

EIP219 New Southwark Plan – Main Modifications

Appendix 5: Annex 2 – Housing trajectory

No.	Title
Appendix 1	Key Diagram Updates: Key Diagram (Map page 16 of EIP27A, also see EIP229) Policy Areas and Vision Areas (Map page 21 of EIP27A, also see EIP229)
Appendix 2	Main Modification MM29 'Residential Design – Aylesbury Space Standards'
Appendix 3	Policy P47 – Figure 7 to include primary schools and their 400m exclusion zone (as set out in EIP209)
Appendix 4	Cycle and car parking tables 10-12 (as set out in document EIP177)
Appendix 5	Annex 2 – Housing trajectory
Appendix 6	Annex 4 - NSP Monitoring Framework (EIP178a)
Appendix 7	Annex 5 – Policies and sites from the Aylesbury AAP, Peckham and Nunhead AAP and Canada Water AAP that would be replaced by the New Southwark Plan
Appendix 8	Area Vision Maps

Graph 1 - Indicative New Southwark Plan housing trajectory (2020 – 2035)

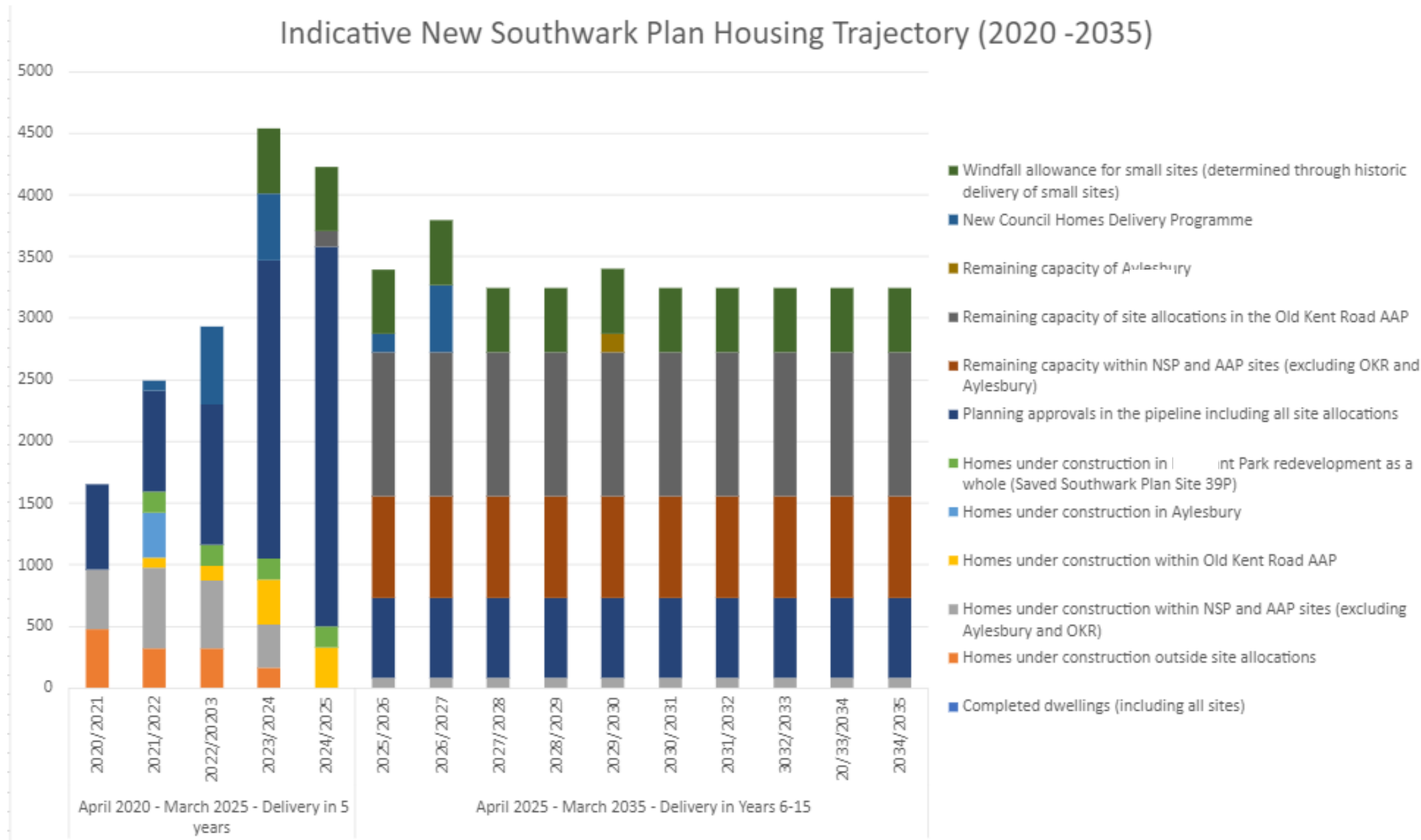


Table 3: Source of supply by year

Source of supply/ Year	April 2020 - March 2025 - Delivery in 5 years					April 2025 - March 2035 - Delivery in Years 6-15									
	2020/2021	2021/2022	2022/20203	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	3032/2033	20/33/2034	2034/2035
Completed dwellings (including all sites)															
Homes under construction outside site allocations	477	318	318	159											
Homes under construction within NSP and AAP sites (excluding Aylesbury and OKR)	483	652	554	354		80	80	80	80	80	80	80	80	80	80
Homes under construction within Old Kent Road AAP		84	117	361	326										
Homes under construction in Aylesbury		364													
Homes under construction in Elephant Park redevelopment as a whole (Saved Southwark Plan Site 39P)		171	171	171	170										
Planning approvals in the pipeline including all site allocations	693	817	1136	2417	3081	644	644	644	644	644	644	644	644	644	644
