

Note on the review of the housing trajectory in response to the Inspector's Post hearings letter

1.1 The Inspector's post hearings letter (ED90) requested that the Council undertake a full review of the Local Plan housing trajectory. In response, the Council has carried out a comprehensive review of the housing trajectory (as set out in documents SD14 and ED03s) to ensure that it is as robust, comprehensive and up to date as possible.

1.2 This note sets out:

- the process undertaken to review and update the housing trajectory
- assessment of sites included in the trajectory and the evidence that supports this (Appendix 1)
- an updated five year housing land supply position
- implications for overall housing delivery and plan soundness.

An updated housing trajectory and trajectory graph is then set out in ED99.

Review of the housing trajectory

1.3 As part of the review of the housing trajectory the Council contacted every landowner / site promoter of each of the site allocations in the draft Local Plan, in June 2026, to confirm the anticipated timescales for delivery and to supplement the information already available to the Council through site visits, contact with the Council's Community Investment Programme (CIP) Team and with the Council's Development Management Team. This information is set out in SD14 and in the Council's examination hearing statements.

1.4 Responses have been received for all site allocations and from almost all landowners / site promoters. The exceptions to this are site S10 Bangor Wharf and Eagle Wharf, where we have only received a response from the site promoters for Bangor Wharf, and site C2 Regis Road and Holmes Road Depot, where we have only received responses from the site promoters for the western half of the site.

1.5 The information provided by landowners / site promoters has been used to update the anticipated phasing for the site allocations in the housing trajectory. Where the anticipated phasing of sites or the number of homes phased in each year has changed we have highlighted the cells yellow for ease of reference. An explanation of the changes made to sites included in the trajectory and the evidence that supports this is then set out in Appendix 1 to this note.

1.6 Where sites are included in the housing trajectory that are not site allocations in the draft Local Plan these have been reviewed with reference to:

- information collected through site visits;
- information provided by the Council's CIP Team where a site is in the Council's ownership;
- information provided by Development Management colleagues in relation to progress with issuing permissions where a section 106 is required; and
- information provided by landowners (where supplied) for sites where the Council has resolved to grant planning permission subject to the completion of a section 106.

Any changes made to the phasing of these sites in the trajectory is also set out in Appendix 1 to this note.

- 1.7 The Council has also reviewed and updated the phasing assumptions for the Euston Area Plan figure in the Local Plan housing trajectory, based on the evidence set out in ED101 Note on the Euston Area.
- 1.8 In addition to updating the phasing of sites in the housing trajectory, the Council has also reviewed and updated the planning status for all the sites to reflect the most up-to-date position based on available information from planning applications and site visits. These changes are also noted in Appendix 1. As part of this, where a site has planning permission that has been formally implemented we have amended the wording used in the trajectory to refer to the fact that the site is "commenced".
- 1.9 Further to this, the Council has also amended the site capacity for seven sites:
 - Site Allocation S7 24-86 Royal College Street – the capacity of this site has been reduced from 280 to 200 homes to reflect our most recent understanding of the capacity that can be delivered on this site (see the Council's letter to the Inspector dated 10 July 2026 (ED94) for further explanation).
 - Site Allocation S28 Central Somers Town - the capacity of this site has been increased from 38 to 57 homes to reflect the Council's Community Investment Programme (CIP) team's most recent plans for the site. The increase in homes here is being funded through the Section 106 monies secured as part of the planning permission granted for the extension to the nearby British Library (Site Allocation S15). A Section 73 application is expected late Summer.
 - Site Allocation C4 Kentish Town Police Station - the capacity of this site has been reduced from 35 to 28 homes to reflect the recent application on part of this site which the Council has resolved to grant planning permission, subject to the completion of a section 106.
 - Site Allocation C7 Morrisons Supermarket – the capacity of this site has been reduced from 644 to 636 homes to reflect the recent appeal decision.
 - Site Allocation C22 Heybridge Garages - the capacity of this site has been increased from 10 to 16 homes to reflect the Council's current planning

application on this site, which is due to be considered by Planning Committee next month.

- Site Allocation W12 100 Avenue Road – the capacity of this site has been increased from 237 to 251 homes to reflect the most recent permission.
- Site Allocation N4 Mansfield Bowling Club – the capacity of this site has been amended to reflect the recent planning permission (2022/5320/P) for a 78 bed residential care home (non-self-contained).

- 1.10 Finally, following a review of recent planning approvals, an additional site has been added in to the housing trajectory - 1- 4 Lansdowne Terrace/ 89-92 Guilford Street. This site has planning permission for 20 additional student bedrooms and development has commenced on-site. It is therefore phased as coming forward in the first five years of the Plan period.

