

# Local Plan



## 2019/20 Housing Trajectory

March 2021

# Islington Housing Trajectory – 2019/20

## Introduction

- 1.1. The NPPF requires local authorities to identify and update annually a supply of sites, including a five year land supply. This information is published in this housing trajectory. This document forms part of the evidence base for the Islington's Draft Local Plan Examination. This version of the Housing Trajectory also responds to the Inspectors letter dated 24 June 2020<sup>1</sup>. In the letter the Inspectors state that additional work was required to identify further housing sites that will deliver within the first five years of the Plan period. In response the council has identified a number of additional sites to provide housing during the plan period, including from the council's new build programme, as well as some existing site allocations that can provide additional housing. These new and amended sites are set out on page 14.
- 1.2. In addition to the new and amended large sites, the housing trajectory has been updated to take into account the 2020 Starts and Completions exercise - all schemes on the trajectory have been checked for their implementation status and updated accordingly. As part of this exercise updated schedules for delivery for large sites were sought from developers and these have been included where provided. In addition, the reporting year has been moved one year forward and all figures adjusted.
- 1.3. To show how housing targets can be met and exceeded, the National Planning Policy Framework (NPPF) requires boroughs to prepare a housing trajectory which illustrates the expected rate of housing delivery for the plan period. Islington's Core Strategy spans the period from 2010/11 to 2024/25. The emerging Local Plan covers the period 2021/22 to 2035/36.

## Background

- 1.4. In order to meet NPPF requirements and place the anticipated housing completions in the context of past delivery, Islington's housing trajectory shown in Table 1 on page 6 has been designed to monitor:
  - completions in the five-years preceding 2019/20, the latest AMR reporting year<sup>2</sup>
  - known completions to date and projections for the current year (2020/21); and
  - anticipated delivery that makes up a future 15-year housing supply (2021/22 to 2035/36).
- 1.5. In accordance with the NPPF, the fifteen-year supply covers three five year phases: the five-year supply – upon which the NPPF places the greatest emphasis – relates to years 1 to 5 (2021/22 to 2025/26) and is largely made up of sites in the development pipeline that have received planning permission for housing development; years 6 to 10 which covers 2026/27 to 2030/31 and years 11 to 15 which takes in 2031/32 to 2035/36 which reflects anticipated growth from sites identified in the Islington Site Allocations document

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<sup>1</sup> Examination library reference: INS05 Inspectors' fifth letter to the council 24 June 2020

<sup>2</sup> The 2019 AMR will be published in due course. This housing trajectory provides an interim position ahead of publication.

(both adopted and emerging) and from the London Strategic Housing Land Availability Assessment (SHLAA).

- 1.6. The NPPF makes clear that local authorities need only identify sites or broad locations for growth in years 6-10 and, 'where possible', years 11-15. Planning Practice Guidance (PPG) further clarifies that the identification of sites or broad locations for growth in years 11-15 is not essential.
- 1.7. For the purposes of producing the housing trajectory, the future supply of conventional housing makes a distinction between large sites (over 0.25 hectares/2,500sqm) and small sites (under 0.25 hectares/2,500sqm). This is consistent with the classifications in the London Plan, which was itself informed by the pan-London SHLAA process, on which Islington worked with the Greater London Authority (GLA) and the other London boroughs.

### **Lapse rates**

- 1.8. Projected housing delivery has been reduced for sites with permission within the 5 year supply to take account of lapsed schemes (sometimes called drop out rates). There are four different lapse rates based on scheme size, with smaller schemes having a historically higher lapse rate compared to large schemes. These rates were calculated from the 2018/19 housing trajectory and are based on long term data. The rates are set out in the table below:

<b>Scheme size (net)</b>	<b>Lapse rate</b>
Up to 10 homes	12.65%
11 to 50 homes	12.40%
51 to 100 homes	5.27%
101 homes and above	9.41%

- 1.9. The housing figures in the site list (Appendix 1) have the lapse rate applied in accordance with the scheme size in the table above. Lapse rates have not been applied on schemes which have started and are under construction.

### **Windfall Delivery**

- 1.10. Windfall delivery has been shown to be a reliable source of housing delivery in Islington. Windfall is divided into small and large sites.

#### Small site windfall

- 1.11. The rate of small site windfall delivery included in the housing trajectory is based on the London Plan target set out under Policy H2 of the London Plan on small sites. This is 4,840 homes over a ten year period, equating to 484 homes per annum<sup>3</sup>. In the current year and years 1 and 2 of the five year supply no small site windfall is applied to the housing trajectory. For these years permissions for small sites are added, which are set out in the sites list and included in the trajectory. In years 3 to 5 some windfall is factored in allowing a reasonable lead in time for windfalls to gain permission and complete

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<sup>3</sup> London Plan 2021, table 4.2, page 168.

development. If there are already units from the pipeline of permissions projected for completion in a given year which also includes an element of windfall, an amount to make up the difference is added as the windfall allowance. In years 6 to 15 the London Plan small sites target of 484 units per annum is included in the trajectory, to account for unidentified sites likely to come forward for development.

### Large site windfall

- 1.12. Islington has historically benefitted from significant large site windfall housing delivery. Future large site windfall is expected over the plan period and has been included in the housing trajectory. Large site windfall delivery is based on past trends, adjusted down to account for a more limited land supply. The following paragraphs explain how the rate was derived.
- 1.13. The first step was analysis of past delivery to establish a large site windfall rate. Large site schemes permitted in the ten year period between 2010 and 2020 were considered. Of these schemes which were implemented and completed, approximately 56%<sup>4</sup> of homes were windfall, that is, they were not on allocated sites at the time when they were permitted<sup>5</sup>. It should be noted there are examples of further very significant windfall housing schemes, such as the London Square development<sup>6</sup> (252 units) which is currently nearing completion which have not been included in the above calculation, which could lead to an increase and be accounted for in the future.
- 1.14. The second step was estimating from when in the trajectory large site windfall should apply. Analysis of historic delivery found the average time from permission to completion for large site windfall schemes was two years and nine months. Additional time has been factored in for pre-application discussions and the planning application process. Based on this evidence from past trends it is estimated that sites will emerge, get permission and be completed from year 5 of the trajectory.
- 1.15. The final step was to adjust the projection down to account for a more limited land supply. The housing trajectory projects delivery of 3,078 homes from known large sites from year five to the end of the plan period. If the historic large site windfall trend is carried forward, an additional 56% of this figure would equate to 1,730 additional homes over this period. However, a reduction factor is applied to account for diminishing land supply. The reduction factor is based on the London Plan 2021 housing targets which are based on Islington's housing capacity as identified in the 2017 London SHLAA. The new London Plan reduced Islington's housing target from 1,264 to 775 homes per year to take account of reduced land supply and a target of 484 homes per year from small sites was introduced. If the small site target of 484 per year is taken as a baseline the proportion of large sites within the target has reduced from previously comprising 62% of delivery to 38% of delivery of the overall housing target. This is a reduction of 61%. This reduction factor has been applied to the initial estimate of 1,730 homes, bringing it to 677 homes over 11 years of the plan period from year 5 of the trajectory onwards. This equates to a large site windfall of 62 homes per year, which has been included on Table 1.

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<sup>4</sup> 56% of 2,537 units.

<sup>5</sup> Granted and completed between 01/01/2010 and 01/01/2020 taking into account sites identified in the UDP and Local Plan.

<sup>6</sup> Planning application reference P2015/3989/FUL

1.16. The council has an ambitious new build programme and following a thorough review of all council land to identify new supply opportunities a number of sites have been identified which will result in considerable opportunity for further sites to come forward over the plan period<sup>7</sup>. Whilst several of these sites have been included as proposed new site allocations, there are a number of other sites that will come forward alongside privately owned sites that helps to provide certainty that large site windfalls will continue to come forward – initial feasibility estimates for these remaining sites alone are the equivalent of 70 units per year, with other sites likely to be identified as the programme evolves. Given this and the potential for this to be complemented through non-council schemes over the plan period the future large site windfall figure is considered to be reasonable and achievable.

### **Housing Trajectory**

1.17. Table 1 (overleaf) shows the past completions and anticipated housing delivery between 2014/15 and 2035/36.

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<sup>7</sup> As identified in Examination library reference LBI02 – LB Islington response to Inspectors letters INS02 and INS03.

