	0
203512	Submitted	Full	2	2	0	0	0	0
203624	Submitted	Full	1	2	0	0	0	0
203637	Submitted	Full	2	2	0	0	0	0
210427	Submitted	Prior Approval - New dwellinghouses on detached blocks of flats	2	2	0	0	0	0
210656	Submitted	Certificate of Lawful Development - Existing	2	2	0	0	0	0
210689	Submitted	Prior Approval - New dwellinghouses on detached blocks of flats	2	2	0	0	0	0
210718	Submitted	Certificate of Lawful Development - Existing	2	2	0	0	0	0
210903	Submitted	Certificate of Lawful Development - Existing	2	2	0	0	0	0
210956	Submitted	Certificate of Lawful Development - Proposed	2	2	0	0	0	0
211410	Submitted	Lawful Development Certificate (Existing) - Lawful implementation of planning permission 171751 dated 10 May 2018 for demolition of single-storey outbuilding at rear of property and construction of two-storey building to provide 2 x 1 bedroom flats.	2	2	0	0	0	0
211805	Submitted	S191 Certificate of Existing Lawful Use	2	2	0	0	0	0
212616	Submitted	Prior Approval - New dwellinghouses on detached blocks of flats	2	2	0	0	0	0
213508	Submitted	S191 Certificate of Existing Lawful Use	2	2	0	0	0	0
212661	Submitted	Full	2	2	0	0	0	0

202922	Submitted	Full	2	2	0	0	0	0
213504	Submitted	Full	2	2	0	0	0	0
213012	Submitted	Prior Approval (Class M - formerly IA)	2	2	0	0	0	0
212431	Submitted	S191 Certificate of Existing Lawful Use	2	2	0	0	0	0
202387	Submitted	Full	0	2	0	0	0	0
201659	Submitted	Full	2	2	0	0	0	0
202736	Submitted	Full	2	2	0	0	0	0
173997	Submitted	Full	1	1	0	0	0	0
162076	Submitted	Full	1	1	0	0	0	0
170782	Submitted	Full	1	1	0	0	0	0
173425	Submitted	Full	1	1	0	0	0	0
174052	Submitted	Full	1	1	0	0	0	0
180839	Submitted	Full	1	1	0	0	0	0
181271	Submitted	Full	1	1	0	0	0	0
182158	Submitted	Full	1	1	0	0	0	0
182248	Submitted	Full	1	1	0	0	0	0
183813	Submitted	Full	1	1	0	0	0	0
191940	Submitted	Full	1	1	0	0	0	0
192067	Submitted	Full	1	1	0	0	0	0
192206	Submitted	Full	1	1	0	0	0	0
141949	Submitted	Full	1	1	0	0	0	0
160073	Submitted	Full	1	1	0	0	0	0
161172	Submitted	Full	1	1	0	0	0	0
161837	Submitted	Full	1	1	0	0	0	0
162920	Submitted	Full	1	1	0	0	0	0
163893	Submitted	Full	1	1	0	0	0	0
171815	Submitted	Full	1	1	0	0	0	0
172122	Submitted	Full	1	1	0	0	0	0
172954	Submitted	Full	1	1	0	0	0	0
173215	Submitted	Prior Approval (Class P)	1	1	0	0	0	0
174425	Submitted	Full	1	1	0	0	0	0
174520	Submitted	Full	1	1	0	0	0	0
174597	Submitted	Full	1	1	0	0	0	0
180233	Submitted	Full	1	1	0	0	0	0
180952	Submitted	Full	1	1	0	0	0	0

181080	Submitted	Full	1	1	0	0	0	0
181083	Submitted	Full	1	1	0	0	0	0
181160	Submitted	Full	1	1	0	0	0	0
181365	Submitted	Full	1	1	0	0	0	0
182180	Submitted	Full	1	1	0	0	0	0
182296	Submitted	Full	1	1	0	0	0	0
183220	Submitted	Full	1	1	0	0	0	0
183556	Submitted	Full	1	1	0	0	0	0
183823	Submitted	Full	1	1	0	0	0	0
183841	Submitted	Full	1	1	0	0	0	0
184189	Submitted	Full	1	1	0	0	0	0
184261	Submitted	Full	1	1	0	0	0	0
190377	Submitted	Full	1	1	0	0	0	0
190425	Submitted	Full	1	1	0	0	0	0
190540	Submitted	Full	1	1	0	0	0	0
191182	Submitted	Full	1	1	0	0	0	0
191558	Submitted	Full	1	1	0	0	0	0
191700	Submitted	Full	1	1	0	0	0	0
191937	Submitted	Full	1	1	0	0	0	0
191961	Submitted	Full	1	1	0	0	0	0
192012	Submitted	Full	1	1	0	0	0	0
192808	Submitted	Full	1	1	0	0	0	0
193117	Submitted	Full	1	1	0	0	0	0
193384	Submitted	Full	1	1	0	0	0	0
192843	Submitted	Full	1	0	1	0	0	0
193431	Submitted	Full	1	1	0	0	0	0
193451	Submitted	Full	1	1	0	0	0	0
193734	Submitted	Full	1	1	0	0	0	0
194107	Submitted	Full	1	1	0	0	0	0
200736	Submitted	Full	1	1	0	0	0	0
203265	Submitted	Certificate of Lawful Development - Proposed	1	1	0	0	0	0
191414	Submitted	Full	1	1	0	0	0	0
201596	Submitted	Full	1	1	0	0	0	0
201728	Submitted	Prior Approval - Retail/Betting/Pay day Loan to Dwelling House	1	1	0	0	0	0
202030	Submitted	Full	1	1	0	0	0	0