Updated five year housing land supply position

- 1.11 The Council's Housing trajectory and five year housing land supply note (SD14 from September 2025) indicated that 4,733.3 housing completions could be delivered in the first five years of the Plan period (2026-2031) against a target of at least 8,349.6 dwellings. This equated to a housing land supply of 2.8 years once the past shortfall / backlog and a 20% buffer had been applied.
- 1.12 Following the review of the housing trajectory, the Council considers that 4,714.3 housing completions can be delivered in the first five years of the Plan period (2026 -2031) against a target of at least 8,349.6 dwellings. This again equates to a housing land supply of 2.8 years once the past shortfall / backlog and a 20% buffer have been applied.
- 1.13 Whilst the Council's five year housing land supply position remains unchanged following the review of the trajectory. The Council considers that the updated housing trajectory is as robust, comprehensive and up to date as possible.

Implications for overall housing delivery and Plan soundness

- 1.14 The Council has undertaken a comprehensive review of the draft Local Plan housing trajectory based on the information provided by landowners / site promoters and other available information. This has resulted in some sites moving into the first five years of the Plan period and other sites moving out of the first five years based on the information provided to the Council. Overall, housing delivery has also changed marginally from 12,819.9 to 12,833.9 over the Plan period, taking into account changes in site capacities as set out in paragraph 1.9 above.
- 1.15 Although the Council cannot demonstrate a five year housing land supply through the Local Plan from the date of adoption, the Council is proposing to

meet the housing target set by the Local Plan in full over the Plan period. We have identified all available sites and demonstrated that it is not possible to bring sites forward any faster.

- 1.16 The lack of a five year housing land supply reflects the reality of Camden's circumstances, rather than policy choices. Camden has an inflexible, finite brownfield land capacity, with no greenfield sites available. Given this, how buffers and backlogs are applied will not change what will be delivered or improve housing delivery. Furthermore, no one during the examination has provided evidence to demonstrate that there is any greater deliverable or developable capacity for housing within the Borough.
- 1.17 It should also be noted that self-contained housing has been the priority land-use in Camden for many years, and the adopted Local Plan takes a positive and proactive approach to supporting housing delivery, indicating that it is not policy that is constraining supply or preventing the delivery of new homes. Furthermore, the Council takes a pro-active approach to housing delivery and has its own ambitious programme of investment to deliver new homes in the borough - the Community Investment Programme, which has to date delivered 1,750 new homes, of which 60% are affordable.
- 1.18 It is the Council's view that the Plan's approach is therefore consistent with paragraph 130 of the NPPF which states that "plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible". As explained at the examination hearing sessions, the Council has also contacted all London boroughs under the duty to co-operate, and none have been able to assist.
- 1.19 The Council has done all it reasonably can to identify land for housing in the Local Plan to maximise housing supply and, as previously explained, it does not consider that it is possible to identify any other significant development opportunities within the borough.
- 1.20 The Council therefore considers that the approach taken to meeting housing needs in the Plan is positively prepared, underpinned by up-to-date and robust evidence, justified, effective, consistent with national policy, and in general conformity with the London Plan.

Appendix 1 – Review of the sites in the draft Local Plan housing trajectory

Sites in South Camden (self-contained and non-self-contained)

Site	Commentary
Euston Area Plan Area	• The housing trajectory identifies that 875 homes are expected to be completed in the Euston Area over the Local Plan period to 2041. This is included in the trajectory as a single composite figure, rather than being attributed to individual sites. • The phasing of the 875 homes anticipated to come forward in the Euston Area over the Plan period has been updated in accordance with the information set out in Appendix 2 of the Council's Euston Note to respond to the Inspector's Post hearings letter (ED101). • ED101 demonstrates that the site allocations in the Submission Draft Euston Area Plan which contribute to the 875 homes phased in the draft Local Plan housing trajectory are developable over the Plan period. • Most of the homes anticipated to come forward in the Euston Area over the Plan period have been phased in years 6 to 15. • The Council has however updated the housing trajectory to include 60 homes for the Euston Area Plan Area in year 4 of the Plan period. • These homes relate to phase 1 of the development of the Regents Park Estate North. This is a Council-owned estate which is allocated in the Submission Draft Euston Area Plan for 300 homes (net) (Site Allocation E10). The site is currently subject to pre-application discussions and public consultation and a planning application is expected in early 2027. • The Council's Community Investment Programme (CIP) team have advised that this site will be built out in phases, with phase 1 expected to complete in year 4 of the Plan period. • Phase 1 is expected to deliver 119 homes. The 60 homes phased in year 4 of the trajectory is a net figure which takes into account the planned demolition of existing homes on this site.
Site Allocation Policy S5 – 120-136 Camley Street	• Council owned site. • Site allocated in the draft Local Plan for 110 self-contained homes. • The planning status of this site has been updated to reflect that the site now has planning permission for 119 homes and these are phased in the trajectory.