**Table 1 – Islington Housing Trajectory Table**

	Past 5 years					Report- ing year	Current year	Five year supply					Years 6-10					Year 11 onwards				
	2014/15	2015/16	2016/17	2017/18	2018/19			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
<b>Vacancies Returning to Use</b>																						
Projected						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total vacancies returned to use</b>	<b>62</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Non self-contained</b>																						
Past completions (adjusted to self contained equivalent)	287	484	885	-3	192		34 19															
Projected completions (adjusted to self-contained equivalent)								0	11	0	200	0	0	0	0	0	0	0	0	0	0	0
<b>Total non-self-contained</b>	<b>287</b>	<b>484</b>	<b>885</b>	<b>-3</b>	<b>192</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Conventional</b>																						
Past Completions	969	1,156	808	470	768	747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected large sites							382	572	627	526	771	738	253	772	295	0	300	289	415	-168	183	0
Projected windfall large sites												62	62	62	62	62	62	62	62	62	62	62
Projected total large sites							382	572	627	526	771	800	315	834	357	62	362	351	477	-106	245	62
Projected (permitted) small sites							193	136	98	88	0	0	0	0	0	0	0	0	0	0	0	0
Projected windfall small sites							0	0	0	396	484	484	484	484	484	484	484	484	484	484	484	484
Projected total small sites							193	136	98	484	484	484	484	484	484	484	484	484	484	484	484	484
Projected total							575	708	725	1,010	1,255	1,284	799	1,318	841	546	846	835	961	378	729	546
<b>Total conventional dwellings</b>	<b>969</b>	<b>1,156</b>	<b>808</b>	<b>470</b>	<b>768</b>	<b>747</b>	<b>575</b>	<b>708</b>	<b>725</b>	<b>1,010</b>	<b>1,255</b>	<b>1,284</b>	<b>799</b>	<b>1,318</b>	<b>841</b>	<b>546</b>	<b>846</b>	<b>835</b>	<b>961</b>	<b>378</b>	<b>729</b>	<b>546</b>
Total Past completions	1,318	1,672	1,693	467	960	747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Completions							594	708	731	1,010	1,335	1,284	799	1,318	841	546	846	835	961	378	729	546
Cumulative total projected completions								708	1,439	2,449	3,784	5,068	5,867	7,185	8,025	8,571	9,417	10,251	11,212	11,589	12,318	12,863
London Plan housing target								775	1,550	2,325	3,100	3,875	4,650	5,425	6,200	6,975	7,750	8,525	9,300	10,075	10,850	11,625
Annual housing target								775	775	775	775	775	775	775	775	775	775	775	775	775	775	775
<b>Total completions</b>	<b>1,318</b>	<b>1,672</b>	<b>1,693</b>	<b>467</b>	<b>960</b>	<b>747</b>	<b>594</b>	<b>708</b>	<b>731</b>	<b>1,010</b>	<b>1,335</b>	<b>1,284</b>	<b>799</b>	<b>1,318</b>	<b>841</b>	<b>546</b>	<b>846</b>	<b>835</b>	<b>961</b>	<b>378</b>	<b>729</b>	<b>546</b>

**Source:** Local Development Database, Islington Development Management.

**Note:** In accordance with the London Plan non self-contained housing is adjusted to equivalent self-contained units at a rate of 2.5:1 for student housing, 1:1 for housing for older people (C2), and 1.8:1 for all other non self-contained housing.

## Housing delivery – previous five years

**Table 2 - Net additional completions 2014/14 to 2018/19**

	2014/15	2015/16	2016/17	2017/18	2018/19
Conventional net completions	969	1,156	808	470	768
Total Non-self-contained	287	484	885	-3	192
Total vacancies returned to use	62	32	0	0	0
Total net additions	1,318	1,672	1,693	467	960
LP target	1,170	1,170	1,264	1,264	1,264

1.18. The previous five years saw 99% of the overall housing target of 6,132 met, with a shortfall of 22 homes in the five years, considering conventional (self-contained) homes, non-conventional (non-self-contained) homes and vacancies returning to use. These figures differ from those reported in the Housing Delivery test, the reasons for this are contained in the council's action plan. This includes how the delivery of historical non-self contained accommodation is accounted for.

## Housing delivery – reporting year 2019/20

**Table 3 - Net completions 2019/20 (all categories)**

Type of housing	2019/20 completions	London Plan target
Net conventional units	747	775
Net non-self-contained units	0	
Total units	747	775

1.19. Policy H1 of the London Plan 2021 sets ten year housing targets for Local Authorities, based on the 2017 London SHLAA (refer to Table 4.1). Islington has a target of 7,750 homes to be developed between 2019/20 and 2028/29, equating to 775 homes per year.

1.20. The reporting year (2019/20) saw 96% of the London Plan overall housing target (775) met, a slight under-delivery of 28 units. All completions in the reporting year were conventional (self-contained) homes.

1.21. 2019/20 is the third year since the introduction of housing targets that Islington has failed to meet the annualised benchmark, however the council is on track to deliver housing in excess of plan period targets in the Local Plan and London Plan. Tables 5 and 6 on pages 11 and 13 provide analysis on projections.

1.22. Under-delivery in 2019/20 is due to the delay in completion of a number of large sites. As part of the production of the annual housing trajectory, the council undertakes research on the likely completion dates of large sites. For the past few years a number of large schemes have been delayed in completing housing, including 250 City Road (P2013/1089/FUL), City North (P092492), Islington Square (P052245 and P090774) and the King's Cross Triangle site (P2018/3844/RMS). The council has no control over this, and this has now materialised in an under-delivery in housing targets over a number of years.

## Housing delivery – current year 2020/21

**Table 4 - Net additional anticipated completions/projections (current year 2020/21)**

Housing type		Number of dwellings	Target
Conventional	Completions to date <sup>8</sup>	300	775 <sup>9</sup>
	Net completions projected	275	
	<b>Sub total</b>	<b>575</b>	
Non-self-contained	Completions to date <sup>10</sup>	0	
	Net completions projected	19	
	<b>Sub total</b>	<b>19</b>	
<b>All</b>	<b>Grand total</b>	<b>594</b>	

- 1.23. Considering known completions to date coupled with projections for the current year (2020/21), the housing trajectory anticipates 77% of the London Plan overall housing target (775) to be met, with under delivery of 181 units, made up of conventional (self-contained) homes and non-self-contained accommodation.
- 1.24. This figure is still only a projection at this point, and exact figures will not be known until the 2021 starts and completions survey is completed and results analysed. This may result in some variations between projected completions in future reporting years.

<sup>8</sup> Completions to date are those completed at the time of the 2020 starts and completions survey conducted in summer 2020.

<sup>9</sup> The new London Plan target applies from 2019/20, with adoption of the plan expected in 2021.

<sup>10</sup> Completions to date are those completed at the time of the 2020 starts and completions survey conducted in summer 2020.



## Future projections

1.25. The future supply of conventional housing in the housing trajectory is based on:

- **Housing in the pipeline of permissions (deliverable sites):** these are sites with extant planning permission (including prior approvals), either under construction or not yet started. Permissions are adjusted down according to a lapse rate unless they have started. Further detail on lapse rates are out in paragraph 1.8 on page 3. The projected completion years for sites under 0.25 hectares have been derived from previous average completion times, taking into account their relative size within this broad category (units delivered). The completion years for these larger sites have been derived from specific information obtained from developers/landowners or phasing set out in relevant site allocations in the Local Plan. A small number of sites allocated in the Local Plan which do not have planning permission are considered deliverable and are identified in the five-year supply. Further detail on these sites is set out in appendix 2.
- **Planned housing on sites without permission (developable sites):** these are sites over 0.25 hectares which are largely identified through site allocations and the SHLAA. Completion years are an estimate, having been derived from engagement with landowners and developers as well as indicative site allocation phasing from relevant Local Plan documents.
- **Large site windfall delivery:** An element of delivery from large sites (more than 0.25 hectares) is included. This is calculated using past large site delivery, reduced to account for the diminishing supply of large sites, annualised, and introduced from year five of the trajectory. Further detail on the calculation is set out on page 4.
- **Small site windfall delivery:** An element of delivery from small windfall sites (less than 0.25 hectares) is included. This is taken from the small sites component of the London Plan housing target (484 units) which is derived from past trends of small sites housing delivery. This has been built into the trajectory starting from 2022/23 (year three of the five-year supply), allowing a reasonable lead in time for windfalls to gain permission and complete development<sup>11</sup>. If there are already units from the pipeline of permissions projected for completion in a given year which also includes an element of windfall,

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<sup>11</sup> Based on the average completion time from grant of planning permission (calculated from all small sites completions between April 2005 and March 2019), 51% were completed within one year; 75% were completed within two years and almost 90% were completed within three years. Applying a windfall allowance for as yet unknown small sites from year three onwards therefore assumes an appropriate amount of time for proposals to gain planning permission and then complete.

an amount to make up the difference is added as the windfall allowance.

## Five-year supply

- 1.26. Islington's housing target for the five year housing supply is comprised of the London Plan target of 775 units per annum (3,875 units over five years) with an additional 20% buffer brought forward in response to previous under-delivery as required by the Housing Delivery Test, resulting in a total target of 4,650 homes.
- 1.27. Projections for the five-year supply (2021/22 to 2025/26), shown in Table 5, anticipates development of 5,068 homes, which is 109% of the expanded target (418 homes more than the target) which includes the additional 20% as required by the Housing Delivery Test.