Remaining capacity within NSP and AAP sites (excluding OKR and Aylesbury)						831	831	831	831	831	831	831	831	831	831
Remaining capacity of site allocations in the Old Kent Road AAP					123	1162	1162	1162	1162	1162	1162	1162	1162	1162	1162
Remaining capacity of Aylesbury										156					
New Council Homes Delivery Programme		86	632	548		153	549								
Windfall allowance for small sites (determined through historic delivery of small sites)				523	523	523	523	523	523	523	523	523	523	523	523
Total housing supply for the period	15830					33260									
London Plan annual housing target	14665					23550									

Annex 2 - Housing Trajectory April 2020-March 2035

1 Summary

1.0 The Housing Trajectory presented under Policy SP1 as a graph and table of the source supply per year provides a summary of the 5 and 15 Year Housing Land Supply (July 2021).

1.1 Table 1 below illustrates the housing supply against our housing target.

Table 1 - Housing pipeline and trajectory against targets (5 and 15 year housing land supply July 2021)

	April 2020 – March 2025 - Delivery in years 1-5	April 2025 – March 2035 - Delivery in Years 6-15
Net additional housing target	14,665	23,550
Projected housing supply	15,830	33,260
Number above the housing target	+1,165	+9,710

1.2 Table 2 details the sites that will deliver our housing supply. These sites include site allocations within the NSP, adopted AAPs and Saved Southwark Plan for years 0-5 and years 6-15. This is up to date as of May 2021. Further details can be found in Appendix 1 of the 5 and 15 Year Land Supply Report, which reflects the updated housing land supply period of 1st April 2020 – 31st March 2035 **(EIP198b)**.

Table 2 – Housing trajectory of site allocations within the NSP, adopted AAPs and Saved Southwark Plan for years 0-5 and years 6-15

