

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 2020¹. 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 year²
 - 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

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

² 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:

| Scheme size (net) | Lapse rate |
|--------------------------|-------------------|
| 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 annum³. 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

³ 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%⁴ of homes were windfall, that is, they were not on allocated sites at the time when they were permitted⁵. It should be noted there are examples of further very significant windfall housing schemes, such as the London Square development⁶ (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.

⁴ 56% of 2,537 units.

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

⁶ 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 period⁷. 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.

⁷ 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 |
| Vacancies Returning to Use | | | | | | | | | | | | | | | | | | | | | | |
| Projected | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total vacancies returned to use | 62 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Non self-contained | | | | | | | | | | | | | | | | | | | | | | |
| 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 |
| Total non-self-contained | 287 | 484 | 885 | -3 | 192 | 0 | 19 | 0 | 6 | 0 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Conventional | | | | | | | | | | | | | | | | | | | | | | |
| 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 |
| Total conventional dwellings | 969 | 1,156 | 808 | 470 | 768 | 747 | 575 | 708 | 725 | 1,010 | 1,255 | 1,284 | 799 | 1,318 | 841 | 546 | 846 | 835 | 961 | 378 | 729 | 546 |
| 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 |
| Total completions | 1,318 | 1,672 | 1,693 | 467 | 960 | 747 | 594 | 708 | 731 | 1,010 | 1,335 | 1,284 | 799 | 1,318 | 841 | 546 | 846 | 835 | 961 | 378 | 729 | 546 |

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 ⁸ | 300 | 775 ⁹ |
| | Net completions projected | 275 | |
| | Sub total | 575 | |
| Non-self-contained | Completions to date ¹⁰ | 0 | |
| | Net completions projected | 19 | |
| | Sub total | 19 | |
| All | Grand total | 594 | |

- 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.

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

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

¹⁰ 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 development¹¹. If there are already units from the pipeline of permissions projected for completion in a given year which also includes an element of windfall,

¹¹ 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 | 4,982 |
| Non self-contained net additions (equivalent s/c units) | 0 | 6 | 0 | 80 | 0 | 86 |
| Total net additions | 708 | 731 | 1,010 | 1,335 | 1,284 | 5,068 |
| 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) | 3,875 (4,650 including 20% buffer) |

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 available¹².
- 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.

¹² 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 | 4,348* |
| Non self-contained net additions | 0 | 0 | 0 | 0 | 0 | 0 |
| Total net additions | 799 | 1,318 | 841 | 546 | 846 | 4,348* |
| LP Target | 775 | 775 | 775 | 775 | 775 | 3,875 |

*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'¹³ due to the delivery of large sites. As recognised in the London Plan¹⁴ 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.

¹³ As recognised in Housing Supplementary Planning Guidance, Mayor of London, 2016.

¹⁴ 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 |

| 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 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 (equiv alent o 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 |

| 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) | |
|---|---------------------------------|---------|------------------------------|--|--------------------|---------|---------|--------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------------------|-----|
| 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 |

| 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) |
|---|---------------------------------|---------|------------------------------|---|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------------------|
| P2016/3210/FUL | Live Permissions | 0.10 | Small site | 5th an 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 |

| 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) |
|---|---------------------------------|---------|------------------------------|---|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------------------|
| 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 |

| 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) |
|---|---------------------------------|---------|------------------------------|--|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------------------|
| 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 ¹⁵ . 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 ¹⁶ . 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 ¹⁷ . |
| 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 November statement , 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 |

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

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

¹⁷ 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.