**Table 5 – Five-year supply projections (based on updated housing targets in new London Plan)**

Housing type	2021/22	2022/23	2023/24	2024/25	2025/26	Five-year supply total  (as a % of LP Target)
Conventional net additions	708	725	1,010	1,255	1,284	<b>4,982</b>
Non self-contained net additions (equivalent s/c units)	0	6	0	80	0	<b>86</b>
Total net additions	708	731	1,010	1,335	1,284	<b>5,068</b>
LP Target	775 (930 including 20% buffer)	775 (930 including 20% buffer)	775 (930 including 20% buffer)	775 (930 including 20% buffer)	775 (930 including 20% buffer)	<b>3,875 (4,650 including 20% buffer)</b>

## Deliverability of 5 year supply

- 1.28. In accordance with the NPPF, paragraph 67, for the first 5 years of the plan period, specific, deliverable sites should be identified. Further detail on what constitutes 'deliverable' is subsequently set out in Annex 2 – that is that 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 within 5 years.
- 1.29. Under the NPPF sites with permission are considered deliverable until their permission expires. There are also some sites without permission. For these sites the NPPF requires clear evidence the housing completions will begin on site within 5 years.

- 1.30. Further information on evidence that constitutes a 'deliverable' housing site is set out in Planning Practice Guidance. Evidence may include, firm progress being made towards the submission of an application, firm progress with site assessment work, or clear evidence about site viability, ownership constraints or infrastructure provision. Plan makers can also use the SHLAA in demonstrating deliverability of sites.
- 1.31. The definition of deliverable was further clarified by the Secretary of State following a High Court case. This confirmed the definition of deliverable in the NPPF is not a 'closed list' with the examples given in the NPPF not exhaustive. It was confirmed that whether a site does or does not meet the definition is a matter of planning judgement of the evidence available<sup>12</sup>.
- 1.32. Sites without planning permission within the 5 year supply are considered to be available, offer a suitable location for development and have a realistic prospect of housing being delivered within 5 years based on the evidence available. Further detail on these sites is set out in appendix 2.
- 1.33. The requirement in the PPG is for plan-making authorities to identify a 5 year supply from the intended date of adoption. Whilst award of planning consent is a significant indicator of deliverability the pre-application process is an important part of this process which helps refine a scheme and address potential issues enabling a smoother decision making process. The housing trajectory is a snapshot in time, whilst the progress of development proposals through the planning system is constant. The current progress of those schemes without permission is set out in appendix 2. Further updates to this may be provided as part of the Draft Local Plan Examination process.

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<sup>12</sup> East Northamptonshire Council, the Secretary of State for Housing Communities and Local Government and Lourett Developments, Consent Order, May 2020

## Years 6-10 projections

1.34. Table 6 shows projections for the years 6-10 supply based on the new London Plan targets. These projections anticipate 112% of the London Plan overall housing target (775 per annum for the five period 2026/27 to 2030/31, aggregated at 3,875) to be exceeded, with delivery of 4,348 units, 473 over the target. All projected completions are from conventional self-contained housing.

1.35. The overall projected delivery for the ten-year period from 2021/22 to 2030/31 is 9,417, which would exceed the housing target for this period (aggregated at 7,750) by 1,667 units or 22%.

**Table 6 – Years 6-10 projections (based on updated housing targets in new London Plan)**

Housing type	2026/27	2027/28	2028/29	2029/30	2030/31	Years 6-10 total
Conventional net additions	799	1,318	841	546	846	<b>4,348*</b>
Non self-contained net additions	0	0	0	0	0	<b>0</b>
Total net additions	799	1,318	841	546	846	<b>4,348*</b>
LP Target	775	775	775	775	775	<b>3,875</b>

\*variance in total from summed yearly figures due to rounding

## Housing supply

As part of the Local Plan examination process, the Inspectors raised concerns about the council's housing supply. Following this, the council has undertaken work to identify a number of new site allocations and proposed modifications to existing site allocations to bring forward additional housing delivery.

### New large sites

1.36. The following new large development sites have been added to the housing trajectory and are new draft Site Allocations. Some of these sites are considered deliverable within the five-year supply as evidenced in appendix 1 and appendix 2.

**Table 7: New large housing delivery sites added**

Site	Estimated Homes
OIS27: York Way Estate	90 homes
OIS28: Barnsbury Estate	450 homes
OIS29: Highbury Quadrant Congregational Church	39 homes
OIS30: Cluse Court Estate	50 homes
OIS31: Hillside Estate	120 homes
OIS32: New Orleans Estate	50 homes
OIS33: Drakeley Court Estate and Aubert Court Estate	40 homes
OIS34: Kerridge Court Estate	90 homes
KC8: Bemerton Estate South	82 homes

### Modified Allocations

1.37. Through the examination process of the draft Local Plan review the council is also proposing modifications to a number of existing site allocation and identified additional housing capacity. This includes several large sites and/or sites with permission which are reflected in the trajectory as set out in Table 8, below.

**Table 8: modified site allocations for additional housing capacity**

Site	Homes assumption	Notes
NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	280 homes	This site was included in the previous housing trajectory with capacity for 154 homes.
AUS8: 161-169 Essex Road N1 2SN	14 homes	These sites are existing site allocations but were not previously included on the housing trajectory as they did not include a residential component.
OIS10: Hornsey Road and Grenville Works, 2A Grenville Road	16 homes	

## Robustness of supply

- 1.38. Islington's housing trajectory demonstrates that there is an excess of identified capacity against the borough's housing target over the plan period. With a lapse rate applied to unimplemented permissions for all sites, including large sites within the 5 year supply, the overall supply is considered to be robust.
- 1.39. As illustrated in previous trajectories, housing delivery can be 'lumpy'<sup>13</sup> due to the delivery of large sites. As recognised in the London Plan<sup>14</sup> there will inevitably be variations in completions from one year to the next as well as a degree of uncertainty in the delivery and phasing of large sites. The housing trajectory provides a snapshot in time. Within this context ongoing monitoring and regular review of the sites in the trajectory will be important. If there are significant and unexpected delays on large sites then actions will be set out in the event of under-delivery, this could also include exploring if stepped-delivery within the trajectory is appropriate. However, it is considered that sufficient and robust housing supply is demonstrated in this housing trajectory. The trajectory includes a 20% buffer on the 5 year supply in addition to the lapse rate which will improve the prospect of achieving planned supply consistent with the NPPF. Delivery will also be further supplemented by large site windfall as evidenced above.

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<sup>13</sup> As recognised in Housing Supplementary Planning Guidance, Mayor of London, 2016.

<sup>14</sup> Paragraph 4.1.9, Publication London Plan, Mayor of London, 2020

# Appendix 1: Housing trajectory conventional (self-contained) and non-self-contained housing site level data

Planning Permission reference/Site Allocation reference	Source	Area Ha	Large or small site (0.25ha)	Address	Type	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total (within trajectory)
Site Allocation NH7	Other Large Sites	4.07	Large site	Holloway Prison, N7 0NU	Conventional					220	220	220	220									880
Site Allocation BC2 / P2016/2994/S73	Live Permissions	2.00	Large site	250, City Road, EC1V 2PU	Conventional	110	220	220	220													770
Site Allocation OIS24	Other Large Sites	3.32	Large site	Pentonville Prison, N7 9BQ	Conventional													184	183	183		550
Site Allocation OIS28	Other Large Sites	2.00	Large site	Barnsbury Estate	Conventional					30	50		140	140		160	50	231	-351			450
P2013/1423/FUL	Live Permissions	2.27	Large site	Mount Pleasant Calthorpe Street development, Land north west of the Royal Mail Sorting Office, Farringdon Road, And bounded by Calthorpe Street and Phoenix Place, EC1A 1BB Amended by P2020/1610/S73	Conventional				72	120	144											336
Site Allocation ARCH5	Other Large Sites	1.47	Large site	Archway Campus, Highgate Hill, N19	Conventional					165	165											330
Site Allocation NH1	Other Large Sites	1.27	Large site	Morrisons, Nag's Head, N7 6AG	Conventional											140	140					280
P092492	Live Permissions	0.87	Large site	City North Islington Trading Estate, Fonthill Road, N4 3HF	Conventional	62	180															242
Site Allocation BC4	Other Large Sites	0.92	Large site	Finsbury Leisure Centre, EC1V 3PU	Conventional						132											132
Site Allocation OIS31	Other Large Sites	3.66	Large site	Hillside Estate	Conventional								60	60								120
Site Allocation NH4 / P2020/0648/FUL	Live Permissions	0.60	Large site	65-69 Parkhurst Road, N7 0LP	Conventional			107														107
Site Allocation KC1 / P2018/3844/RMS	Live Permissions	0.66	Large site	Kings Cross Triangle Site, York Way, East Coast Main Line & Channel Tunnel Rail Link, N1 1XX	Conventional			104														104
Site Allocation OIS27	Other Large Sites	1.00	Large site	York Way Estate (City of London)	Conventional					90												90
Site Allocation OIS34	Other Large Sites	1.00	Large site	Kerridge Court Estate	Conventional								45	45								90
Site Allocation KC8	Other Large Sites	1.50	Large site	Bemerton Estate South	Conventional				82													82
Site Allocations NH10	Other Large Sites	0.87	Large site	45 Hornsey Road & 252 Holloway Road, N7 8DB	Non self contained					200 (equiv alent to 80 s/c units)												80
P090774	Live Permissions	0.38	Large site	Islington Square: Site 2 (Block C), Royal Mail Sorting Office, 5-6 (Site 2), Almeida Street and Upper Street, 128 & 130, N1 1AA	Conventional	38	38															76
Site Allocation ARCH1	Other Large Sites	0.26	Large site	Vorley Road/Archway Bus Station, N19	Conventional				72													72
P2014/5216/FUL	Live Permissions	2.01	Large site	King Square Estate & part of Moreland Primary School, Goswell Road, Islington, London, EC1V 7PB	Conventional		70															70
Site Allocation / FP14 P2017/2065/FUL	Live Permissions	10.63	Large site	Andover Estate	Conventional			40			27											67
Site Allocation OIS4	Other Large Sites	0.45	Large site	The BT Telephone Exchange, Kingsland Green, Dalston E8 2BB	Conventional												67					67
P2017/2961/FUL	Live Permissions	0.42	Large site	City of London Primary Academy Islington: Richard Cloudesley School,99, Golden Lane, Islington, London, EC1Y 0TZ	Conventional			66														66
Site Allocation FP13	Other Large Sites	0.35	Large site	103-115 Stroud Green Road, N4 3PX	Conventional					65												65
Site Allocation ARCH4	Other Large Sites	1.17	Large site	Whittington Hospital ancillary buildings, N19	Conventional								65									65
Site Allocation OIS22	Other Large Sites	0.30	Large site	114 Balls Pond Road and 1 King Henry's Walk, N1 4NL	Conventional								62									62
Site Allocation BC6 / P2015/0709/FUL	Live Permissions	1.57	Large site	Bartholomew Court, Previously Redbrick Estate 163, 169 - 173, Old Street, Islington, London, EC1V 9ND	Conventional	35	20															55
Site Allocation FP2	Other Large Sites	0.38	Large site	Morris Place / Wells Terrace	Conventional								53									53