Site	Commentary
	• The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in years 4 and 5 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S6 – 104-114 Camley Street and Cedar Way Industrial Estate	• Site allocated in the draft Local Plan for 750 self-contained homes. • This site is in multiple land ownerships and part of the site is owned by the Council. • The Council has granted planning permission (2025/4364/P) for a mixed use development on part of this site (encompassing 3 – 30 Cedar Way) including 282 homes and the planning status for this site in the trajectory has been updated to reflect this. • The site is phased for delivery in years 4 to 10 of the Plan period. • All site promoters / landowners were contacted by the Council in June 2026 to confirm timescales for delivery. • The site promoters have all confirmed - via emails dated 26 June, 29 June and 2 July 2026 - that the site is expected to be built out across years 1 - 5 and years 6 – 10 of the Plan period. • The Council's Community Investment Programme (CIP) team have also confirmed that their part of the site will be built out in the first five years of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory, as more homes are now expected to be built out on this site in the first five years of the Plan period.
Site Allocation Policy S7 – 24-86 Royal College Street (Parcelforce and ATS Tyre Site)	• The Council has proposed a main modification to the indicative housing capacity for this site to amend it to 200 self-contained homes (see the Schedule of Main Modifications (ED95) and the Council's letter to the Inspector dated 10 July 2026 (ED94) for further explanation). The total site capacity in the housing trajectory has been updated to reflect this. • The site is in two different land ownerships. • A planning application has recently been submitted on 24 - 58 Royal College Street (the part of the site currently occupied by Parcelforce) for a mixed use development including 127 homes and the planning status for the site in the trajectory has been updated to reflect this. • Pre-application discussions are also underway on the part of the site occupied by ATS tyres. This part of the site currently has planning permission for a healthcare facility, however the Council understands this is unlikely to be built out. • The site is phased for delivery in years 4, 6 and 8 of the Plan period.

Site	Commentary
	- Both site promoters / landowners were contacted by the Council in June 2026 to confirm timescales for delivery. - The site promoter for Parcellforce responded via email on 29 June 2026 to confirm that the site is expected to be built out across years 1 - 5 and years 6 – 10 of the Plan period. - The site promoter for ATS tyres responded via email on 20 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period. - Given this, the phasing of this site has been updated in the housing trajectory, as more homes are now expected to be built out on this site in the first five years of the Plan period.
Site Allocation Policy S8 – St. Pancras Hospital	- Site allocated in the draft Local Plan for 200 self-contained homes. - Planning permission has been granted on part of the site for a new healthcare and medical research facility and this has commenced. - The remainder of the site is subject to pre-application discussions for a mixed use development including housing. - The site is phased for delivery in years 5 and 6 of the Plan period. - The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. - They responded via email on 8 July 2026 to confirm that the site is expected to be built out across years 1 – 5 and 6 – 10 of the Plan period, in line with the current phasing assumptions in the trajectory. - Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S9 – Shorebase Access	- Site allocated in the draft Local Plan for 41 self-contained homes. - The site is phased for delivery in year 7 of the Plan period. - The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. - They responded via email on 25 June 2026 to confirm that the site is expected to be built out in years 6 - 10 of the Plan period, in line with the current phasing assumptions in the trajectory. - Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S10 – Bangor Wharf and Eagle Wharf	- Site allocated in the draft Local Plan for 50 self-contained homes. - The planning status of this site in the trajectory has been updated to reflect that it is a draft allocation (rather than an adopted allocation, as this relates to the 2013 Site Allocations Plan). - The site is in two different land ownerships.

Site	Commentary
	• A planning application (2026/2226/P) for the delivery of student accommodation on the part Bangor Wharf part of the site was submitted in June 2026. • The whole site is phased for delivery in year 7 of the Plan period. • Both site promoters / landowners were contacted by the Council in June 2026 to confirm timescales for delivery. • The site promoter for Bangor Wharf responded via email on 3 July 2026 to confirm that, if their current planning application for student housing is approved, then the site will be built out in years 1 – 5 of the Plan period, otherwise the delivery of this site is uncertain due to the current economic climate. No response has been received from the site promoter for Eagle Wharf. • Given this, no change is proposed to the phasing of this site in the housing trajectory, as it is considered to be developable over the Plan period, in line with the definition in the NPPF.
Site Allocation Policy S11 – Former Royal National Throat, Nose and Ear Hospital	• Site allocated in the draft Local Plan for 72 self-contained homes. • The site is phased for delivery in years 10 and 11 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 17 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy S12 – Belgrove House	• Not included in the housing trajectory. No housing proposed. • The Council have proposed deleting Site Allocation S12 from the Plan, as development will be complete by the end of 2026 (see the Schedule of Main Modifications (ED95)).
Site Allocation Policy S13 – Former Thameslink Station, Pentonville Road	• Site allocated in the draft Local Plan for 22 self-contained homes. • The site is phased for delivery in year 6 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 13 July 2026 to confirm that the site is expected to be built out from 2030 onwards. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S14 – Land at Pakenham Street and Wren Street	• Council owned site. • Site allocated in the draft Local Plan for 70 self-contained homes. • The planning status of this site in the trajectory has been updated to reflect that the site is a draft allocation (rather than an adopted allocation, as this relates to the 2013 Site Allocations Plan).