201914	Submitted	Full	1	1	0	0	0	0
190330	Submitted	Full	1	1	0	0	0	0
193347	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
202317	Submitted	Full	1	1	0	0	0	0
201473	Submitted	Full	1	1	0	0	0	0
201289	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
201188	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
200665	Submitted	Full	1	1	0	0	0	0
200453	Submitted	Full	1	1	0	0	0	0
200516	Submitted	Full	1	1	0	0	0	0
193901	Submitted	Full	3	0	3	0	0	0
192159	Submitted	Full	1	1	0	0	0	0
182223	Submitted	Full	1	1	0	0	0	0
192372	Submitted	Full	1	1	0	0	0	0
200383	Submitted	Full	1	1	0	0	0	0
202392	Submitted	Full	1	1	0	0	0	0
201567	Submitted	Full	1	1	0	0	0	0
203405	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
202468	Submitted	Full	1	1	0	0	0	0
202797	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
190546	Submitted	Full	1	1	0	0	0	0
210160	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
203931	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
210292	Submitted	S192 Certificate of Proposed Lawful Development	1	1	0	0	0	0
210251	Submitted	S192 Certificate of Proposed Lawful Development	1	1	0	0	0	0
202453	Submitted	Full	1	1	0	0	0	0
210357	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
193516	Submitted	Full	1	1	0	0	0	0

202472	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
203400	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
202729	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
200428	Submitted	Full	1	1	0	0	0	0
210345	Started	Full	2	0	2	0	0	0
210346	Started	Full	2	0	2	0	0	0
171817	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
191086	Submitted	Full	1	1	0	0	0	0
193087	Submitted	Full	2	1	1	0	0	0
201397	Submitted	Full	1	1	0	0	0	0
201461	Submitted	Full	1	1	0	0	0	0
202082	Submitted	Full	1	1	0	0	0	0
202382	Submitted	Full	1	1	0	0	0	0
202430	Submitted	Full	1	1	0	0	0	0
202517	Submitted	Full	1	1	0	0	0	0
202822	Submitted	Full	1	1	0	0	0	0
203329	Submitted	Full	1	1	0	0	0	0
203516	Submitted	Full	1	1	0	0	0	0
203533	Submitted	Full	1	1	0	0	0	0
203642	Submitted	CLE	1	1	0	0	0	0
203648	Submitted	Full	1	1	0	0	0	0
203833	Submitted	Full	1	1	0	0	0	0
210183	Submitted	Certificate of Lawful Development - Existing	1	1	0	0	0	0
210343	Started	Full	1	1	0	0	0	0
210344	Started	Full	1	1	0	0	0	0
210541	Submitted	Certificate of Lawful Development - Existing	1	1	0	0	0	0
210714	Submitted	Certificate of Lawful Development - Existing	1	1	0	0	0	0
210715	Submitted	Certificate of Lawful Development - Existing	1	1	0	0	0	0
210716	Submitted	Certificate of Lawful Development - Existing	1	1	0	0	0	0
210933	Submitted	Full	1	1	0	0	0	0