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Site Allocation OIS32	Other Large Sites	2.46	Large site	New Orleans Estate	Conventional								25	25								50
Site Allocation OIS30	Other Large Sites	1.00	Large site	Cluse Court Estate	Conventional								25	25								50
Site Allocation NH12	Other Large Sites	0.27	Large site	379-391 Camden Road and 341-345 Holloway Road, N7	Conventional								47									47
P2017/2283/S73	Live Permissions	0.49	Large site	107 - 129 Seven Sisters Road (amendment to P2013/1262/FUL). 5 storey building including 44 residential units	Conventional	44																44
P2016/4634/FUL	Live Permissions	0.70	Large site	The Triangle Estate and 131-135[odd], Goswell Road, Compton Street, Cyrus Street, Islington, London, EC1 1XX	Conventional					42												42
P2018/2269/FUL	Live Permissions	0.91	Large site	Elthorne Estate (The demolition of the sunken play pitch (site 1), community centre and adj caretaker's lodge (site 2) and the construction of a new community centre [282.42 sqm GIA] (site 2) and 46 new dwellings (private and affordable) in four blocks (sites 1 and 2) ranging in height from two to six storeys and associated amenity space, bicycle parking spaces and improvements to the public realm (including to Zoffany Park, site 3).)	Conventional				40													40
Site Allocation OIS33	Other Large Sites	0.28	Large site	Drakeley Court Estate and Aubert Court Estate	Conventional				40													40
Site Allocation OIS17 / P2018/1970/FUL	Live Permissions	0.02	Small site	Hathersage Court, 1 Newington Green; Besant Court, 104, 89-91 & Health Centre [93] Mildmay Park, Islington, London, N1 4NB	Conventional			39														39
Site Allocation OIS29	Other Large Sites	1.00	Large site	Highbury Quadrant Congregational Church	Conventional					39												39
Site Allocation HC4 / P2017/2936/FUL	Live Permissions	0.51	Large site	Dixon Clark Court, Canonbury Road, Islington, London, N1 2UR	Conventional			36														36
Site Allocation OIS11 / P2017/2444/FUL	Live Permissions	1.51	Large site	Block A-G, Park View Estate, Collins Road, Islington, London, N5 1XX	Conventional			33														33
Site Allocation AUS12	Other Large Sites	0.34	Large site	Public Carriage Office, 15 Penton Street, N1 9PT	Conventional												32					32
Site Allocation BC13/ P2016/0488/FUL	Live Permissions	0.24	Small site	Shire House Whitbread Centre [including Car Park & Service Yard], 11, Lamb's Passage, Islington, London, EC1Y 8TE	Conventional				31													31
Site Allocation ARCH6	Other Large Sites	0.25	Large site	1 Elthorne Road, N19 4AL	Conventional								30									30
P2014/3494/FUL	Live Permissions	0.26	Large site	640-648 & 650, Holloway Road, Islington, London, N19 3NU	Conventional	28																28
P2017/2330/FUL	Housing New Build	0.14	Small site	17 - 23 Beaumont Rise London, N19 3AA	Conventional		27															27
Site Allocation OIS6 / P2018/4131/FUL	Live Permissions	0.16	Small site	OIS6: Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG	Conventional				26													26
P2014/3363/FUL	Live Permissions	2.90	Large site	Dover Court Estate, Dove Road; Wall street; Baxter Road, Islington, London, N1 3ND	Conventional	26																26
P2016/3939/FUL	Live Permissions	0.37	Large site	Finsbury Tower, 103-105, Bunhill Row, Islington, London, EC1Y 8LZ	Conventional		25															25
Site Allocation OIS16 / P2018/2767/FUL	Other Large Sites	3.10	Large site	Harvist Estate Car Park	Conventional			21														21
Site Allocation ARCH11	Other Large Sites	0.26	Large site	Dwell House, 619-639 Holloway Road, N19 5SS	Conventional							21										21
P2015/3989/FUL	Live Permissions	0.90	Large site	London Square, Caledonian Road: 423-425, 429-435 [odd], Caledonian Road & 1-11 Balmoral Grove & 4-6 [even] Brewery Road & Grove House 1 Market Road, Islington, London, N7 9BQ	Conventional	20																20
P2012/0637/FUL	Live Permissions	0.09	Small site	YMCA Club, Errol Street, Islington, London, EC1Y 8SE	Non self contained	34 (equivalent to 19 s/c units)																19
Site Allocation BC30 / P2013/2437/FUL	Live Permissions	0.10	Small site	Telfer House, 27 Lever Street, EC1V 3QY	Conventional			19														19
P2017/4763/FUL	Live Permissions	0.78	Large site	Land at Wedmore Estate, Wedmore Street, Islington, London, N19 1XX	Conventional		19															19