Plan	Site area	Site reference number	Address	Site area (m2)	Status	Planning approval reference	Net unit/indicative capacity	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	6-15 years
NSP	Bankside and Borough	NSP01	Site Bordering Great Suffolk Street and Ewer Street	6200	Site Allocation		40						40
NSP	Bankside and Borough	NSP02	62-67 Park Street	3951	Site allocation		80						80
NSP	Bankside and Borough	NSP03	185 Park Street	4584	Under Construction	14/AP/3842	163		81	82			
NSP	Bankside and Borough	NSP04	London Fire and Emergency Planning Authority	8800	Under Construction	17/AP/0367	199		132	67			
NSP	Bankside and Borough	NSP05	1 Southwark Bridge Road and Red Lion Court	7887	Site Allocation		261						261
NSP	Bankside and Borough	NSP06	Landmark Court	6223	Approved with Legal Agreement	19/AP/0830	36				36		
NSP	Bankside and Borough	NSP07	Land Between Great Suffolk Street and Glasshill Street	6004	Site Allocation		132						132
NSP	Bankside and Borough	NSP08	Swan Street	8800	Site Allocation		98						98
NSP	Bankside and Borough	NSP09	21 and 25-29 Harper Road, 325 Borough High Street, 1-5 and 7-11 Newington Causeway	3048	Agreed with Legal Agreement	18/AP/0657	13		13				
NSP	Bermondsey	NSP10	Biscuit Factory	78900	Approved with Legal Agreement	17/AP/4088	1548			179	180	189	1000
NSP	Bermondsey	NSP11	Tower Workshops	7344	Site Allocation		178						178
NSP	Bermondsey	NSP12	Chambers Wharf	14010	Partially Completed	07/AP/1262	180	180					
NSP	Bermondsey	NSP12	Chambers Wharf	14010	Approved	07/AP/1262	407						407
NSP	Blackfriars	NSP13	Conoco House, Quadrant House, Edward Edwards House and Suthring House	6663	Site Allocation		124						124
NSP	Blackfriars	NSP16	Ludgate House and Sampson House, 64 Hopton Street	21000	Under Construction	12/AP/3940	257		85	85	87		
NSP	Blackfriars	NSP16	Sampson House	10100	Under Construction	18/AP/1603	598			170	171		
NSP	Blackfriars	NSP17	Southwark Station and 1 Joan Street	3000	Agreed with Legal Agreement	20/AP/1189							
NSP	Blackfriars	NSP17	Southwark Station and 1 Joan Street	3000	Agreed with Legal	20/AP/0969	16			16			

					Agreement					
NSP	Blackfriars	NSP18	McLaren House, St George's Circus	4377	Site Allocation		215			215
NSP	Blackfriars	NSP19	Land Between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street	7218	Under Construction	16/AP/5239	288	96	96	96
NSP	Camberwell	NSP22	Burgess Business Park	38010	Live Application	19/AP/2011	100			100
NSP	Camberwell	NSP22	Burgess Business Park	38010	Live Application	19/AP/0469	33			33
NSP	Camberwell	NSP22	Burgess Business Park	38010	Live Application	20/AP/0858	109			109
NSP	Camberwell	NSP22	Burgess Business Park	38010	Site Allocation	Remaining capacity	439			439
NSP	Camberwell	NSP23	Butterfly Walk and Morrisons Car Park and Police Station	13840	Site Allocation (Live Application)	(19/AP/7057 for 146 units if approved, site capacity 230 units)	230			230
NSP	Camberwell	NSP24	Valmar Trading Estate	6021	Approved with Legal Agreement	19/AP/0864	43		21	22
NSP	Camberwell	NSP25	Camberwell Bus Garage	17090	Site Allocation		264			264
NSP	Camberwell	NSP26	Abellio Walworth Depot	11330	Site Allocation		196			196
NSP	Camberwell	NSP27	Land Between Camberwell Station Road and Warner Road	4135	Site Allocation		64			64
NSP	Camberwell	NSP28	Iceland, 120-132 Camberwell Road	2930	Site Allocation		39			39
NSP	Camberwell	NSP29	49 Lomond Grove	3162	Site Allocation		39			39
NSP	Camberwell	NSP30	83 Lomond Grove	2104	Site Allocation		50			50
NSP	Camberwell	NSP31	123 Grove Park	5798	Under Construction	17/AP/4124	9	9		
NSP	Camberwell	NSP32	Camberwell Green Magistrates Court	4814	Site Allocation		150			150
NSP	Camberwell	NSP33	Denmark Hill Campus East	62660	Live Application	20/AP/2768 (site allocation does not identified capacity for housing. If application is approved it will deliver 187 homes).	187			
NSP	Crystal Palace and Gypsy Hill Sites	NSP34	Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace	5027	Site Allocation		103			103
NSP	Dulwich	NSP35	The Grove Tavern, 520 Lordship Lane	4969	Site Allocation		63			63
NSP	East Dulwich	NSP36	Kwik fit and Dandy, Grove	3266	Site Allocation		19			19

