

AMR 2024/25 Appendix 1: Housing Trajectory and Five Year Land Supply

Five Year Land Supply

Table 1 Summary of previous completions and future supply

Year	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
Housing Target	700	700	700	700	700	1,801	1,801	1,801	1,801	1,801	1,285	1,285	1,285	1,285	1,285
Large Sites	607	277	465	519	512	624	1,032	577	536	1,479	1,557	1,841	1,445	1,777	978
Small Sites										180	180	180	180	180	180
Totals	-93	-423	-235	-181	-188	-1177	-769	-1224	-1265	-142	452	736	340	672	-127

Table 2 Five year land supply calculation

Five year Land Supply	
Housing Target 2025/26 - 2029/30	6941
Previous Shortfall (2016/17- 2024/25)	5555
Five year target + previous shortfall	12,496
Five year target +shortfall with 20% Buffer	14,995
Annualised target with 20% Buffer	2999
Identified housing supply 2025/26 -2029/30	8,999
Housing supply as a percentage (Identified supply divided by annualised target with 20% buffer)	3%

Housing Trajectory

Table 3 – Housing trajectory

Site	Application No.	Gross units	Demolitions	Net Units	Actual Completions (First 5 Years of Local Plan)					Actual/Expected Completions (5 10 Years)					Expected Completions NET (10 15 Years)									
					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	2034 /35	2035 /36
Maygreen Crescent (12 Estates scheme)	N/A	295	111	184														39	145					
Royal Jubilee Court (12 Estates scheme)	N/A	152	79	73														30	43					
Dell Court (12 Estates scheme)	N/A	80	29	51												-29		80						
Delderfield House (12 Estates scheme)	N/A	22	14	8												-14	22							
Farnham and Hilldene, Harold Hill (12 Estates scheme)	N/A	624	145	479													102	63		83	231			
Brunswick Court (12 Estates Scheme)	N/A	54	47	7											-47	54								
Chippenham Road (12 Estates Scheme)	N/A	182	32	150										-32			182							

Estates Scheme)																								
Angel Way Retail Park	P2246.07 and P1443.15 (withdrawn) also subject to pre-app	350	0	350										100	100	150								
Enterprise House	J0003.18 and P0046.18	17	0	17									17											
7 Eastern Road	J0020.17	12	0	12									12											
Land at Rom Valley Way	P0615.21	972	0	972										325	325	322								
Phoenix House, 102-106 South Street	J0006.18	10	0	10									10											
16-22 Western Road, Romford	J0011.20	92	0	92									92											
Former Car Park, London Road, Romford, RM7 9DU	P1609.19	88	0	88									88											
Brooklands House and Detection House	P2075.17 and PE/01645/2015	67	0	67									67											
6 Eastern Avenue	P1833.18	21	0	21									21											
Waterloo(and Queen Street)	P0761.20	1651	271	1380													109	534		368		369		
Old Church Gardens	NA	306	86	220												-86		156	150					
Bridge Close Estate	NA	1070	37	1033													383		255		395			
Homebase	NA	550	0	550												200	200	150						

NR09 (49-87 New Road)	P0947.17	259	0	259													129			130			
NR4/5 (165-193 New Road)	P1057.17	110	2	108													108						
84-86 New Road (Former Rts Motors Site)	P1022.20	54	0	54										54									
RW4B (148-192 New Road)	P1604.17	239	0	239															119			120	
Mudlands	PE/00681/2017	202	0	202												101	101						
St Georges Hospital	P0321.15 and P1917.18	352	0	352						90	71	168	19	4									
Newstead House	P1513.16	28	0	28							-28*			28									
168 Station Lane, Hornchurch	P0708.20	27	0	27										27									
Mardyke Estate (Phase 4)	P0047.14	87	24	63										87									
The Pompadours, Edenhall, Romford	P1301.19	21	0	21										21									
Land to the rear of 99-103 Marlborough Road, Romford	P0482.20	10	1	9									-1	10									
307-309 South Street/Jewsons Lyon Road, Romford	P0109.20	47	0	47											47								
Victoria Hospital	NA	52	0	52													52						

[illegible]

Mylands Farm Broxhill RM4 1QH	P2282.21														28									
TOTAL														1479	1557	1841	1445	1777	978	588	978	465	369	120

**non self contained units*