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P2015/5073/FUL	Live Permissions	0.30	Large site	Surr Street, Hyde Village, N7 9EN Garages at Thornton Court & undercroft garages, to rear of 41-45 & undercroft 1-12,43-52, Hartham Road, &76-98 Surr Street, Islington, London, N7 9JJ	Conventional	15																15	
P2017/2754/FUL	Live Permissions	0.04	Small site	202 to 210, Fairbridge Road, Islington, London, N19 3HT	Conventional	10.8	2.9	0.9	0.5														15
Site Allocation OIS10 / P2017/3242/FUL	Live Permissions	0.20	Small site	OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH	Conventional		14																14
Site Allocation AUS8	Site Allocations	0.25	Large site	161-169 Essex Road	Conventional							12											12
Site Allocation OIS25 / P2015/3050/FUL	Live Permissions	0.10	Small site	Charles Simmons House, 3, Margery Street, Islington, London, WC1X 0HP	Conventional		9.0																9.0
P2016/4533/FUL	Live permissions 2020	0.18	Small site	724 Holloway Road	Conventional	4.5	2.1	1.1	1.0														8.7
P2013/4924/FUL	Housing New Build	0.08	Small site	Hanley Crouch Community Centre 'The Laundry' 21 Sparsholt Road London N19 4EL	Conventional		8.0																8.0
P2016/3134/FUL	Live Permissions	0.06	Small site	38, Hilldrop Lane, Islington, London, N7 0HN	Conventional	5.8	1.5	0.5	0.2														8.0
P2018/1452/FUL	Live permissions 2020	0.24	Small site	Montem School Annex 179 Hornsey Road	Conventional	4.0	1.9	1.0	0.9														7.9
P2019/2266/S73	Live permissions (2020 pending)	0.10	Small site	14 Margery Street WC1X 0HP	Conventional	4.0	1.9	1.0	0.9														7.9
P2015/2406/FUL	Live Permissions	0.08	Small site	Chadwell Street Car Park, Chadwell Street, Islington, London, EC1R 1XD	Conventional	5.0	1.3	0.4	0.2														7.0
P2016/4928/FUL	Live Permissions	0.02	Small site	469, Hornsey Road, Islington, London, N19 3QL	Conventional	5.0	1.3	0.4	0.2														7.0
P120513	Live Permissions	0.01	Small site	141-143 and 145 -147, Whitecross Street, Islington, London, EC1Y 8JL	Conventional	3.6	1.7	0.9	0.8														7.0
P2016/4973/FUL	Live Permissions	0.03	Small site	64, Gifford Street, Islington, London, N1 0DF	Conventional	3.6	1.7	0.9	0.8														7.0
P2018/1592/FUL	Live permissions 2020	0.05	Small site	56 Upper Street	Conventional	3.6	1.7	0.9	0.8														7.0
P2019/2485/COL	Live permissions (2020 pending)	0.01	Small site	Holloway Road N19 5SE	Conventional	3.6	1.7	0.9	0.8														7.0
P2019/2484/COL	Live permissions (2020 pending)	0.01	Small site	Holloway Road N19 5SE	Conventional	3.6	1.7	0.9	0.8														7.0
P2017/0865/FUL	Live Permissions	0.03	Small site	44, Pear Tree Street, Islington, London, EC1V 3SB	Conventional	3.6	1.7	0.9	0.8														7.0
P2015/3451/FUL	Live Permissions	0.15	Small site	3rd and 4th floors, 35 to 53, Britannia Row, Islington, London, N1 8QH	Conventional	3.6	1.7	0.9	0.8														7.0
P2018/0429/FUL	Live Permissions	0.16	Small site	7-8, Wakley Street, 328 City Road, Islington, London, EC1V 7QE	Conventional	3.6	1.7	0.9	0.8														7.0
P2015/1655/FUL	Live permissions 2020	0.00	Small site	Clarendon Buildings 25-27 And 11 Horsell Road And Ronalds Road	Conventional	3.1	1.5	0.8	0.7														6.1
P2016/1344/FUL	Live Permissions	0.19	Small site	Land to the rear of 2, Melody Lane, Islington, London, N5 2BQ	Conventional	3.1	1.5	0.8	0.7														6.1
P2017/3493/FUL	Live Permissions	0.08	Small Site	Car Park, Windsor Street, Islington, London, N1 8QF	Non self contained			11 (equivalent to 6 s/c units)															6.0
P2016/0139/FUL	Live permissions 2020	0.02	Small site	Basement, 3rd To 6th Floor Gate House, 1 St John's Square	Conventional	2.7	1.3	0.7	0.6														5.2
P2017/2080/PRA	Live Permissions	0.05	Small site	Groud, 1st and 2nd floor, 3, Barnsbury Square, Islington, London, N1 1JL	Conventional	3.0	1.9	0.3	0.1														5.2

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P2016/3210/FUL	Live Permissions	0.10	Small site	5th and 6th floor, 16 - 26, Banner Street, Islington, London, EC1Y 8QE	Conventional	2.7	1.3	0.7	0.6													5.2
P2016/4721/FUL	Live Permissions	0.16	Small site	Roof top (front) & Rear building, 1 to 9, White Lion Street, Islington, London, N1 9PD	Conventional	2.7	1.3	0.7	0.6													5.2
P2015/2834/FUL	Live Permissions	0.03	Small site	57 - 65, Randell's Road, Islington, London, N1 0DH	Conventional	2.7	1.3	0.7	0.6													5.2
P052245	Live Permissions	1.38	Large site	Islington Square: Block A,B,D,F (Site 1), Islington square, 116 (,Former North London Mail Centre), Upper Street, Islington, London, N1 1AA	Conventional	5.0																5.0
P2015/2199/FUL	Live Permissions	0.05	Small site	3rd and 4th floor, 9 to 17, St Alban's Place, Islington, London, N1 0NX	Conventional	3.6	1.0	0.3	0.2													5.0
P2017/4826/S73	Live Permissions	0.04	Small site	798 - 804, Holloway Road, Islington, London, N19 3JH	Conventional	3.6	1.0	0.3	0.2													5.0
P2017/1889/FUL	Live Permissions	0.03	Small site	146, Seven Sisters Road, Islington, London, N7 7PL	Conventional	3.6	1.0	0.3	0.2													5.0
P2018/3775/FUL	Live permissions 2020	0.04	Small site	89 Crouch Hill	Conventional	2.2	1.0	0.6	0.5													4.4
P2019/0655/PRA	Live permissions 2020	0.02	Small site	Unit 1 & 2 71 Drayton Park	Conventional	2.2	1.0	0.6	0.5													4.4
P2019/2224/COL	Live permissions (2020 pending)	0.02	Small site	38 Petherton Road N5 2RE	Conventional	2.2	1.0	0.6	0.5													4.4
P2015/3665/FUL	Live Permissions	0.13	Small site	City Approach, 190, City Road, Islington, London, EC1V 2QH	Conventional	2.9	0.8	0.2	0.1													4.0
P2016/2646/FUL	Live Permissions	0.03	Small site	Ground (rear) & upper floors, 313 - 315, Caledonian Road, Islington, London, N1 1DR	Conventional	2.9	0.8	0.2	0.1													4.0
P2017/2787/FUL	Live permissions 2020	0.02	Small site	First To Third Floors 354 Hornsey Road	Conventional	1.8	0.8	0.5	0.4													3.5
P2019/1923/FUL	Live permissions 2020	0.08	Small site	5 Georges Road	Conventional	1.8	0.8	0.5	0.4													3.5
P2019/3825/COL	Live permissions (2020 pending)	0.02	Small site	20 Manor Gardens	Conventional	1.8	0.8	0.5	0.4													3.5
P2015/4193/FUL	Live Permissions	0.03	Small site	Ground to 2nd floor, 37C and 37D, Mildmay Grove North, Islington, London, N1 4RH	Conventional	1.8	0.8	0.5	0.4													3.5
P2018/0088/FUL	Live Permissions	0.06	Small site	3 & 5 - 9, Seven Sisters Road, Islington, London, N7 6AJ	Conventional	1.8	0.8	0.5	0.4													3.5
P2018/2263/PRA	Live Permissions	0.02	Small site	Ground Floor, William Hill, 442 - 444, Hornsey Road, Islington, London, N19 4EB	Conventional	2.0	1.3	0.2	0.0													3.5
P2018/4056/FUL	Housing New Build	0.03	Small site	Garages Adjacent To 29 Mersey Estate Ringcroft Street Islington London N7 8ND	Conventional			3.0														3.0
P2016/4428/PRA	Live Permissions	0.09	Small site	1st floor, Block A, Legard Works, 17A, Legard Road, Islington, London, N5 1DE	Conventional	1.8	1.0	0.1	0.0													3.0
P2015/0338/FUL	Live permissions 2020	0.01	Small site	1st And 2nd Floor 354 Hornsey Road	Conventional	1.3	0.6	0.3	0.3													2.6
P2018/0715/FUL	Live permissions 2020	0.01	Small site	21 Rosebery Avenue	Conventional	1.3	0.6	0.3	0.3													2.6
P2019/0053/FUL	Live permissions 2020	0.00	Small site	Tait House Ward Road	Conventional	1.3	0.6	0.3	0.3													2.6
P2019/2506/COL	Live permissions (2020 pending)	0.00	Small site	50 Florence Street N1 2DU	Conventional	1.3	0.6	0.3	0.3													2.6
P2019/2819/COL	Live permissions (2020 pending)	0.00	Small site	9-10 Wells Terrace	Conventional	1.3	0.6	0.3	0.3													2.6
P2016/4348/FUL	Live Permissions	0.01	Small site	382, Hornsey Road, Islington, London, N19 4HT	Conventional	1.3	0.6	0.3	0.3													2.6