Vale										
NSP	East Dulwich	NSP37	Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill	14640	Approved subject to S106	19/AP/1897	219			219
NSP	East Dulwich	NSP38	Railway Rise, East Dulwich	7849	Site Allocation		53			53
NSP	East Dulwich	NSP40	Goose Green Trading Estate	4976	Site Allocation		83			83
NSP	Elephant and Castle	NSP41	Newington Triangle	10930	Site Allocation		438			438
NSP	Elephant and Castle	NSP42	Bakerloo Line Sidings and 7 St George's Circus	11670	Site Allocation		100			100
NSP	Elephant and Castle	NSP43	63-85 Newington Causeway	3784	Site Allocation		93			93
NSP	Elephant and Castle	NSP44	Salvation Army Headquarters, Newington Causeway	2607	Site Allocation		57			57
NSP	Elephant and Castle	NSP45	Elephant and Castly Shopping Centre and London College of Communications	36010	Agreed with Legal Agreement	16/AP/4458	977		481	496
NSP	Elephant and Castle	NSP47	1-5 Westminster Bridge Road	773	Site Allocation		21			21
NSP	Herne Hill and North Dulwich	NSP48	Bath Trading Estate	15390	Site Allocation		45			45
NSP	London Bridge	NSP50	Land Between Melior Street, St Thomas Street, Weston Street and Fenning Street	3814	Agreed with Legal Agreement	18/AP/0900	362	181	181	
NSP	London Bridge	NSP51	Land between St Thomas Street, Fenning Street, Melior Place and Snowfields	4033	Site Allocation		121			121
NSP	Old Kent Road	NSP54/OKR2	Crimscott Street and Pages Walk	37660	Under Construction	15/AP/2474	406		203	203
NSP	Old Kent Road	NSP54/OKR2	Crimscott Street and Pages Walk	37660	Approved	19/AP/1286	9		9	
NSP	Old Kent Road	NSP54/OKR2	Crimscott Street and Pages Walk	37660	Approved	20/AP/1829	5		5	
NSP	Old Kent Road	NSP54/OKR2	Crimscott Street and Pages Walk	37660	Live Application	20/AP/1120	8			8
NSP	Old Kent Road	NSP54/OKR2	Crimscott Street and Pages Walk	37660	Under Construction	17/AP/3170	43		43	
NSP	Old Kent Road	NSP54/OKR2	Crimscott Street and Pages Walk	37660	Site Allocation	Remaining capacity	207			6 201
NSP	Old Kent Road	NSP55/OKR3	Mandela Way	120400	Site Allocation		1955			1955
NSP	Old Kent Road	NSP56/OKR4	107 Dunstan Road (Tesco and Car Park and Southernwood Retail Park)	40590	Approved subject to S106	18/AP/3551	724		270	271 183

NSP	Old Kent Road	NSP56/OKR4	107 Dunstan Road (Tesco and Car Park and Southernwood Retail Park)	40590	Site Allocation		876				876	
NSP	Old Kent Road	NSP57/OKR5	Sailsbury Estate Car Park	1037	Approved	19/AP/1506	26			26		
NSP	Old Kent Road	NSP58/OKR6	96-120 Old Kent Road (Lidl Store)	5374	Site Allocation						180	
NSP	Old Kent Road	NSP59/OKR7	Former Petrol filling Station, 233-247 Old Kent Road	870	Under Construction	18/AP/0928	24			24		
NSP	Old Kent Road	NSP60/OKR8	Kinglake Street Garages	750	Under Construction	16/AP/4589	21			21		
NSP	Old Kent Road	NSP61/OKR9	4/12 Albany Road	1080	Site Allocation		24				24	
NSP	Old Kent Road	NSP62/OKR12	Former Southern Railway Stables	6248	Site Allocation		103				103	
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved	17/AP/2952	9			9		
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved	18/AP/0564	5			5		
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved	17/AP/2773	1300			210	210	880
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved	17/AP/4612	181			90	91	
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved subject to S106	17/AP/4596	153			76	77	
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved	18/AP/3246	1113			94	94	925
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved subject to S106	18/AP/3284	372			93	93	186
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved subject to S106	18/AP/4003	10			10		
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved	20/AP/0039	270				270	
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Approved subject to S106	19/AP/7610	71				35	36
NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Live Application	20/AP/3822	40				20	20