Site	Commentary
	• The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in years 8 and 9 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S15 – Land to the rear of the British Library	• Not included in the housing trajectory. No housing proposed.
Site Allocation Policy S16 – Former Central St Martins College	• Site allocated in the draft Local Plan for 34 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 3) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 10 June 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S17 - Selkirk house, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16a-18 West Central Street	• Site allocated in the draft Local Plan for 12 self-contained homes. • The planning status of this site has been updated in the trajectory to reflect that development has commenced on site. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 4) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 16 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S18 – 135-149 Shaftesbury Avenue	• Not included in the housing trajectory. No housing proposed.
Site Allocation Policy S19 – Cockpit Yard and Holborn Library	• Council owned site. • Site allocated in the draft Local Plan for 73 self-contained homes.

Site	Commentary
	• The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in years 11 and 12 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S20 – York Way Depot and adjacent land at Freight Lane	• Council owned site. • Site allocated in the draft Local Plan for 210 self-contained homes. • The Council's Community Investment Programme (CIP) team had previously advised that the housing on this site would be built out in years 10 - 15 of the Plan period. They have since updated that the housing on this site will be built out in years 6 – 10 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy S21 – Agar Grove Estate	• Council owned site. • Site allocated in the draft Local Plan for 139 self-contained homes. • Planning permission has been granted and early phases have been completed. • The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in years 2 and 5 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S22 – 6 St Pancras Way	• Site allocated in the draft Local Plan for 73 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 1) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 15 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S23 – Tybalds Estate	• Council owned site. • Site allocated in the draft Local Plan for 56 self-contained homes. • Planning permission has been granted for 56 homes and an earlier phase was completed in 2024/25 which delivered 10 homes. Given this only 46 homes are phased within the Plan period.

Site	Commentary
	• The Council's Community Investment Programme (CIP) team had previously advised that 46 homes would be built out in year 4 of the Plan period and this is reflected in the housing trajectory. The CIP team have confirmed that this is still the Council's intention. • As a result, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S24 – 294-295 High Holborn	• Site allocated in the draft Local Plan for 10 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 2 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S25 – 156-164 Gray's Inn Road	• Site allocated in the draft Local Plan for 14 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 13 July 2026 to confirm that the timing of delivery is uncertain due to the current economic climate. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy S26 – 8 - 10 Southampton Row	• Site allocated in the draft Local Plan for 9 self-contained homes. • The site is phased for delivery in year 8 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 20 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S27 – Middlesex Hospital Annex, 44 Cleveland Street	• Not included in the housing trajectory. • Propose to delete Site Allocation S27 from the Plan, as development will be complete by the end of 2026 (see the Schedule of Main Modifications (ED95)).

Site	Commentary
Site Allocation Policy S28 – Central Somers Town	• Council owned site. • Site allocated in the draft Local Plan for 38 self-contained homes. • Planning permission has been granted and earlier phases have been completed. • The capacity of this site has been updated from 38 to 57 homes to reflect the current pre-application discussions on this site. The increase in homes is being funded through the Section 106 funds secured as part of the planning permission for the extension to the nearby British Library (Site Allocation S15). A Section 73 application is expected in late Summer. • The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in year 4 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy S29 – Chalton Street, Godwin and Crowndale Estate	• Not included in the housing trajectory. • Propose to delete Site Allocation S29 from the Plan, as development will be complete by the end of 2026 (see the Schedule of Main Modifications (ED95)).
Site Allocation Policy S30 – Birkbeck College, Malet Street	• Not included in the housing trajectory. No housing proposed.
Site Allocation Policy S31 – Senate House (NW quadrant), Malet Street	• Not included in the housing trajectory. No housing proposed.
Site Allocation Policy S32 – 20 Russell Square	• Not included in the housing trajectory. No housing proposed.
Rugby Chambers 2 Rugby Street	• Site has GPDO prior approval for conversion of Class E to 11 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 1) in accordance with the NPPF. • Based on evidence from regular site visits, existing tenants are vacating the property in readiness for works to start.

Site	Commentary
	Given this, we propose to update the phasing of this site in the housing trajectory, as we now expect this site to be built out in year 2 of the Plan period.
17-37 William Road	- Site has planning permission for 225 student bedrooms (non-self-contained). - The planning status of this site has been updated in the trajectory to reflect that development has commenced on site. - As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 3) in accordance with the NPPF. - No change proposed to the phasing of this site in the housing trajectory.
Land at Stephenson Way (r/o 222 Euston Road)	- Site has planning permission for 72 student bedrooms (non-self-contained). - As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 4) in accordance with the NPPF. - No change proposed to the phasing of this site in the housing trajectory.
42 Phoenix Road NW1 1TA	- Site has planning permission for 53 student bedrooms (non-self-contained). - As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. - No change proposed to the phasing of this site in the housing trajectory.
1-4 Lansdowne Terrace/ 89-92 Guilford Street	- New addition to the housing trajectory. - Site has planning permission for 20 additional student bedrooms (non-self-contained). - Development has commenced on this site. - As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF.
King's Cross Methodist Church, Birkenhead Street	- The Council has resolved to grant planning permission for 11 additional student bedrooms (non-self-contained), subject to the completion of a s106 agreement. - The site is phased for delivery in the first five years of the Plan period (year 4). - The site promoter has confirmed via email on 27 July 2026 that the site will be built out in years 1 – 5 of the Plan period. - Given this, no change is proposed to the phasing of this site in the housing trajectory.

