

Site	Delivery Period	Council's Position	Comments	Does it meet the NPPF test	Current Position	Resolution granted or Permitted
Tesco Station Rd (OA7)	0 - 5 years	509	Live application (ref: PL/0693/24) refers to 480 units in total. Unclear where the additional 29 units have come from. Application remains undetermined despite the Council claiming that that application would be considered at the November Committee.	no	0	0
Poet's Corner & Milton Road (OA9)	0-5 and 6-10 years.	530	The Council resolved to grant planning permission in October 2025. There is an extension of time agreed until February 2026. Phase 1 is a full application for 530 dwellings. Phase 2 & 3 is an outline planning application with all matters reserved that seeks to deliver up to 528 dwellings. There is an agreed EOT of 14.02.2026	no	0	530
Byron Quarter (OA14)	0-5 and 6-10 years	149	Planning permission granted on 30 October 2025.	yes	149	149
Kodak (OA16)	0-5 and 6-10 years.	1,557	Whilst planning permission has been granted, the Council has acknowledged that the applicant has entered into pre-application discussions regarding amendments to the scheme. Much of the development. Much of the permitted scheme is high-rise and granted permission prior to the additional Fire Regulation requirements were introduced. The scheme is therefore arguably unimplementable.	yes	1,469	1,469
Former Kodak Administration Offices (OA17)	0-5 years.	124	Application (ref: PL/1152/24) still awaiting decision.	no	0	0
Grange Farm (O4)	0-5 and 6-10 years	45	Planning permission issued on 18 December 2025.	yes	45	45
Travellers Rest, Kenton Road (O16)	0-5 years.	120	Application (ref: PL/0378/25) awaiting determination for 109 residential units and 103 co-living units. The Planning Committee resolved to refuse the planning application in	no.	0	0
Anmer Lodge (O21)	0 - 5 years.	138	It is understood that 120 units are under construction. However, the status of the remaining 18 units is unclear. The Council has confirmed the permission has been	yes	120	120

SMALL SITE WINDFALL					
Small sites - modelled (H2) windfall development (four years at 375 per year)	1,500			1,500	1,500
Extant unallocated large site (one)	96			96	96
Small sites - extant permissions (with 17% lapse rate applied) (one year)	365			365	365
<b>5-Year Total Supply</b>	<b>5,133</b>			<b>3,744</b>	<b>4,274</b>
London Plan 5 Year HLS (802 per year)	4,010			4,010	4,010
London Plan 5 Year HLS + 5%	<b>4,211</b>			4,211	4,211
Annual Requirement (5%)	842			842	842
Annual Requirement (20%)	962			962	962
<b>5YS + 5% (supply/annual requirement)</b>	<b>6.10</b>			<b>4.45</b>	<b>5.08</b>
<b>5YS + 20% (supply/annual requirement)</b>	<b>5.33</b>			<b>3.89</b>	<b>4.44</b>