NSP	Old Kent Road	NSP63/OKR10	Land bounded by Glengall Road, Latona Road and Cantium Retail Park	111250	Site Allocation		1276		8	1268
NSP	Old Kent Road	NSP64/OKR11	Marlborough Grove and St James's Road	39600	Approved subject to S106	19/AP/6395	15		15	
NSP	Old Kent Road	NSP64/OKR11	Marlborough Grove and St James's Road	39600	Under Construction	18/AP/0156	100	50	50	
NSP	Old Kent Road	NSP64/OKR11	Marlborough Grove and St James's Road	39600	Site Allocation	Remaining Capacity				1085
NSP	Old Kent Road	NSP65/OKR13	Sandgate Street and Verney Road	127600	Approved	18/AP/0897	1152	288	288	576
NSP	Old Kent Road	NSP65/OKR13	Sandgate Street and Verney Road	127600	Under Construction	18/AP/2895	74	37	37	
NSP	Old Kent Road	NSP65/OKR13	Sandgate Street and Verney Road	127600	Approved subject to S106	17/AP/4508	338	169	169	
NSP	Old Kent Road	NSP65/OKR13	Sandgate Street and Verney Road	127600	Approved	18/AP/0196	111		111	
NSP	Old Kent Road	NSP65/OKR13	Sandgate Street and Verney Road	127600	Approved subject to S106	19/AP/1710	262	65	66	131
NSP	Old Kent Road	NSP65/OKR13	Sandgate Street and Verney Road	127600	Live Application	19/AP/7550	57		28	29
NSP	Old Kent Road	NSP65/OKR13	Sandgate Street and Verney Road	127600	Live Application	20/AP/2701	107		53	54
NSP	Old Kent Road	NSP65/OKR13	Sandgate Street and Verney Road	127600	Site Allocation	Remaining Capacity	3142			3142
NSP	Old Kent Road	NSP66/OKR18	Devon Street and Sylvan Grove	44170	Approved subject to S106	19/AP/2307	219		109	110
NSP	Old Kent Road	NSP66/OKR18	Devon Street and Sylvan Grove	44170	Approved subject to S106	19/AP/1239	565	141	141	283
NSP	Old Kent Road	NSP66/OKR18	Devon Street and Sylvan Grove	44170	Site Allocation	Remaining Capacity	636			636
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Under Construction	16/AP/1092	8	8		
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Under Construction	17/AP/3757	86	50	36	
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Under Construction	17/AP/4546	84	42	42	
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Approved	18/AP/1049	56		56	
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Approved	17/AP/4649	33		33	

NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Approved	18/AP/2761	46			46	
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Approved subject to S106	18/AP/2497	312		78	79	155
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Approved	19/AP/1773	254		63	64	127
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Approved subject to S106	20/AP/1329	158		39	40	79
NSP	Old Kent Road	NSP67/OKR16	Hatcham Road, Penarth Street and Ilderton Road	66840	Site Allocation	Remaining Capacity	1154				1154
NSP	Old Kent Road	NSP68/OKR17	760 and 812 Old Kent Road (ToysRUs) and 840 Old Kent Road (Aldi)	14500	Approved	19/AP/1322	168		42	42	84
NSP	Old Kent Road	NSP68/OKR17	760 and 812 Old Kent Road (ToysRUs) and 840 Old Kent Road (Aldi)	14500	Live Application	19/AP/0994	138				138
NSP	Old Kent Road	NSP68/OKR17	760 and 812 Old Kent Road (ToysRUs) and 840 Old Kent Road (Aldi)	14500	Site Allocation	Remaining Capacity	694				694
NSP	Old Kent Road	NSP69/OKR15	684-698 Old Kent Road (Kwikfit Garage)	1500	Site Allocation		65				65
NSP	Old Kent Road	NSP70/OKR14	636 Old Kent Road	900	Under Construction	17/AP/1646	42	42			
NSP	Peckham	NSP71	Aylesham Centre and Peckham Bus Station	31330	Site Allocation		700				700
NSP	Peckham	NSP72	Blackpool Road Business Park	17580	Site Allocation		250				250
NSP	Peckham	NSP74	Copeland Industrial Park and 1-27 Bournemouth Road	11630	Site Allocation		270				270
NSP	Rotherhithe	NSP75	Rotherhithe Gasometer	9597	Site Allocation		160				160
NSP	Rotherhithe	NSP76	St Olav's Business Park, Lower Road	5384	Site Allocation		125				125
NSP	Rotherhithe	NSP77	Decathlon Site and Mulberry Business Park	48520	Partially Completed/Under Construction	12/AP/4126	1031				796
NSP	Rotherhithe	NSP77	Decathlon Site and Mulberry Business Park	48520	Under Construction	13/AP/1429	341	170	171		
NSP	Rotherhithe	NSP78	Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close	212700	Agreed with Legal Agreement	18/AP/1604	265	265	100	100	

NSP	Rotherhithe	NSP78	Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close	212700	Site Allocation	Remaining Capacity	2735		2535
NSP	Rotherhithe	NSP79	Croft Street Depot	4711	Site Allocation		56		56
NSP	Walworth	NSP80	Morrison's Walworth Road	9551	Site Allocation		129		129
NSP	Walworth	NSP81	330-344 Walworth Road	2961	Site Allocation		46		46
NSP	Walworth	NSP82	Chatelaine House, Walworth Road	3163	Under Construction	13/AP/1122	54	54	
PNAAP	Peckham	PNAAP5	Site of the former Wooddene estate	19100	Approved	13/AP/0876	10	10	
PNAAP	Peckham	PNAAP7	Copeland Road car park	2662	Under Construction	16/AP/3503	67	67	
PNAAP	Peckham	PNAAP16 and PNAAP 9	Sumner House and Land at south of Sumner Road (Flaxyards site)	11800	Approved	16/AP/4018	168		168
PNAAP	Peckham	PNAAP20	190 Rye Lane	1200	Under Construction	15/AP/4587	20	20	
PNAAP	Peckham	PNAAP23	269-273 Rye Lane	1500	Under Construction	16/AP/1869	28		28
PNAAP	Peckham	PNAAP26	Former Acorn/Peckham neighbourhood office, 95A Meeting House Lane	2600	Under Construction	16/AP/4124	29	29	
CWAAP	Rotherhithe	CWAAP4	Albion Primary School	6000	Under Construction	15/AP/0647 and 17/AP/1234	50		50
CWAAP	Rotherhithe	CWAAP10	41-55 Rotherhithe Old Road	695	Under Construction	11/AP/0963	17	17	
	Aylesbury Action Area Core	AAAP P1	Aylesbury Estate, Landed Bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close	44000	Under Construction	14/AP/3843	276		276
	Aylesbury Action Area Core	AAAP P1	Aylesbury Estate, Landed Bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close	44000	Approved	14/AP/3844	567		567
	Aylesbury Action Area Core	AAAP P2	Plot 18 Land Bounded by Albany road, Portland Street, Bagshot Street, Alvey Street, East Street and Dawes Street	26500	Under Construction	12/AP/2800	88		88
	Aylesbury Action Area Core				Site Allocation	Remaining Capacity	156		156