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P2016/4087/FUL	Live Permissions	0.09	Small site	6th floor, Orchard Building, 25, Pear Tree Street, Islington, London, EC1V 3AP	Conventional	1.3	0.6	0.3	0.3													2.6
P2014/0472/FUL	Live Permissions	0.08	Small site	Ground floor, Land at rear of nos. 13 -17, Thane Villas, Islington, London, N7 7PH	Conventional	1.3	0.6	0.3	0.3													2.6
P2016/1602/FUL	Live Permissions	0.01	Small site	270, Holloway Road, Islington, London, N7 6NE	Conventional	1.3	0.6	0.3	0.3													2.6
P2016/1144/FUL	Live Permissions	0.05	Small site	Upper Floors, 403, Holloway Road, Islington, London, N7 6HJ	Conventional	1.3	0.6	0.3	0.3													2.6
P2017/5001/FUL	Live Permissions	0.06	Small site	440A, Hornsey Road, Islington, London, N19 4EB	Conventional	1.3	0.6	0.3	0.3													2.6
P101197	Live Permissions	0.02	Small site	60, Freegrove Road, N7 9RQ	Conventional	1.4	0.4	0.1	0.1													2.0
P2015/2520/FUL	Live Permissions	0.01	Small site	66, Westbourne Road, Islington, London, N7 8AB	Conventional	1.4	0.4	0.1	0.1													2.0
P2013/1071/FUL	Live Permissions	0.09	Small site	Store A - C, St Mary Magdalene Gardens, Holloway Road, Islington, London, N7 8LT	Conventional	1.4	0.4	0.1	0.1													2.0
P2016/0745/FUL	Live Permissions	0.01	Small site	11, Goodwin Street, Islington, London, N4 3HQ	Conventional	1.4	0.4	0.1	0.1													2.0
P2016/0689/FUL	Live Permissions	0.02	Small site	Ground floor, 494, Hornsey Road, Islington, London, N19 4EF	Conventional	1.4	0.4	0.1	0.1													2.0
P2017/2866/S73	Live Permissions	0.01	Small site	Islington Square: Royal Mail Sorting Office, 5-6, Almeida Street, and 128 & 130 Upper Street, Islington, London, N1 1AE	Conventional	1.4	0.4	0.1	0.1													2.0
P2017/4945/FUL	Live Permissions	0.02	Small site	1, Hercules Street, Islington, London, N7 6AT	Conventional	1.4	0.4	0.1	0.1													2.0
P2018/3530/COLP	Live Permissions	0.01	Small site	75, Chapel Market, Islington, London, N1 9ER	Conventional	1.4	0.4	0.1	0.1													2.0
P2018/2093/FUL	Live Permissions	0.01	Small site	Former Mitre Public House, 129, Upper Street, Islington, London, N1 1AA	Conventional	1.4	0.4	0.1	0.1													2.0
P2017/1736/FUL	Live Permissions	0.02	Small site	House A and B, Ground and 1st floor, Area between 28/29 & 46 Belfont Walk, Williamson Street, Islington, London, N7 0SN	Conventional	1.4	0.4	0.1	0.1													2.0
P2016/2762/FUL	Live permissions 2020	0.04	Small site	38a North Road	Conventional	0.9	0.4	0.2	0.2													1.7
P2018/1924/FUL	Live permissions 2020	0.03	Small site	4 Hanbury Mews	Conventional	0.9	0.4	0.2	0.2													1.7
P2018/2329/FUL	Live permissions 2020	0.03	Small site	69 Mildmay Park	Conventional	0.9	0.4	0.2	0.2													1.7
P2018/2931/FUL	Live permissions 2020	0.01	Small site	506a Holloway Road	Conventional	0.9	0.4	0.2	0.2													1.7
P2018/2992/FUL	Live permissions 2020	0.10	Small site	Basement And Ground Floors 442 - 444 Hornsey Road	Conventional	0.9	0.4	0.2	0.2													1.7
P2019/0286/COLP	Live permissions 2020	0.01	Small site	46 Seven Sisters Road	Conventional	0.9	0.4	0.2	0.2													1.7
P2019/0367/PRA	Live permissions 2020	0.01	Small site	First Floor 222 Seven Sisters Road	Conventional	0.9	0.4	0.2	0.2													1.7
P2019/0435/COLP	Live permissions 2020	0.01	Small site	122 Fonthill Road	Conventional	0.9	0.4	0.2	0.2													1.7
P2019/2415/FUL	Live permissions 2020	0.00	Small site	Basement And Ground Floor Colebrooke Row	Conventional	0.9	0.4	0.2	0.2													1.7
P2019/3015/COL	Live permissions (2020 pending)	0.00	Small site	5A Blackstock Mews N4 2BT	Conventional	0.9	0.4	0.2	0.2													1.7
P2019/2619/COL	Live permissions (2020 pending)	0.01	Small site	Packington Street N1 8RA	Conventional	0.9	0.4	0.2	0.2													1.7

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P2019/3140/COL	Live permissions (2020 pending)	0.03	Small site	44 St John's Villas	Conventional	0.9	0.4	0.2	0.2													1.7
P2019/2208/COL	Live permissions (2020 pending)	0.00	Small site	36 Fonthill Road	Conventional	0.9	0.4	0.2	0.2													1.7
P2013/4503/FUL	Live Permissions	0.02	Small site	28, Marriott Road, Islington, London, N4 3QL	Conventional	0.9	0.4	0.2	0.2													1.7
P2016/3670/COLP	Live Permissions	0.03	Small site	82, Gillespie Road, N5 1LN	Conventional	0.9	0.4	0.2	0.2													1.7
P2016/3191/FUL	Live Permissions	0.01	Small site	1st- 3rd floor (loft), 272, Upper Street, Islington, London, N1 2UQ	Conventional	0.9	0.4	0.2	0.2													1.7
P2016/3020/FUL	Live Permissions	0.13	Small site	4th Floor, Amber Court, 1, Bride Street, Islington, London, N7 8PY	Conventional	0.9	0.4	0.2	0.2													1.7
P2016/3420/COLP	Live Permissions	0.01	Small site	1st and 2nd floor, 351 - 352, Upper Street, Islington, London, N1 0PD	Conventional	0.9	0.4	0.2	0.2													1.7
P2016/4954/FUL	Live Permissions	0.02	Small site	27, Aberdeen Road, Islington, London, N5 2UG	Conventional	0.9	0.4	0.2	0.2													1.7
P2016/4725/FUL	Live Permissions	0.03	Small site	64, Hamilton Park West, Islington, London, N5 1AB	Conventional	0.9	0.4	0.2	0.2													1.7
P2018/3818/COLP	Live Permissions	0.01	Small site	1st and 2nd floor, 120, Fonthill Road, Islington, London, N4 3HP	Conventional	0.9	0.4	0.2	0.2													1.7
P2018/2148/FUL	Live Permissions	0.02	Small site	3, Bickerton Road, Islington, London, N19 5JU	Conventional	0.9	0.4	0.2	0.2													1.7
P2016/1323/FUL	Live Permissions	0.01	Small site	Ground floor rear, 41, Stroud Green Road, Islington, London, N4 3EF	Conventional	1.0																1.0
P2015/1412/FUL	Live Permissions	0.01	Small site	Basement and Rear Ground floor, 382, Caledonian Road, Islington, London, N1 1DY	Conventional	0.7	0.2	0.1	0.0													1.0
P2014/0711/FUL	Live Permissions	0.01	Small site	Basement to 1st floor, Rear of 56 & 58, Fonthill Road, Islington, London, N4 3HU	Conventional	0.7	0.2	0.1	0.0													1.0
P2017/3055/FUL	Live Permissions	0.02	Small site	14, Shelburne Road, Islington, London, N7 6DL	Conventional	0.7	0.2	0.1	0.0													1.0
P2015/2545/FUL	Live Permissions	0.01	Small site	1st to 3rd floor incl. rear ground floor, 269, Caledonian Road, N1 1EE	Conventional	0.7	0.2	0.1	0.0													1.0
P2013/2620/FUL	Live Permissions	0.00	Small site	Rear of 12, Crouch Hill, Mount Pleasant Mews, Islington, London, N4 4AU	Conventional	0.7	0.2	0.1	0.0													1.0
P2013/4213/FUL	Live Permissions	0.05	Small site	Rear, 30-32, Dresden Road, Islington, London, N19 3BD	Conventional	0.7	0.2	0.1	0.0													1.0
P2014/0204/FUL	Live Permissions	0.02	Small site	Uppert floor and rear building, 502, Holloway Road, Islington, London, N7 6JA	Conventional	0.7	0.2	0.1	0.0													1.0
P2017/3359/FUL	Live Permissions	0.02	Small site	1st and 2nd floor, 66, Hanley Road, Islington, London, N4 3DR	Conventional	0.7	0.2	0.1	0.0													1.0
P2015/2123/FUL	Live Permissions	0.02	Small site	2nd floor, 2 to 6, Clouesley Road, Islington, London, N1 0XT	Conventional	0.7	0.2	0.1	0.0													1.0
P2015/2202/FUL	Live Permissions	0.02	Small site	Basement and Ground floor, 66, Hanley Road, Islington, London, N4 3DR	Conventional	0.7	0.2	0.1	0.0													1.0
P2016/1383/FUL	Live Permissions	0.07	Small site	Garages Rear of 21-28, Barnsbury Square, Islington, London, N1 1JP	Conventional	0.7	0.2	0.1	0.0													1.0
P2016/0840/FUL	Live Permissions	0.01	Small site	Ground floor and Basement, Garage, Quemerford Road, Islington, London, N7 9SG	Conventional	0.7	0.2	0.1	0.0													1.0
P2014/5002/FUL	Live Permissions	0.01	Small site	Land at 29, Horsell Road, Islington, London, N5 1XX	Conventional	0.7	0.2	0.1	0.0													1.0
P2018/3887/FUL	Live Permissions	0.02	Small site	53, Stroud Green Road, Islington, London, N4 3EF	Conventional	0.7	0.2	0.1	0.0													1.0
P2015/5305/FUL	Live permissions 2020	0.01	Small site	Ground And 1st Floor Fortnam Garage Rear Of 50 Fortnam Road	Conventional	0.7	0.2	0.1	0.0													1.0
P2018/0690/AOD	Live permissions 2020	0.00	Small site	City Forum Block T1 250 City Road	Conventional	0.7	0.2	0.1	0.0													1.0
P2017/2243/FUL	Live permissions 2020	0.01	Small site	Microtron House 338 City Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/3463/FUL	Live permissions 2020	0.01	Small site	58 Fonthill Road	Conventional	0.4	0.2	0.1	0.1													0.9

