

# **Dartford Five Year Deliverable Housing Land Supply 2021**

*For Development  
Management Decisions*

**DARTFORD**  
BOROUGH COUNCIL

*Planning Policy Team, December 2021*

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## 1. Executive Summary

- 1.1 This is Dartford Borough Council's calculation of its deliverable housing land supply as required by national policy. It will be used in considering planning applications (development management purposes).
- 1.2 Local Planning Authorities are required to demonstrate deliverable development sites within their area with the capacity to yield sufficient housing to meet need over a minimum of five years. The National Planning Policy Framework (NPPF), stipulates that if these Plan housing policies are more than 5 years old the new standardised methodology for calculating Local Housing Need (LHN) should be used.<sup>1</sup>
- 1.3 The revised NPPF and Planning Practice Guidance (PPG) set out the standard method to calculate the LHN and confirm that the 2014-based household projections should be used as a baseline. This has been applied.
- 1.4 Within the Dartford Core Strategy, major growth and regeneration plans are focused on three priority areas: Dartford town centre/ Northern Gateway, the Thames Waterfront, and Ebbsfleet to Stone. Major sites at these locations have all contributed significant levels of new home completions. Dartford is progressing work on a new Local Plan which will support housing delivery, with new policies for Ebbsfleet Garden City and Central Dartford, confirming them as the key areas for large-scale growth.
- 1.5 Housing completions in 2019/2020 declined after several very high years of delivery, however completions last year (2020/21) began to rise again, with 606 units delivered (up from 540 the previous year).
- 1.6 Large consented sites are now being delivered at Ebbsfleet and elsewhere, and provide a robust and sizeable source of future supply, in addition to a variety of smaller permissions. Appendix C breaks down the 4,750 new dwellings are deliverable (according to the new NPPF definition of 'deliverable') in the period, many of which are under construction.
- 1.7 Utilising the LHN standard methodology and Government guidance, Dartford has a deliverable land supply of **6.03 years** (this includes a 5% buffer requirement consistent with Dartford's positive performance against the new Housing Delivery Test).

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<sup>1</sup> Unless strategic policies have been reviewed and found not to be out of date: NPPF, Footnote 37 February 2019.

## 2. Housing Requirement for Development Management

2.1 Dartford's local planning policy framework consists of the 2011 Core Strategy and 2017 Development Policies Local Plan. Dartford's applicable strategic housing policies are in the Core Strategy and more than five years old, therefore the standardised local housing need methodology (Standard Approach) has been followed to establish the Local Housing Need (LHN) figure and henceforth the five year housing requirement.

2.2 Appendix A outlines the calculation of the LHN for Dartford using the currently available data. For the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026 there is a requirement for **3,750 homes (net), 750 homes per year**.

2.3 The NPPF<sup>2</sup> also states that the supply of specific deliverable sites should include a buffer of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.4 The Housing Delivery Test is the basis for considering past delivery when considering if trigger (c) above applies. The Housing Delivery Test is calculated using completion figures over the past three years against the housing requirement over the past three years.

2.5 Dartford has met the most recently published Housing Delivery Test<sup>3</sup> and therefore (c) above is not applicable. Dartford is not adopting the new "annual position statement" optional process and the new draft Local Plan is not yet applicable therefore (b) is not relevant for development management decisions. The 5% buffer in (a) is applicable. This increases the **total requirement to 3,938 dwellings (3,750 + 5%)**.

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<sup>2</sup> NPPF, Paragraph 73. July 2018.

<sup>3</sup> MHCLG - [Housing Delivery Test: 2020 measurement](#) (Released 19th January 2021)

2.6 Table 1 provides net completions over the past five years to provide a broader context for performance. A breakdown for Core Strategy locations within the Borough is also indicated, demonstrating the delivery levels at strategic sites.

**Table 1: Dartford completions (net) 2016/17-2020/21 <sup>4</sup>**

Year / Core Strategy Priority Area for Development	2016/17	2017/18	2018/19	2019/20	2020/21
	Housing Delivery Test (HDT) applies				
Dartford Town Centre Priority Area & Northern Gateway Strategic Site	291	385	296	205	262
Thames Waterfront Priority Area	309	124	93	0	0
Ebbsfleet to Stone Priority Area	176	112	88	17	12
Ebbsfleet Valley Strategic Site	214	341	413	273	267
Other Sites	172	69	123	45	65
<b>Borough Completions</b>	<b>1,162</b>	<b>1,031</b>	<b>1,013</b>	<b>540</b>	<b>606</b>

<sup>4</sup> Further information on completions and housing types can be found in Dartford's [annual monitoring reports](#).