Heygate	N/A	Plot H2 West Grove within Land Bounded by Plot H1 of the Elephant Masterplan to the north, Plot H7 of the Elephant Masterplan to the east, Heygate Street to the South, and Walworth Road to the west	5200	Under Construction	12/AP/1092	2689
Heygate	N/A	Plot H2 West Grove within Land Bounded by Plot H1 of the Elephant Park Masterplan to the North, Plot H7 of the Elephant Park Master to the East, Heygate Street to the South and Walworth Road to the West	N/A	Under Construction	17/AP/1718	2
Heygate	N/A	Plot H4 within land bounded by New Kent Road to the North, Plot H5 of the Elephant Park Masterplan to the East, the Elephant Park to the South and Elephant One to the West	17100	Under Construction	17/AP/0693	445
Heygate	N/A	Plot H5 within land bound by New Kent Road (A201) to the North, Rodney Place and Rodney Road to the East, Wansey Street to the South and Walworth Road (A215) and Elephant Road to the West, London SE17	17100	Under Construction	17/AP/2269	384
Heygate	N/A	Plot H11A within land bound by New Kent Road to the North, Rodney Place to the East, Plot H11B and Elephant Park to the South and Plot H5 to the West	5400	Approved	18/AP/1862	222
Heygate	N/A	Plot H11B within land bound by plot H11A and Elephant Park to the North, Rodney Place and Rodney Road to the East, Heygate Street to the	4200	Approved	18/AP/1863	259

South and Plot H7 to the West												
Heygate	N/A	Plot H7 Heygate Street within land bounded by Elephant Park to the North, Plot H2 to the West, Heygate Street to the South and H11B to the East, London SE17	7500	Approved	19/AP/1166	424						
Heygate				Under construction	Remaining capacity from Heygate approvals above	683	171	171	171	170		
						Total	493	1633	1523	3076	3700	27328

1.3 As set out under Policy SP1 of the New Southwark Plan, Graph 1 and table 3 below present the indicative overall housing trajectory through different sources of supply by year. The timeline assumptions are set out for each source of supply as follows:

Coming forward over coming five years between 2020/2021 and 2024/2025

- Homes under construction in different areas:
 - Outside site allocations
 - New Southwark Plan, Canada Water and Peckham and Nunhead AAP sites (excluding Old Kent Road and Aylesbury sites)*
 - Old Kent Road AAP Opportunity Area*
 - Aylesbury AAP Action Area*
 - Elephant Park redevelopment (saved Southwark Plan site 39P)
- Planning approvals in the pipeline including within all site allocations
- Windfall allowance for small sites years 4 and 5 (determined through historic delivery of small sites)
- New council homes delivery

Coming forward in Years 6-15 period (2025/2026 – 2034/2035)

- Remaining capacity for sites in different areas:
 - NSP and AAP sites (excluding OKR)*
 - OKR AAP*
- Windfall allowance for small sites (determined through historic delivery of small sites)
- New council homes delivery

* The site capacities have been updated along with the Site Allocations Methodology Report in May 2021

1.4 In addition to the evidence set out in 5 and 15 Year housing supply, further information on the deliverability, the stage of implementation and the predicted delivery timeframe of the site allocations are demonstrated in Appendix 2 of the updated Site Allocations Methodology Report (May 2021).

Graph 1 - Indicative New Southwark Plan housing trajectory (2020 – 2035)