Sites in Central Camden (self-contained and non-self-contained)

Site	Commentary
Site Allocation Policy C2 – Regis Road and Holmes Road Depot	• Site allocated in the draft Local Plan for 1,000 self-contained homes. • The planning status of this site in the trajectory has been updated to reflect that the Council has resolved to grant planning permission for the development of part of this site (controlled by Yoo Capital), subject to the completion of a s106 agreement. • The permitted scheme is for a mixed use development including 513 homes. This also includes 28 homes on site allocation C4 Kentish Town Police Station. • Pre-application discussions are also taking place on the parcel of land controlled by Joseph Homes, for a housing led scheme. • The whole site is phased for delivery in years 5 to 9 and years 13 to 15 of the Plan period. • The site is in multiple land ownerships. All site promoters / landowners were contacted by the Council in June 2026 to confirm timescales for delivery. • Responses were received from Joseph Homes and Yoo Capital, who both confirmed via email (JH on 10 July 2026 and YC on 3 July 2026) that their sites will be built out in years 5 to 9 and years 13 to 15 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory, as more homes are now expected to be built out on this site in the first five years of the Plan period. • Whilst no response has been received from the other site promoters on this site, the remaining capacity on this site is considered to be developable over the Plan period, in line with the definition in the NPPF.
Site Allocation Policy C3 – Murphy Site	• Site allocated in the draft Local Plan for 750 self-contained homes. • The site is phased for delivery in years 10 to 14 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 3 July 2026 to confirm that the site is expected to be built out in years 11 – 15 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy C4 – Kentish Town Police Station	• Site allocated in the draft Local Plan for 35 self-contained homes.

Site	Commentary
	• The planning status of this site has been updated to reflect that the Council has resolved to grant planning permission for the development of part of this site subject to the completion of a s106 agreement. • The total capacity for this site has also been updated to reflect that the Council has resolved to grant planning permission for a mixed use development including 28 homes, and it is this figure which is now phased in the trajectory. • The site is phased for delivery in the first five years of the Plan period (year 4). • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 6 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C5 – 369-377 Kentish Town Road	• Site allocated in the draft Local Plan for 14 self-contained homes. • The planning status of this site has been updated to reflect that development has commenced on site. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 16 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C6 – Kentish Town Fire Station	• Site allocated in the draft Local Plan for 30 self-contained homes. • The planning status of this site in the trajectory has been updated to reflect that the site is a draft allocation (rather than an adopted allocation, as this relates to the 2013 Site Allocations Plan). • The site is phased for delivery in year 7 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 13 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.

Site	Commentary
Site Allocation Policy C7 – Morrisons Supermarket	• Site allocated in the draft Local Plan for 644 self-contained homes. • This figure has since been reduced to 636 homes through a Section 73 application, which was allowed on appeal in May 2026. The total capacity for this site phased in the housing trajectory has therefore been updated to reflect this. • 107 homes were completed in 2025/26. The remaining 529 homes are therefore phased within the Plan period. • The phasing of this site in the housing trajectory has been updated in line with the evidence provided by Quod in their post hearing statement (ED92).
Site Allocation Policy C8 – Former Morrisons Petrol Filling Station	• Not included in the housing trajectory. • Housing phased as part of site allocation C7 Morrisons Supermarket.
Site Allocation Policy C9 – 100 Chalk Farm Road	• Site allocated in the draft Local Plan for 30 additional self-contained homes and 264 student bedrooms (non-self-contained), reflecting the extant planning permission. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 26 June 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C10 – Juniper Crescent	• Site allocated in the draft Local Plan for 375 additional self-contained homes. • The planning status of this site has been updated to reflect that the Council has resolved to grant planning permission for the development of this site, including 358 homes, subject to the completion of a s106 agreement. • The site is phased for delivery in years 5 (phase 1) and 9 (phase 2) of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 10 July 2026 to confirm that part of Phase 1 is expected to be built out in years 1 - 5 of the Plan period, with the remaining homes in Phase 1 expected to be built out in years 6 – 10 of the Plan period. They also confirmed that Phase 2 is expected to be built out in years 9 and 10 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.

Site	Commentary
Site Allocation Policy C11 – Network Rail land at Juniper Crescent	• Site allocated in the draft Local Plan for 55 self-contained homes. • The site is phased for delivery in year 12 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 10 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy C12 – Gilbeys Yard	• Site allocated in the draft Local Plan for 120 self-contained homes. • The site is phased for delivery in years 7 and 8 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 3 July 2026 to confirm that the site is expected to be built out in years 11 – 15 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy C13 – West Kentish Town Estate	• Council owned site. • Site allocated in the draft Local Plan for 569 additional self-contained homes. • The planning status of this site in the trajectory has been updated to reflect that the site has planning permission for 540 homes. • The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in tranches in year 3 and across years 6 – 10 and 11 - 15 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C14 – Hawkridge House	• Site allocated in the draft Local Plan for 19 student bedrooms (non-self-contained). • The site is phased for delivery in year 6 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 1 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C15 – Wendling Estate and St Stephens Close	• Council owned site. • Site allocated in the draft Local Plan for 509 additional self-contained homes.