### 3. The Deliverable Housing Sites

- 3.1 The NPPF requires that local planning authorities demonstrate, on an annual basis, that they have identified a supply of specific deliverable sites to meet their housing need over the subsequent five years. The 2021 framework defines deliverable as the following:

*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (NPPF Glossary, page 66)<sup>5</sup>*

- 3.2 Under national policy, *all sites with detailed planning permission and sites with permission (including outline and permission in principle) involving minor development* (fewer than 10 dwellings) are considered to be deliverable. Guidance states that just because a major site may have outline planning permission, permission in principle, a plan allocation or entry in a brownfield land register does not automatically indicate that it is deliverable within five years – however for these sites, national guidance suggests examples of the type of evidence required to demonstrate that the scheme is likely to come forward within the five year period.

- 3.3 The courts have ruled that the list of situations requiring further evidence, as listed under (b), is not a closed list. This means that other types of sites or applications could be deemed deliverable should there be sufficient evidence.

- 3.4 Where sites without detailed planning permission are included in the five year supply, Dartford has secured sufficient and up-to-date evidence to support their status as deliverable, often supplied by the owner/ applicant, case officer and/ or Ebbsfleet Development

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<sup>5</sup> The February 2019 version of the NPPF implemented the [technical consultation](#) updates to amend the definition of deliverable to clarify its intended application.

Corporation (EDC). Evidence sought and secured is done so in accordance with PPG (ID: 68-007-20190722).

- 3.5 Additionally, Dartford Borough Council made contact with the agent/ applicant for each site within the 5 year housing supply in order to seek information on the deliverability of the site, including the phasing. Agents/ applicants were invited to provide information over a four-week period from September to October 2021 however no significant responses were received requiring amendments to be made.
- 3.6 There is considerable long-term confidence in Dartford that housing supply will continue to come on stream, despite national short-term pressures. Firstly, this is due to the track record of delivery via local market demand and Local Plan's choice of sites. Secondly, Dartford's employment growth, as well as its location and connections vis-a-vis London, give it a sustained long-term market appeal. House prices have continued to rise. The median house price for the year ending December 2018 was £307,500, for the year ending December 2019 it had increased to £319,500 and for the year ending December 2020 it was at £320,000<sup>6</sup>.
- 3.7 Secondly, Dartford has a stock of well-established and well-understood large sites, many of which have undergone land preparation. Given their significant progress, both at planning and construction stages, and action by the private and public sector, there is a relatively high level of certainty about delivery at the strategic sites. The projection takes into account the government funding support and targeted interventions being progressed at Ebbsfleet by the EDC. On some major sites delivery involves multiple housebuilders providing housing which addresses distinct tenures and market sectors. Nevertheless, Dartford Borough Council has fully applied the new definition of "deliverable" within the Ebbsfleet area and elsewhere.
- 3.8 The projected delivery level reflects intelligence from development management case officers, recent housing completion rates and the role of the Ebbsfleet Development Corporation. National best practice and research on typical site progression time periods, further delivery factors, and market absorption has been applied in devising the expected phasing of construction rates. For further information on this, please see appendix D of the [2021 Strategic Housing Land Availability Assessment \(SHLAA\) report](#).
- 3.9 These activities and the site specific evidence supports **the projected delivery of 4,750 dwellings** over the five year period from 2021 (Appendix C). There is no reliance on student

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<sup>6</sup> ONS, Median House prices for administrative geographies: HPSSA dataset 9, June 2021

accommodation, however some elderly housing has been included and calculated in line with national guidance.

3.10 Of this, 2,214 dwellings are forecast at sites that have already commenced, **representing 47% of the forecast.**

3.11 Appendix C details the sites included in the deliverable supply, and their status (deliverability rationale). This includes an indication, where required, of the evidence that supports delivery of sites within the period if applicable.

3.12 The list of sites in Appendix C omits some prospective major developments. These include sites that are developable and potentially deliverable, but for which there is not currently sufficient evidence to demonstrate the level of certainty necessary to fulfil the requirements of the new definition of 'deliverable'. For further information on this, please see the [2021 Strategic Housing Land Availability Assessemt \(SHLAA\) report](#).

