

- 8.1.8 The approach to identifying sites seeks to meet the identified need for housing in line with the expectations of national policy and guidance. It is important to note that the ELP's housing requirement does not represent the only source of new dwellings that can be accommodated. Additional accommodation created through the extension of properties and some forms of shared accommodation do not require planning permission but will still make an important contribution to meeting housing needs as will provision arising from changes to permitted development rights.

Housing provision

- 8.1.9 The ELP aims to accommodate a significant increase in housing provision over the plan period in line with the objective of the plan to create a nurturing place. This includes continued work to identify emerging windfall sites and working with other agencies such as the Greater London Authority, to ensure that the optimum use of surplus land and facilities is made to accommodate need, and working with Neighbourhood Plan groups to identify further sites for housing. The Borough's total housing supply over the plan period is indicated in **Table 8.2** and will comprise homes from a variety of sources in addition to the Local Plan's site allocations.

Table 8.2: Housing supply – sources of supply over the plan period up to 2039 (net number of homes)

Category	Amount
Completions since 1 April 2019	429
Allocations (as defined in Strategic Policy SP H1: Housing development sites)	23,566
Other deliverable sites identified in the Housing and Employment Land Availability Assessment (HELAA)	3,688
Other developable sites identified in the Housing and Employment Land Availability Assessment (HELAA)	969
Unidentified small windfall schemes	1,540
Total	30,192^[2]

- 8.1.10 Informed by the spatial strategy, the anticipated distribution of housing makes provision for approximately 30,000 new dwellings over the plan period up to 2039. A significant contribution of 23,566 new dwellings towards meeting this target will be made by sites allocated for housing in the urban area and a small number of Green Belt sites to accommodate new dwellings. This approach recognises the need to support the delivery of larger units and increasing the provision of affordable homes.

^[2] This excludes current permissions/completions associated with allocations.