Site	Commentary
	• The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in tranches across years 6 – 10 and 11 - 15 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C16 – Shirley House	• Site allocated in the draft Local Plan for 197 student bedrooms (non-self-contained). • Site is currently subject to pre-application discussions. • The site is phased for delivery in the first five years of the Plan period (year 5). • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 20 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C17 – Camden Town over station development	• Site allocated in the draft Local Plan for 58 self-contained homes. • The site is phased for delivery in years 10 and 11 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 20 July 2026 to confirm that the site is expected to be built out in years 11 - 15 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy C18 – UCL Campus, 109 Camden Road	• Site allocated in the draft Local Plan for 180 student bedrooms (non-self-contained). • The site is phased for delivery in years 8 and 9 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 13 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy C19 – Arlington Road former depot site	• Site allocated in the draft Local Plan. • Site has planning permission for 27 self-contained homes and 178 student bedrooms (non-self-contained) • As the site has planning permission it was phased for delivery in the first five years of the Plan period (year 3) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery.

Site	Commentary
	• They responded via email on 13 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C20 – Highgate Centre, Highgate Road	• Not included in the housing trajectory. • Propose to delete Site Allocation C20 from the Plan, as development was completed in 2025.
Site Allocation Policy C21 – Grand Union House, 18-20 Kentish Town Road	• Site allocated in the draft Local Plan for 6 self-contained homes. • The Council have resolved to grant planning permission for the development of this site, subject to the completion of a s106 agreement. • The site is phased for delivery in year 8 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 14 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C22 – Heybridge Garages, Hadley Street	• Council owned site. • Site allocated in the draft Local Plan for 10 self-contained homes. • The planning status of this site in the trajectory has been updated to reflect that a planning application has now been submitted for this site. • The capacity of this site has also been updated from 10 to 16 homes to reflect the Council's current planning application on this site, which is due to go to Planning Committee next month. • The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in year 3 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C23 – Former flats 121 – 129 Bacton, Haverstock Road	• Council owned site. • Site has planning permission for 314 homes, including 99 replacement homes. Phase 1 delivered 67 homes. The Site has an extant planning permission to deliver the remaining 247 homes across Phase 2 (a net increase of 148 homes). • The site is therefore allocated in the draft Local Plan for 148 self-contained homes and phased for delivery in years 1 – 5 of the Plan period to reflect the planning permission.

Site	Commentary
	• The Council's Community Investment Programme (CIP) team have now advised that the site will be built out over years 4 to 6 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy C24 – 52 - 54 Avenue Road	• Site allocated in the draft Local Plan for 12 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 1) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 7 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C25 – 5-17 Haverstock Hill (Eton Garage)	• Site allocated in the draft Local Plan for 77 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 1) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 2 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, with delivery anticipated in year 2. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy C26 – 160 Malden Road	• Site allocated in the draft Local Plan for 15 self-contained homes. • The planning status of this site has been updated to reflect that the site now has planning permission, rather than resolution to grant planning permission, subject to the completion of a s106 agreement. • The site is phased for delivery in the first five years of the Plan period (year 3). • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 26 June 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy C27 – Land adjacent to Constable House, Adelaide Rd	• Gypsy and Traveller Site – not phased in the housing trajectory

Site	Commentary
180 Arlington Road and 14 Parkway	• The planning status of this site has been updated to reflect that the site has planning permission for 48 self-contained homes and 244 additional student bedrooms (non-self-contained). • As the site has planning permission it is phased for delivery in the first five years of the Plan period (years 4 and 5) in accordance with the NPPF. • No change proposed to the phasing of this site in the housing trajectory.
39 Fitzjohn's Avenue	• Site has planning permission for 35 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. • No change proposed to the phasing of this site in the housing trajectory.
Land adjacent to 46 Maresfield Gardens & 39a Fitzjohn's Avenue	• The Council has resolved to grant planning permission for 32 self-contained homes on this site subject to the completion of a s106 agreement. • The site is phased for delivery in the first five years of the Plan period (year 3). • The site promoter has confirmed via email on 27 July 2026 that the site will be built out in years 1 – 5 of the Plan period, with completion estimated to be in year 5. • Given this, the phasing of this site has been updated in the housing trajectory.
Raglan St garages (CIP small sites)	• The Council has resolved to grant planning permission for 18 self-contained homes on this site subject to the completion of a s106 agreement. The planning status of this site has been updated to reflect this. • The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in year 3 of the Plan period. • Officers have now advised that the site will be built out in year 4 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Car Park adj to Harrington Square	• Site has planning permission for 11 self-contained homes. • The planning status of this site in the trajectory has been updated to reflect that development has commenced on site. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. • No change proposed to the phasing of this site in the housing trajectory.
26-28 Rochester Place	• Site has GPDO prior approval for 10 self-contained homes.