Planning Permission reference/Site Allocation reference	Source	Area Ha	Large or small site (0.25ha)	Address	Type	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total (within trajectory)
P2017/4894/FUL	Live permissions 2020	0.02	Small site	Bayes House Offord Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/0935/FUL	Live permissions 2020	0.01	Small site	33-34 Myddelton Street	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/1948/FUL	Live permissions 2020	0.00	Small site	217 Blackstock Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/2644/FUL	Live permissions 2020	0.01	Small site	140 A Upper Street	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/3086/FUL	Live permissions 2020	0.02	Small site	65a Benwell Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/3912/FUL	Live permissions 2020	0.02	Small site	108 Harberton Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/3944/FUL	Live permissions 2020	0.02	Small site	42 Tollington Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/4161/FUL	Live permissions 2020	0.01	Small site	48 Rawstone Street	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/4232/FUL	Live permissions 2020	0.03	Small site	39 Hillmarton Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/4235/FUL	Live permissions 2020	0.02	Small site	22 Campdale Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/0026/FUL	Live permissions 2020	0.00	Small site	6 Shrewsbury Court	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/0446/COLP	Live permissions 2020	0.00	Small site	88 Mackenzie Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/0594/PRA	Live permissions 2020	0.01	Small site	Land Between 69 & 71 Sotheby Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/0604/FUL	Live permissions 2020	0.01	Small site	1a Wedmore Street	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/0911/PRA	Live permissions 2020	0.01	Small site	William Hill, 196 Blackstock Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/1611/FUL	Live permissions 2020	0.02	Small site	29 Windsor Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/1910/FUL	Live permissions 2020	0.02	Small site	252 St Paul's Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/2432/FUL	Live permissions 2020	0.03	Small site	94-96 Holloway Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/2694/PRA	Live permissions 2020	0.00	Small site	283 Hornsey Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/3370/PRA	Live permissions 2020	0.01	Small site	450 Hornsey Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/2786/PRA	Live permissions (2020 pending)	0.01	Small site	4 Blundell Street N7 9BH	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/3141/PRA	Live permissions (2020 pending)	0.02	Small site	94 Gillespie Road N5 1LN	Conventional	0.4	0.2	0.1	0.1													0.9

Planning Permission reference/Site Allocation reference	Source	Area Ha	Large or small site (0.25ha)	Address	Type	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total (within trajectory)
P2020/0003/FUL	Live permissions (2020 pending)	0.02	Small site	St Peter's Street N1 8JS	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/3276/PRA	Live permissions (2020 pending)	0.00	Small site	508 Hornsey Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/3369/COL	Live permissions (2020 pending)	0.00	Small site	18 Gaskin Street N1 2RY	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/2592/COLP	Live permissions (2020 pending)	0.01	Small site	12 Elia Street N1 8DE	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/2245/COL	Live permissions (2020 pending)	0.00	Small site	102A Holloway Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/2581/COL	Live permissions (2020 pending)	0.00	Small site	1 Rufford Street	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/2055/COL	Live permissions (2020 pending)	0.00	Small site	98 Blackstock Road	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/3252/COL	Live permissions (2020 pending)	0.00	Small site	St Peter's Street N1 8JT	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/2164/COL	Live permissions (2020 pending)	0.00	Small site	Caledonian Road N1 9BU	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/3245/COL	Live permissions (2020 pending)	0.00	Small site	62 St Peter's Street	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/2066/FUL	Live Permissions	0.01	Small site	1st, 2nd and loft, 610, Holloway Road, Islington, London, N19 3PH	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/1747/FUL	Live Permissions	0.02	Small site	4th floor, 20, Spears Road, Horsey Road, Islington, London, N19 3QQ	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/2522/FUL	Live Permissions	0.01	Small site	69, Benwell Road, Islington, London, N7 7BW	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/0556/FUL	Live Permissions	0.01	Small site	Basement Floor, 12, Wilmington Square, Islington, London, WC1X 0ES	Conventional	0.4	0.2	0.1	0.1													0.9
P2015/4983/FUL	Live Permissions	0.01	Small site	Basement, ground and 1st floor, Garage, 16, Japan Crescent, Islington, London, N4 4BB	Conventional	0.4	0.2	0.1	0.1													0.9
P2016/4554/FUL	Live Permissions	0.01	Small site	Garages between 6 and 9, Dagmar Terrace, Islington, London, N1 1XX	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/1387/FUL	Live Permissions	0.01	Small site	Ground floor, 27, Fonthill Road, Islington, London, N4 3HY	Conventional	0.4	0.2	0.1	0.1													0.9
P2016/1949/FUL	Live Permissions	0.02	Small site	Land adjacent to west side of, 1, Dresden Road, Islington, London, N19 3BE	Conventional	0.4	0.2	0.1	0.1													0.9
P2016/0197/FUL	Live Permissions	0.02	Small site	Land At 90-92, White Lion Street, Islington, London, N1 9PF	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/2213/FUL	Live Permissions	0.02	Small site	Rear ground & basement & upper floors, 320, Upper Street, Islington, London, N1 2XQ	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/1670/FUL	Live Permissions	0.01	Small site	23, Romilly Road, Islington, London, N4 2QY	Conventional	0.4	0.2	0.1	0.1													0.9
P2019/0064/COLP	Live Permissions	0.01	Small site	398, Caledonian Road, Islington, London, N1 1DN	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/2898/FUL	Live Permissions	0.02	Small site	4th floor, 252 to 254, York Way, Islington, London, N7 9QQ	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/0251/FUL	Live Permissions	0.01	Small site	Adjacent to 1, Landseer Road, Islington, London, N19 3PA	Conventional	0.4	0.2	0.1	0.1													0.9

Planning Permission reference/Site Allocation reference	Source	Area Ha	Large or small site (0.25ha)	Address	Type	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total (within trajectory)
P2018/4170/COL	Live Permissions	0.01	Small site	Flat 1, Seward Street, Islington, London, EC1V 3PA	Conventional	0.4	0.2	0.1	0.1													0.9
P2017/3332/FUL	Live Permissions	0.01	Small site	Flats A & B 1st to 3rd floors, 159, Hornsey Road, Islington, London, N7 6DU	Conventional	0.4	0.2	0.1	0.1													0.9
P2015/4888/FUL	Live Permissions	0.01	Small site	Rear of, Fairfax House, 201, Hornsey Road, Islington, London, N7 6RA	Conventional	0.4	0.2	0.1	0.1													0.9
P2018/3516/PRA	Live Permissions	0.01	Small site	Basement and Ground floor, 410, Hornsey Road, Islington, London, N19 4EB	Conventional	0.5	0.3	0.0	0.0													0.9
P2018/0513/PRA	Live Permissions	0.01	Small site	Ground floor, 7, Archway Road, Islington, London, N19 3TX	Conventional	0.5	0.3	0.0	0.0													0.9
P2017/0729/PRA	Live Permissions	0.01	Small site	Basement, 477, Hornsey Road, Islington, London, N19 3QL	Conventional	0.5	0.3	0.0	0.0													0.9
P2018/3482/FUL	Live Permissions	0.06	Small site	16, Furlong Road, Islington, London, N7 8LS	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/0106/COLP	Live Permissions	0.02	Small site	57, Mildmay Road, Islington, London, N1 4PU	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2017/1888/FUL	Live Permissions	0.03	Small site	Basement to 2nd floor, 50, Oakley Road, Islington, London, N1 3LS	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2017/4599/FUL	Live Permissions	0.03	Small site	1st and 2nd floor, The Wilmington Arms, 69, Rosebery Avenue, Islington, London, EC1R 4RL	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2017/2914/FUL	Live Permissions	0.02	Small site	1st floor, Flat 3 & 4, 5, Garrett Street, Islington, London, EC1Y 0TT	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2017/1002/FUL	Live Permissions	0.01	Small site	27, Stavordale Road, Islington, London, N5 1NE	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2017/1242/COLP	Live Permissions	0.04	Small site	2nd floor; 2.2-2.6 flats, York Central, 70-78, York Way, Islington, London, N1 9AG	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2017/0018/COLP	Live Permissions	0.01	Small site	1, Hanley Road, Islington, London, N4 3DU	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2018/3180/FUL	Live permissions 2020	0.00	Small site	112 Fonthill Road	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2018/3866/FUL	Live permissions 2020	0.00	Small site	286 Caledonian Road	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2018/4098/FUL	Live permissions 2020	0.01	Small site	Flat B 14 Scholefield Road	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/0205/FUL	Live permissions 2020	0.01	Small site	51 Devonia Road	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/0870/FUL	Live permissions 2020	0.04	Small site	14 Canonbury Park South	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/1985/FUL	Live permissions 2020	0.01	Small site	Flat B St Thomas's Road	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/2327/COLP	Live permissions 2020	0.02	Small site	62 Shaftesbury Road	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/3101/FUL	Live permissions 2020	0.02	Small site	6 Ringcroft Street	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/2319/COLP	Live permissions (2020 pending)	0.01	Small site	30 Conistone Way N7 9DD	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/2340/FUL	Live permissions (2020 pending)	0.03	Small site	17 Compton Avenue N1 2XD	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2019/2075/FUL	Live permissions (2020 pending)	0.02	Small site	Canonbury Grove N1 2HR	Conventional	-0.4	-0.2	-0.1	-0.1													-0.9
P2017/4793/FUL	Live Permissions	0.01	Small site	99, Cloudesley Road, Islington, London, N1 0EN	Conventional	-0.7	-0.2	-0.1	0.0													-1.0
P2016/4859/FUL	Live Permissions	0.01	Small site	61 (61 & 61a), Hemingford Road, Islington, London, N1 1BY	Conventional	-0.7	-0.2	-0.1	0.0													-1.0