210983	Submitted	Full	1	1	0	0	0	0
211090	Submitted	Certificate of Lawful Development - Existing	1	1	0	0	0	0
211579	Submitted	Lawful development certificate (Existing) for the retention of two self-contained flats.	1	1	0	0	0	0
211670	Submitted	Lawful Development Existing - Retention of use as 4 persons House of Multiple Occupation (HMO) comprising of 4 bedrooms (Use Class C4/Sui Generis).	1	1	0	0	0	0
211894	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
212102	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
212282	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
213487	Submitted	Prior Approval - Change of use from Commercial, Business and Service to Dwellinghouses	1	1	0	0	0	0
213289	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
213164	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
213161	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
213098	Submitted	Full	1	1	0	0	0	0
213000	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
212828	Submitted	S192 Certificate of Proposed Lawful Development	1	1	0	0	0	0
212811	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
212663	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
211649	Submitted	Full	1	1	0	0	0	0
211622	Submitted	Full	1	1	0	0	0	0
203962	Submitted	Full	1	1	0	0	0	0
202103	Submitted	Full	1	1	0	0	0	0
201223	Submitted	Full	1	1	0	0	0	0
190065	Submitted	Full	1	1	0	0	0	0

193177	Started	Full	1	1	0	0	0	0
220221	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
220099	Submitted	S192 Certificate of Proposed Lawful Development	1	1	0	0	0	0
213829	Submitted	Prior Approval	1	1	0	0	0	0
213538	Submitted	Full	1	1	0	0	0	0
213473	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
213461	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
213189	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
212224	Submitted	S191 Certificate of Existing Lawful Use	1	1	0	0	0	0
212017	Submitted	Full	1	1	0	0	0	0
220070	Started	Certificate of Lawful Development - Existing	2	0	2	0	0	0
210416	Submitted	Full	1	1	0	0	0	0
210321	Submitted	Full	1	1	0	0	0	0
203666	Submitted	Full	1	1	0	0	0	0
203175	Submitted	Full	1	1	0	0	0	0
191544	Submitted	Full	1	1	0	0	0	0
203273	Submitted	Full	1	1	0	0	0	0
151739	Submitted	Full	-1	-1	0	0	0	0
190892	Submitted	Full	-1	-1	0	0	0	0
191699	Submitted	Full	-1	-1	0	0	0	0
192094	Submitted	Full	-1	-1	0	0	0	0
193739	Submitted	Full	-1	-1	0	0	0	0
162383	Submitted	Full	-1	-1	0	0	0	0
192981	Submitted	Full	-1	-1	0	0	0	0
200769	Submitted	Full	-1	-1	0	0	0	0
202666	Submitted	Full	-1	-1	0	0	0	0
203029	Submitted	Full	-1	-1	0	0	0	0
212003	Submitted	Full	-1	-1	0	0	0	0
212005	Submitted	Full	-1	-1	0	0	0	0
212752	Submitted	S192 Certificate of Proposed Lawful Development	-1	-1	0	0	0	0

183071	Submitted	OUT	-2	-2	0	0	0	0
212022	Submitted	Full	-2	-2	0	0	0	0
200528	Submitted	Full	-3	-3	0	0	0	0
201348	Submitted	Full	3	-3	0	0	0	0
203429	Submitted	Full	-3	-3	0	0	0	0
182489	Submitted	Full	-5	-5	0	0	0	0
193242	Submitted	Full	5	-5	0	0	0	0
173286	Submitted	Full	-7	-7	0	0	0	0
180439	Submitted	Full	9	9	0	0	0	0

APPENDIX IV

Evidence of firm confirmation of development

SITE: 806 HIGH ROAD LEYTON

FROM: DEVELOPER

DATE: 02/09/2022

SUMMARY: Developer to start on site 6 months after permission with a 2-year build program

[REDACTED]

[REDACTED]

With regards to the below, we would be looking to start on site 6 months post PP and then a 2 year build program.

[REDACTED]

SITE: ASTON GRANGE

FROM: DEVELOPER

DATE: 23/08/2022

SUMMARY: Developer estimates completion will be in Q3 of FY2024 – 25.

[REDACTED]

[REDACTED]

The project managers are updating the programme at the moment but they estimate completion will be Q3 2024.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

SITE: AVENUE ROAD ESTATE

FROM: DEVELOPER

DATE: 02/09/2022

SUMMARY: Developer indicates that initial completion will be in FY2025-26

[REDACTED]

Please see below in relation to Avenue Road Estate Housing numbers:

Please see the phasing below. [REDACTED]

[REDACTED]

Phase 1, Block A2 and D1 – 31/07/2025 (197 units)

Phase 2 - Block C1, C2 and C5 - 5/10/2027 (113 units)

Phase 3 - Block C3 - 29/10/2029 - (32 units)

SITE: B&M

FROM: DEVELOPER

DATE: 01/09/2022

SUMMARY: Developer targets a 1 – 5-year timeframe for build out of development.

[REDACTED]

[REDACTED]

[REDACTED]

Hi Phil,

[REDACTED] we assume a 1-5 year timeframe.