3.13 In terms of other sites with outline permission, it is apparent that there is potential for at least some of these to be brought forward within the five year period. No dwellings are included from the very large developments outline permission at Ebbsfleet Central and at St James Lane Pit, although landowners and developers are making demonstrable progress.

3.14 These sites, and other similar smaller sites, provide a possible additional land source and serve to increase the level of certainty that the housing requirement will continue to be met in the future.



## 4. Conclusions

- 4.1 Dartford has a strong track record of housing delivery, achieving housebuilding rates within the range set in the current Core Strategy, and having passed the Housing Delivery Test since it was first introduced.
- 4.2 With the current construction, development pipeline, and the focused interventions of the EDC, specific sites have been identified which should support high rates of delivery over the next five years.
- 4.3 A robust exercise has been undertaken to ensure that these development sites meet the definition of “deliverable”.
- 4.4 Dartford Borough’s 4,750 deliverable dwellings in the period equates to more than five years supply of deliverable housing sites. Set against the LHN (standard method) requirement of 3,938 dwellings including 5% buffer, **the deliverable five year housing land supply is 6.03 years.**

## Appendix A: Local Housing Need Calculation

- National government have developed a standardised methodology for calculating housing need.
- The methodology uses a calculation from national household projections and an adjustment ratio to take account of market signals (done through using a ratio of house price to earnings of four). The need figures are capped at an increase of up to 40%. Government has confirmed that in the interim the 2014-household projections should be used to calculate LHN. This methodology (along with justifications) is set out fully in PPG<sup>7</sup>.
- The LHN calculation for Dartford:

Step 1: Using the 2014-based household projections (September 2016) from the current year over a ten year period (2020-30) indicate an increase of 585 households per year.

Step 2: This is adjusted using the most recent median workplace-based affordability ratio. This is currently 8.57 as per the March 2021 release<sup>8</sup>. The following calculation is then applied:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

Once calculated, the adjustment factor equals 0.29:  $((8.57 - 4) / 4) \times 0.25$ .

Annual local housing need figure =  $(1 + 0.29) \times 583 = 750$

Step 3: The capped figure is greater than the annual local housing need figure so a cap does not apply.

- Under this new methodology, there would be a requirement of 3,750 homes over 5 years (750 x 5).

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<sup>7</sup> MHCLG, [Housing need assessment](#), Planning Practice Guidance (revised February 2019)

<sup>8</sup> ONS, [Ratio of median house price to median gross annual \(where available\) workplace-based earnings by local authority district](#), England and Wales, 1997 to 2020. March 2021.

## Appendix B: Deliverable housing sites

**Table AB.1: Sources and deliverability of sites identified in the 5 year supply**

Source of site	Deliverability Assessment
Sites in delivery	<p>All assessed as deliverable.</p> <p>In the case of large sites with long-term phasing plans, only the portion considered deliverable within 5 years has been included.</p> <p>Annual phasing figures have been determined in accordance with evidence including Lichfields research as published in their report Start to Finish version 2. Where appropriate, this has been altered on the basis of site specific past delivery rates, information from house-builders about future estimated annual delivery rates and emerging evidence in connection with the delivery of Ebbsfleet Garden City.</p>
Sites with planning permission	<p>Many considered after assessment to be deliverable. This includes:</p> <ul style="list-style-type: none"> <li>• minor residential development with planning permission</li> <li>• Major residential development with <i>detailed</i> planning permission</li> <li>• Major residential development with planning permission for which there is robust evidence that they are deliverable as part of the five year supply.</li> </ul> <p>In some case the five year supply shown may reflect only initial phases of scheme.</p>
Small sites (under 5 net units)	<p>Dartford currently has a pipeline of 86 small sites with current planning permission. These have therefore been phased within the first three years.</p> <p>Based on historic trends, a conservative 26 units per year on average have been completed on small sites. Therefore, a windfall allowance of 25 units per year has been applied to years four and five.</p>