Planning Permission reference/Site Allocation reference	Source	Area Ha	Large or small site (0.25ha)	Address	Type	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total (within trajectory)
P2017/3103/FUL	Live Permissions	0.41	Large site	10 to 12, Finsbury Street, and Ropemaker Street, 20, Islington, London, EC2Y 9AR	Conventional	-1.4	-0.4	-0.1	-0.1													-2.0
P2013/4173/FUL	Live Permissions	0.01	Small site	14, Devonian Road, N1 8JH	Conventional	-2.2	-0.6	-0.2	-0.1													-3.0
P2019/3632/FUL	Live permissions 2020	0.20	Small site	525 Holloway Road	Conventional	-3.6	-1.7	-0.9	-0.8													-7.0
					Total large sites (>0.25ha)	382	572	627	526	771	738	253	772	295		300	289	415	-168	183		5,955
					Total small Sites (<0.25ha)	193	136	98	88													515

**Notes:**

1. Site level data table does not include site details related to known completions to date in the current year; or windfall allowance.
2. A lapse rate has been applied to permissions that have not started, for further detail on the rates applied refer to paragraph 1.8 on a page 3.
3. For some sites in the site level table there are units allocated as decimals or showing delivery of less than 1 unit. This is a result of the methodology used for projecting small sites (under 0.25ha) or application of the lapse rate, or both.
4. For sites without planning permission the number and phasing of units are an estimate derived from various sources of data including information from landowners and developers.

## Appendix 2: Delivery information for large sites within 5 year supply without permission

Site reference and name	Deliverability information
KC8: Bemerton Estate South	This site is a London Borough of Islington New Build site. The intention to deliver this site within 5 years was set out in the letter from the New Build team <sup>15</sup> . Firm progress is being made towards a planning application. The residents of the site have been subject to three rounds of consultation and detailed design work is currently being finalised with a planning application expected to be submitted in April 2021. Subject to planning approval, the intention to start on site in early 2022, with a two year construction period.
OIS27: York Way Estate	The City of London has secured grant funding from the Greater London Authority (GLA) to support delivery of social-rented homes on the estate. The programme for delivery is linked to the GLA funding. Firm progress is being made in the submission of a planning application. The residents of the site have been consulted and site assessment work has taken place, with detailed design work underway. The City of London intend to submit a planning application in Spring 2021 and, subject to planning approval, to commence construction by the end of 2021. Completion is scheduled for late 2023. LBI have developed the site allocation in consultation with the owners of the site including the timescales for development.
OIS28: Barnsbury Estate	The estate is owned and managed by Newlon Housing Trust. The proposals involve redevelopment of the blocks on New Barnsbury and refurbishment of the homes on Old Barnsbury. Residents have been subject to a series of workshops as part of a lengthy and detailed consultation process that has taken place, with scheme design and a masterplan developed in response. A ballot is scheduled from 22 February to Friday 19 March 2021. Newlon have confirmed their intention to deliver new housing at the site within the next 5 years. Newlon have confirmed their intention is to submit a planning application by late 2021 and commence construction by the end of 2022, subject to planning approval, with the completion of phases 1 and 2 by late 2025. Information from Newlon suggests the delivery of between 900–950 total homes being built in total, leading to approximately 520-570 net additional homes. However, prior to the design being finalised, a more conservative estimate of 450 net additional new homes has been assumed for the purpose of this housing trajectory. LBI have developed the site allocation in consultation with the owners of the site including the timescales for development.
OIS29: Highbury Quadrant Congregational Church	A planning application has been submitted for the site. P2020/2507/FUL: Redevelopment of the existing Highbury Quadrant Congregational Church to provide a new church and associated community facilities including community space and church accommodation (Use Class F1) and a new part 3-, part 5-, part 7-storey residential building comprising 39 apartments (Use Class C3), together with associated landscaping, cycle/refuse storage, substation and other associated infrastructure.  LBI have developed the site allocation in consultation with the owners of the site including the timescales for development.
OIS33: Drakeley Court and Aubert Court	This is a London Borough of Islington New Build site. The intention to deliver this site within 5 years was set out in the letter from the New Build team <sup>16</sup> . Firm progress is being made towards a planning application. The site has been subject to resident consultation and site assessment work has taken place, with detailed design work underway. A Planning Application is scheduled for summer 2021, with start on site scheduled for Feb 2022 and completion by 2024.
NH10: 45 Hornsey Road and 252 Holloway Road	Pre-application discussions are progressing. It is anticipated an application will be submitted in 2021. The 45 Hornsey Road portion of allocation NH10 holds no known ownership constraints for the provision of conventional housing/student accommodation proposal. Whilst the rest of the site that forms part of the allocation is in different ownership this is not considered to be a barrier to delivery of housing. There are no known infrastructure issues, the site is cleared and ready for development. There are no known viability issues. The landowners have confirmed their intention to deliver the site within 5 years <sup>17</sup> .
NH7: Holloway Prison	Firm progress is being made on the Holloway Prison site towards the submission of an application. Public consultation on a masterplan took place in the summer of 2020 and further pre-application discussions are ongoing. The Scoping Opinion for preparation of an Environmental Impact Assessment was issued in 2020 and intrusive site investigations began in January 2021. There are no ownership constraints and no constraints identified in relation to infrastructure provision. There are also no known viability issues. The viability assessment undertaken to inform the SPD clearly demonstrates that the Holloway Prison site can deliver at least 50% affordable housing without public subsidy. The site is not a complex site, which is highly unusual for Islington, and there are limited enabling works needed, meaning that delivery can progress quickly. In addition to a £42 million pound loan for the site, the Mayor of London has provided £40 million of grant funding to support the delivery of affordable housing on the site – with a commitment to delivery of 60 percent overall with 70% of homes as genuinely affordable social rent. In a <a href="#">November statement</a> , the GLA and Peabody demonstrated a commitment to delivering the site. The statement confirms that construction is expected to start in 2022 and complete in 2025 – this is earlier than assumed for the purposes of the housing trajectory. The applicant currently projects submission of a planning application in summer 2021.
BC4: Finsbury Leisure Centre	A letter attached to LBI02 provided confirmation of the intention to deliver the site within 5 years. There are no ownership constraints – the site is owned by the London Borough of Islington. No specific constraints have been identified in relation to infrastructure provision. As set out in response to LBI 02 an initial funding gap to deliver the project has now been addressed. There has been a significant amount of site assessment and design work undertaken over a number of years. There have been some delays associated with the Covid-19 pandemic

<sup>15</sup> Attached to the Council's letter Examination library reference LBI02 – LB Islington response to Inspectors letters INS02 and INS03.

<sup>16</sup> Attached to the Council's letter Examination library reference LBI02 – LB Islington response to Inspectors letters INS02 and INS03.

<sup>17</sup> As set out in Examination library reference LBI02 – LB Islington response to Inspectors letters INS02 and INS03.

**Site reference and name**    **Deliverability information**

however a planning application is expected to be submitted within the next 9-12 months with delivery by the end of the 2025/26 monitoring year.

FP13: 103-115 Stroud Green Road

The planning programme remains broadly in line with the letter from the agent in May 2020 with fresh pre-application engagement early 2021, and the submission of a planning application anticipated in late 2021 with grant of planning permission in 2022, construction on site to commence in 2022/2023 and completion of the development to occur by 2025.

ARCH5: Archway Campus

The site has been vacant for a long period of time and is available to deliver housing now. The draft site allocation for the site identifies the site is suitable location for housing, and some additional flexibility is proposed through a modification to the draft Site Allocation that there may be scope for an element of student accommodation to help enable the delivery of the site. The site has been subject to discussions for development proposals over a number of years and a significant amount of site assessment and design work has been undertaken as part of this. Pre-application discussions are in progress and a revised timetable has been provided by the developer for the delivery of the site, with a planning application expected to be submitted in September 2021, start on site in 2022 with the project delivered by 2025-26. No constraints in relation to infrastructure provision have been identified. The site capacity assumption for the site has been updated to reflect the potential for the refurbishment of the existing building and the potential for new development on part of the site.