Kind regards, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

SITE: BARCLAYS BANK HOE STREET

FROM: DEVELOPER

DATE: 22/08/2022

SUMMARY: Developers will commence on site in mid-2023 with a 2 year build out plan.

[REDACTED]

Afternoon [REDACTED]

In terms of the delivery of the site, it is likely that works would not commence until mid-2023 and would then be roughly completed 2yrs later. This is as best an estimate as they can provide at this point. [REDACTED]

[REDACTED]

I hope this is helpful.

Regards,

[REDACTED]

SITE: HIGHAMS COURT

FROM: DEVELOPER

DATE: 30/08/2022

SUMMARY: Developer intent is to commence on site in October 2022 with development running till may 2024.

[REDACTED]

[REDACTED]

I am well thanks, and hope you are too?

[REDACTED] we intended that development would commence in October 2022 and run until May 2024.

Thanks

Kind regards

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

SITES: Chingford Hub, Osborne Grove, Priory Court, Church Lane Car Park.

FROM: Email from Sixty Bricks (Council Development Company)

DATE: 16/09/2022

SUMMARY:

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

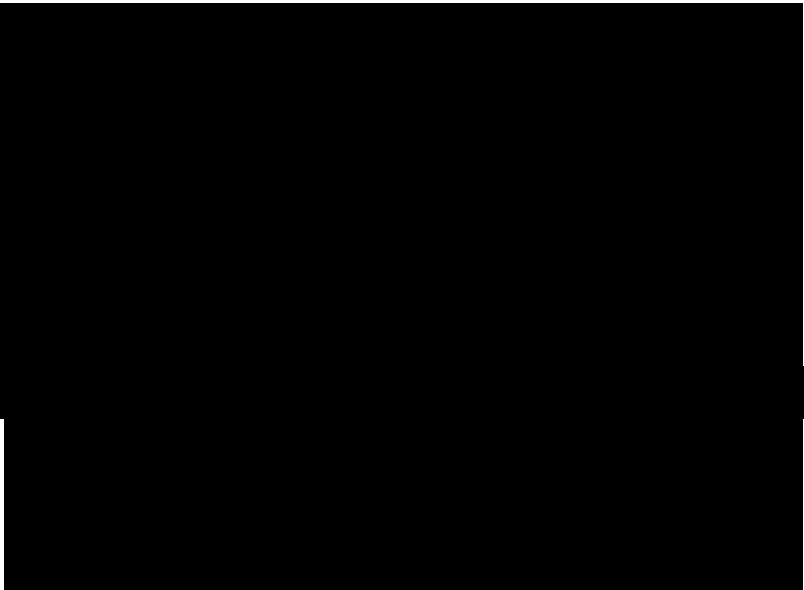
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]



- Vicarage Road – currently in pre-planning discussions. An application is expected this Autumn with a start on site in summer 2023.
- Chingford Hub – currently in pre-planning discussions. An application is expected in late 2022/early 2023 with a start on site later in 2023.
- Osborne Grove – currently in pre-planning discussions. An application is expected in late 2022/early 2023 with a start on site later in 2023.
- Priory Court – currently in pre-planning discussions, with a community consultation period occurring over the summer. An application is expected this Autumn with a start on site in summer 2023.
- Hylands Phase 3 – currently in feasibility. We expected to start formal pre-application discussions in late 2022, with a planning submission in 2023, and a start on site in 2024.
- Church Lane Car Park – currently in pre-planning discussions. An application is expected in late 2022/early 2023 with a start on site later in 2023.



SITE: JOSEPH RAY ROAD

FROM: DEVELOPER

DATE: 21/09/2022

SUMMARY: Planning permission submission in 12 – 18 months with commencement in FY2024/2025.

[REDACTED]

Hi [REDACTED]

Following on from wider correspondence please find below a completed table in respect of the above site (SA17) and information on the planned future redevelopment of the site.

Please let me know if you require any further information.

Kind regards,

[REDACTED]

[REDACTED]

1.	Current Site details	
	Draft Local Plan 2 Reference:	SA17
	Site Address	Joseph Ray Road, Leytonstone, London, E11 1AA
	Proposed Use	Mixed use scheme with feasibility for c.390 residential homes and full reprovision of LSIS compliant employment/commercial floorspace. Public realm and associated station enhancements.
2.	Development Intentions	
	What is the current state of proposals for the site? (land assembly, pre-planning, planning, construction, etc.)	Informal pre-application engagement has been undertaken with the LPA as part of the emerging Local Plan process. On-going engagement with existing long leaseholders on the site.
	What is your intended development timeframe?	[REDACTED] are looking to progress a detailed planning permission as per SA17 in the next 12 months. Assuming planning can be secured in