## Appendix C: Deliverable Sites in the 5 year supply (2021/22 to 2025/26)

**Table AC.1: Sites in delivery**

Site Reference	Site Name	5 Year Delivery	Planning Status	Deliverability Rationale	Application
2	Greenwood	5	Detailed Planning	Under Construction	17/01519/FUL
4	Two Brewers Public House	11	Detailed Planning	Under Construction	14/00615/FUL
14	Lowfield Street re-developmment site	556	Detailed Planning	Under Construction	16/01919/FUL 19/00600/FUL 19/00830/REM
30	14-18 Lowfield Street	5	Detailed Planning	Under construction	17/01382/COU
42	Land Rear Of 150-160 Milton Road	7	Detailed Planning	Under Construction	19/01465/FUL
44	Land South Of St Marys Road	76	Detailed Planning	Under Construction	17/02082/FUL 19/00575/FUL
99	Brentfield Lane	6	Detailed Planning	Under Construction	18/01018/FUL
106	Block Of Lock-Up Garages Rear Of Keary Road Swanscombe Kent	6	Detailed Planning	Under Construction	19/01472/FUL
118	53 Watling Street	8	Detailed Planning	Under Construction	19/01043/FUL
129	Craylands Lane	84	Detailed Planning	Under Construction	EDC/19/0213 EDC/18/0033
130	Castle Hill 2A PAP2	4	Detailed Planning	Under Construction	EDC/17/0025
130	Castle Hill B&C	332	Detailed Planning	Under Construction	EDC/17/0107

130	Castle Hill GHJK	<b>164</b>	Detailed Planning	Under Construction	EDC/17/0108 EDC/19/0104
130	Castle Hill Neighbourhood Area	<b>46</b>	Detailed Planning	Under Construction	EDC/17/0067
130	Ashmere Phase 1	<b>281</b>	Detailed Planning	Under Construction	EDC/19/0196
130	Ashmere Phase 2	<b>235</b>	Detailed Planning	Under Construction	EDC/21/0079
144	Ebbsfleet Green Phase 3	<b>82</b>	Detailed Planning	Under Construction	EDC/19/0155
144	Ebbsfleet Green Phase 2A	<b>13</b>	Detailed Planning	Under Construction	EDC/16/0113
144	Ebbsfleet Green Phase 2C	<b>126</b>	Detailed Planning	Under Construction	EDC/18/0170
144	Ebbsfleet Green Phase 4	<b>133</b>	Detailed Planning	Under Construction	EDC/19/0125
148	Land North of Cotton Lane	<b>16</b>	Detailed Planning	Under Construction	14/00028/FUL
236	Land Adjacent 33 St Marys Road Stone Kent	<b>12</b>	Detailed Planning	Under Construction	17/02042/FUL
249	The Foresters	<b>6</b>	Detailed Planning	Under Construction	19/00585/FUL
TOTAL		<b>2,214</b>			

**Table AC.2: Sites with Planning Permission or Validated Applications**

Site Reference	Site Name	5 Year Delivery	Planning Status	Deliverability Rationale	Application
3	Knockhall Road	61	Detailed Planning	Extant Detailed Planning	19/00657/REM
5	St Marys Church Hall, Church Hill	6	Detailed Planning	Extant Detailed Planning. Not major development. On the Brownfield Land Register (BLR)	18/01044/REM
15	Croxton Garry Site (E of Ingress Park)	233	Detailed Planning Pending Application	Detailed Planning for 221 units. A full application to supersede this, for 233 units, is under consideration by EDC. On the BLR	20/00048/EDCCON 21/00723/EDCCON
16	Land At Highfield House 2 - 4 West Hill And 74-76	23	Detailed Planning	Extant Detailed Planning. On the BLR	20/00426/FUL
20	Co-op Site	120	Detailed Planning	Detailed Planning. Council and Homes England owned site. Allocation. On the BLR	20/00409/FUL
21	Stone Lodge	117	Outline Permission	Council owned site, actively being brought to market.	18/01074/OUT
22	Vauxhall Farm, Land East of 110-114 Lowfield St	89	Detailed Planning subject to S106. Pending Application	Detailed Planning subject to S106. Allocation. On the BLR	19/00027/FUL
23	Builders Yard, 1 Spring Vale, Knockhall Road, Greenhithe	30	Pending Determination	Application pending determination. On the BLR	21/00986/FUL
25	Former Carpark Two Brewers	14	Detailed Planning	Extant Detailed Planning. On the BLR	19/00748/FUL
32	52 Spital Street	14	Detailed Planning	Extant Detailed Planning. On the BLR	19/00771/FUL
35	SWCS Car Sales Craylands Lane Swanscombe Kent	5	Outline Permission	Extant Permission granted. Not major development. On the BLR	20/00816/OUT