Site	Commentary
	- As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. - No change proposed to the phasing of this site in the housing trajectory.
Camden Road Hostel 248-250 Camden Road	- Site has planning permission for 12 additional homeless hostel rooms (non-self-contained). - As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 1) in accordance with the NPPF. - The Council's Community Investment Programme (CIP) team have confirmed the site will be built out in year 1 of the Plan period. - No change proposed to the phasing of this site in the housing trajectory.
Former PH, 89 Holmes Road/ 76 Willes Road	- Site has planning permission for 8 HMO rooms (non-self-contained). - As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. - No change proposed to the phasing of this site in the housing trajectory.
65-69 Holmes Road	- Site has planning permission for 8 additional student bedrooms (non-self-contained). - As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 1) in accordance with the NPPF. - No change proposed to the phasing of this site in the housing trajectory.

Sites in West Camden (self-contained and non-self-contained)

Site	Commentary
Site Allocation Policy W2 – O2 Centre, carpark and car showroom sites and 14 Blackburn Road	- Site allocated in the draft Local Plan for 1,800 homes. - Site has planning permission for 1,796 homes, which includes 69 homes on Plot S8 14 Blackburn Road. - Site is subject to a Section 73 application which is scheduled to go to Planning Committee in August 2026, which proposes to increase the permitted housing capacity from 1,796 homes to 1,800 homes. The total capacity has therefore been updated and 1,800 homes are now phased in the housing trajectory. - Furthermore, as a separate scheme is now being progressed on 14 Blackburn Road we have deducted the 69 homes from the 1,800 homes figure. This leaves a capacity of 1,731 homes.

Site	Commentary
	• The application being progressed on 14 Blackburn Road includes 35 affordable homes (self-contained) and 192 student bedrooms (non-self-contained). We have therefore added the 35 affordable homes to the above capacity of 1,731 homes, which gives 1,766 self contained homes. • 1,766 self contained homes are therefore phased in the trajectory. • The 192 student bedrooms proposed on 14 Blackburn Road (which equates to 76.8 C3 dwellings when the conversion is applied) are then phased separately in the non-self-contained section of the trajectory. • This means that in total 1,843 homes are planned for the whole of site allocation W2. • The application for 14 Blackburn Road is due to be reported to planning committee in September 2026. • The phasing in the housing trajectory assumes that the site will be built out in phases, with phase 1 expected in the first 5 years of the Plan period, phase 2 in years 6 – 10 and phase 3 in years 11 – 15. 14 Blackburn Road is phased for delivery in year 5 of the Plan period. • The site promoters for the O2 site and 14 Blackburn Road were contacted by the Council in June 2026 to confirm timescales for delivery. • The site promoter for the O2 site responded via email on 8 July 2026 to confirm that the site is expected to be built out as follows – ○ Phase 1 (Detailed Element) 2027 to 2031 ○ Outline Element West: 2029 to 2034 ○ Outline Element East: 2035 to 2041 • Given this, the phasing of this site has been updated in the housing trajectory as more homes are now expected to be built out on this site in the first five years of the Plan period. • The site promoter for 14 Blackburn Road responded via email on 21 July 2026 to confirm that the site is expected to be built out in the first five years of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy W3 – 11 Blackburn Road	• Site allocated in the draft Local Plan for 24 self-contained homes. • The site is phased for delivery in year 6 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery.

Site	Commentary
	• They responded via email on 6 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy W4 – 13 Blackburn Road	• Site allocated in the draft Local Plan for 24 self-contained homes. • The planning status of this site in the trajectory has been updated to reflect that the site now has planning permission, rather than resolution to grant planning permission, subject to the completion of a s106 agreement. • The site is phased for delivery in the first five years of the Plan period (year 2). • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 3 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy W5 – 188-190 Iverson Road	• Site allocated in the draft Local Plan for 17 self-contained homes. • The site is phased for delivery in year 6 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 25 June 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy W6 – Land to the rear of Meridian House, 202 – 204 Finchley Road	• Site allocated in the draft Local Plan for 15 self-contained homes. • The site is phased for delivery in year 7 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 21 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy W7 – Gondar Gardens Reservoir	• Site allocated in the draft Local Plan for 30 self-contained homes. • The site is phased for delivery in year 10 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 2 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.