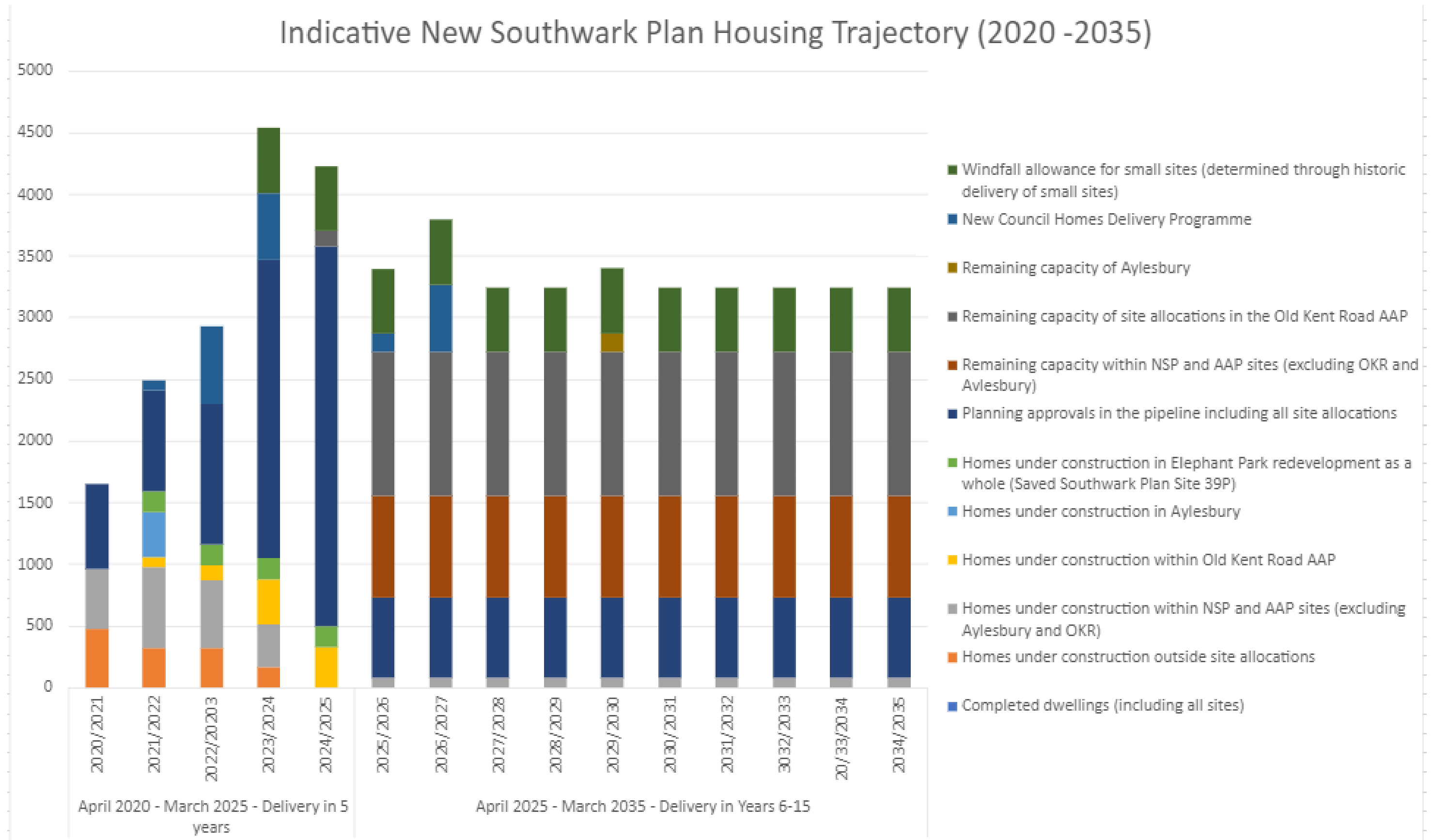


Table 3: Source of supply by year

Source of supply/ Year	April 2020 - March 2025 - Delivery in 5 years					April 2025 - March 2035 - Delivery in Years 6-15									
	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035
Completed dwellings (including all sites)															
Homes under construction outside site allocations	477	318	318	159											
Homes under construction within NSP and AAP sites (excluding Aylesbury and OKR)	483	652	554	354		80	80	80	80	80	80	80	80	80	80
Homes under construction within Old Kent Road AAP		84	117	361	326										
Homes under construction in Aylesbury		364													
Homes under construction in Elephant Park redevelopment as a whole (Saved Southwark Plan Site 39P)		171	171	171	170										
Planning approvals in the pipeline including all site allocations	693	817	1136	2417	3081	644	644	644	644	644	644	644	644	644	644
Remaining capacity within NSP and AAP sites (excluding OKR and Aylesbury)						831	831	831	831	831	831	831	831	831	831
Remaining capacity of site allocations in the Old Kent Road AAP					123	1162	1162	1162	1162	1162	1162	1162	1162	1162	1162
Remaining capacity of Aylesbury										156					
New Council Homes Delivery Programme		86	632	548		153	549								
Windfall allowance for small sites (determined through historic delivery of small sites)				523	523	523	523	523	523	523	523	523	523	523	523
Total housing supply for the period	15830					33260									
London Plan annual housing target	14665					23550									