

- 4.27 The new homes will be delivered primarily through private development, but there will be considerable partnership working with Registered Providers (RPs) in the delivery of affordable housing.

<b>Sources of new homes likely to come forward by 2028</b>	<b>Net number of units</b>
Units completed 2011/12 - 2012/13	343
Commitments – sites under construction, with planning permission or resolution to grant planning permission	1,209
Small site (5 or less net dwellings) commitments 2013/14 – 2015/16	157
Existing Local Plan allocations (excluding those without an extant permission)	747
Other sites potentially developable sites - no planning status (informed by the SHLAA and the merging Development Management Plan document)	771
Small site (less than 6 dwellings) windfall allowance 2016/17 – 2027/28 (12 years x 35dwellings)	420
<b>TOTAL</b>	<b>3,647</b>

*Table 1: Delivering the housing allocation 2011 - 2028*