Site	Commentary
Site Allocation Policy W8 – 88-92 Kilburn High Road	• Site allocated in the draft Local Plan for 21 self-contained homes. • The site is phased for delivery in year 6 of the Plan period. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 2 July 2026 to confirm that the site is expected to be built out in years 11 – 15 of the Plan period. • Given this, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy W9 – Land at Midland Crescent, Finchley Road	• Site allocated in the draft Local Plan for 9 self-contained homes and 60 student bedrooms (non-self-contained). • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 4) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 21 July 2026 to confirm that it was unlikely that the site would be built out in the first five years of the Plan period. • As a result, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy W10 – 104A Finchley Road	• Site allocated in the draft Local Plan for 31 self-contained homes. • The planning status of this site has been updated to reflect the fact that the site now has planning permission (rather than resolution to grant planning permission, subject to the completion of a s106 agreement). • The site is phased for delivery in the first five years of the Plan period (year 4). • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 17 July 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy W11 – Abbey Co-Op Housing Site, Emminster and Hinstock	• Not included in the housing trajectory. • Propose to delete Site Allocation W11 from the Plan, as development will be complete by the end of 2026(see the Schedule of Main Modifications (ED95).

Site	Commentary
Site Allocation Policy W12 – 100 Avenue Road	• Site allocated in the draft Local Plan. • The site has planning permission (2014/1617/P) for a mixed use development. Since then, further applications have been approved (2025/0852/P, 2025/5818/P and 2026/0404/P) which have increased the number of self-contained homes to 251. • The capacity of the site has therefore been updated in the housing trajectory from 237 to 251. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (years 2 and 3) in accordance with the NPPF. • The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. • They responded via email on 26 June 2026 to confirm that the site is expected to be built out in years 1 - 5 of the Plan period, in line with the current phasing assumptions in the trajectory. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy W13 – 551-557 Finchley Road	• Not included in the housing trajectory. • Propose to delete Site Allocation W13 from the Plan, as development will be complete by the end of 2026 (see the Schedule of Main Modifications (ED95)).
Site Allocation Policy W14 – 317 Finchley Road	• Not included in the housing trajectory. • Propose to delete Site Allocation W14 from the Plan, as development will be complete by the end of 2026 (see the Schedule of Main Modifications (ED95)).
254 Kilburn High Road	• The Council has resolved to grant planning permission for 13 self-contained homes on this site subject to the completion of a s106. • The site is phased for delivery in the first five years of the Plan period (year 1). • As the s106 for this site is yet to be signed this site is now expected to be built out in year 2 of the Plan period. Once the s106 has been signed however we envisage this permission will be built out quickly as it's a conversion of an existing building.
12 West End Lane	• Site has planning permission for 10 self-contained homes. • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF. • No change proposed to the phasing of this site in the housing trajectory.
IQ Haywood House Student, Blackburn Road	• Site has planning permission for 41 additional student bedrooms (non-self-contained). • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 2) in accordance with the NPPF.

Site	Commentary
	No change proposed to the phasing of this site in the housing trajectory.

Sites in North Camden (self-contained and non-self-contained)

Site	Commentary
Site Allocation Policy N2 – Mansfield Bowling Club	- Site allocated in the draft Local Plan for 23 self-contained homes. - Site has recently been granted planning permission (2022/5320/P) for a residential care home (non-self-contained), open space and three tennis courts. - This site has therefore been moved to sit in the non-self-contained section of the housing trajectory. - As the site has planning permission it was initially phased for delivery in the first five years of the Plan period (year 4) in accordance with the NPPF. - The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. - They responded via email on 26 June 2026 to confirm that it was unlikely that the site would be built out in the first five years of the Plan period. - As a result, the phasing of this site has been updated in the housing trajectory.
Site Allocation Policy N3 – Queen Marys House (self-contained)	- Site allocated in the draft Local Plan for 98 self-contained homes. - The site is phased for delivery in years 7 and 8 of the Plan period. - The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. - They responded via email on 3 July 2026 to confirm that the site is expected to be built out in years 6 – 10 of the Plan period, in line with the current phasing assumptions in the trajectory. - Given this, no change is proposed to the phasing of this site in the housing trajectory.
Site Allocation Policy N4 – Hampstead Delivery Office (self-contained)	- Site allocated in the draft Local Plan for 45 self-contained homes. - The site is phased for delivery in years 11 and 12 of the Plan period. - The site promoter was contacted by the Council in June 2026 to confirm timescales for delivery. - They responded via email on 13 July 2026 to confirm that the site is expected to be built out in years 11 – 15 of the Plan period, in line with the current phasing assumptions in the trajectory. - Given this, no change is proposed to the phasing of this site in the housing trajectory.
Highgate Road/ Glenhurst Avenue (CIP small sites)	The Council has resolved to grant planning permission for 10 self-contained homes on this site subject to the completion of a s106 agreement.

Site	Commentary
	• The planning status of this site in the trajectory has been updated to reflect this. • The Council's Community Investment Programme (CIP) team had previously advised that the site would be built out in year 3 of the Plan period and they have confirmed that this is still the Council's intention. • Given this, no change is proposed to the phasing of this site in the housing trajectory.
Chester Road Hostel, 2 Chester Road	• Site has planning permission for 22 additional homeless hostel rooms (non-self-contained). • As the site has planning permission it is phased for delivery in the first five years of the Plan period (year 1) in accordance with the NPPF. • The Council's Community Investment Programme (CIP) team have advised that the site will be built out in year 1 of the Plan period. • No change proposed to the phasing of this site in the housing trajectory.