53	Chastilian Road Workshop	9	Detailed Planning	Extant Detailed Planning. On the BLR	19/01463/FUL
56	Powdermill Lane	36	Detailed Planning	Certificate of Lawfulness recently issued to confirm 36 units are extant	20/01004/LDC
84	Former DA1 Club, 46-58 Lowfield St (Church)	71	Pending Determination	Application pending determination. Proposed Site Allocation. Resolution to proceed with CPO. On the BLR	21/00273/FUL
114	Darenth Road	50	Detailed Planning	Detailed Planning	14/01653/REM
120	Upper Floors Iceland, 47-49 High Street	14	Pending Determination	Application pending determination. On the BLR	21/00284/FUL
130	Alkerden 5	182	Pending Application	Clear evidence provided by the EDC* Development in line with masterplan and phasing by Ebbsfleet Development Corporation. Relates to outline application EDC/17/0048. Allocation. On the BLR	EDC/21/0128
130	Alkerden 3	138	Pending Application	Clear evidence provided by the EDC* Relates to outline application EDC/17/0048. Allocation. On the BLR	EDC/21/0139
130	Alkerden Market Centre	220	Advanced Pre-app	Clear evidence provided by the EDC* Relates to outline application EDC/17/004. Allocation. On the BLR	new pre-app ref?
130	Alkerden South Phase 1	230	Pending Application	Application under consideration. Relates to outline application EDC/17/004. Allocation. On the BLR	EDC/21/0104
130	Alkerden South	110	Advanced Pre-app	Relates to outline application EDC/17/004. Allocation. On the BLR	new pre-app ref?
130	Alkerden Gateway Parcel 7	67	Detailed Planning	Detailed Planning. Relates to outline application EDC/17/004. Allocation. On the BLR	EDC/21/0056
130	Ashmere Local Centre (Phase 4)	80	Advanced Pre-app	Clear evidence provided by the EDC* Relates to outline application EDC/17/004. Allocation. On the BLR	NA
130	Ashmere Option IX	110	Advanced Pre-app	Clear evidence provided by the EDC* Relates to outline application EDC/17/004. Allocation. On the BLR	NA

132	16A The Bridge (Care Home)	<b>43</b>	Detailed Planning	Extant Detailed Planning	19/00404/FUL
137	104 Lower Hythe Street Dartford, Reeves Garage	<b>11</b>	Detailed Planning	Extant Detailed Planning	20/00588/FUL
170	Land north of St Mary's Road Stone	<b>258</b>	Detailed Planning	Extant Detailed Planning	20/00043/FUL
209	26 - 28 Westgate Road Dartford	<b>8</b>	Detailed Planning	Extant Detailed Planning. On the BLR	20/00411/FUL
216	35 Myrtle Road Oakfield Lane Dartford	<b>9</b>	Outline Permission	Outline Permission. Not major development. On the BLR	18/00068/OUT
220	Block Of Lock-Up Garages And Land At Gilbert Close Swanscombe	<b>16</b>	Detailed Planning	Extant Detailed Planning. On the BLR	19/01464/FUL
254	Twistleton Court	<b>6</b>	Detailed Planning	Extant Detailed Planning. On the BLR	19/00023/COU
256	Northern Gateway Block E Oldfield	<b>14</b>	Detailed Planning	Under Construction. Allocation. On the BLR	20/01618/FUL
252	North End Farm	<b>6</b>	Detailed Planning	Extant Detailed Planning	20/00951/FUL
W	Small Site (1-4 units net) Consents	<b>86</b>	Detailed Planning	Extant Detailed Planning	Various
W	Small Site (1-4 units net) Windfalls	<b>50</b>	None	Conserative Windfall allowance rate of 25p.a. based on historic delivery rates, applies for the last 2years (after small site consents)	NA
TOTAL		<b>2,536</b>			



**Table AC.4: Deliverable Sites Trajectory (2021/22-2025/26)**

<b>Year</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>
Sites in delivery	623	510	540	438	103
Sites with planning permission	6	262	478	694	960
Small sites allowance	29	29	28	25	25
<b>Total Forecast Completions</b>	<b>658</b>	<b>801</b>	<b>1046</b>	<b>1157</b>	<b>1088</b>

Demolitions

There are no major planned or anticipation housing demolitions. The figures set out are net and therefore already take into account any minor demolitions.