

5 Year Deliverable Housing Supply *Statement 2024/25*

DBC Planning Services

March 2025

CONTENTS

1. Executive Summary.....	2
2. 5 year Housing Requirement	3
3. Dartford's Housing Sites and Delivery	5
4. Conclusions	9
Appendix: Deliverable Sites in the 5 year supply (2024/25 to 2028/29).....	11

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 land with the capacity to yield sufficient housing to meet their need over a minimum of five years.
- 1.3 Dartford produces the local plan and deliverable five year supply calculation for the whole of the Borough, however the development management and regeneration function in the north-east of Dartford Borough is undertaken by the Ebbsfleet Development Corporation, who have collaborated with the Council in collating key data in this statement. Ebbsfleet Garden City is now established as a location maintaining strong housing demand, with several large and medium scale house builders expanding the range of sizeable planning permissions.
- 1.4 The Borough has provided sustained growth and new housebuilding via strong demand from residents moving into the Borough, and the choice of large development sites in the local plan. The continued economic rejuvenation of Dartford, as well as its location and connections vis-a-vis London and nationally, provide continuing development appeal.
- 1.5 Committed actions and investment by the private and public sector (including Ebbsfleet Development Corporation), identifying land and taking forward large brownfield sites from the local plan through to delivery, means there is good certainty about housing completions at the deliverable sites. There are high levels of existing planning permissions and residential sites under construction.
- 1.6 With Dartford's local plan adopted in 2024, it forms the basis for the target level of supply. The local track record of housebuilding means the Borough's five year supply is not subject to the government sanction of a large additional buffer, instead the nominal 5% applies.
- 1.7 Applying national policy and guidance on the definition and justification of deliverable sites, and following consultation, this statement confirms a deliverable housing land supply for Dartford of 5.6 years.

2. 5 YEAR HOUSING REQUIREMENT

2.1 Strategic planning policies for housing in the statutory development plan for Dartford are set out in the local plan adopted April 2024 ([‘The Dartford Plan to 2037’](#)).

2.2 Policy S4: Borough Development Levels of the local plan states:

Housing Requirement

2. New homes are required to be delivered at an average rate of 790 per annum (totalling 12,640 homes from April 2021 to March 2037 inclusive), with planning permissions and delivery closely monitored and managed. Decisions will be based on this requirement and the identified housing land supply in order to ensure a steady availability of deliverable land, and achievement of the planned supply at sustainable locations supported by infrastructure.

3. Planning decisions will have close regard to the target for 80% of the Borough’s new homes in the plan period to be located on brownfield land.

4. A rolling five year deliverable supply of housing land will be maintained, including the applicable supply buffer (brought forward from within the Plan period to the level as required in the Housing Delivery Test)

2.3 Therefore over the five year period (1st April 2024 to 31st March 2029) there is local plan requirement for 3,950 homes, 790 net new homes per year.

2.4 The current NPPF (December 2024, paragraph 78) states that the required supply should also include an additional buffer:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

2.5 Clause c) is not applicable in any respect. Footnotes feature in the above paragraph and for *under delivery* in clause b) footnote 40 states *This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.*

2.5 The Housing Delivery Test is calculated by government using completion figures over a past three year period against the housing requirement calculated over the three years. Last results were published December 2024 and for Dartford equalled 90%. Clause b) is not triggered.

2.6 In accordance with NPPF paragraph 78a, a buffer of 5% operates. This means the buffered requirement is 4148 dwellings in total.

2.7 In the duration since the official start of the local plan period (1st April 2021) dwelling completions total 1915. This is 455 dwellings less than total from the requirement over that time. If a 'Sedgefield' methodology is applied - despite the Borough's clear spatial strategy based on large brownfield sites at Ebbsfleet and Central Dartford and elsewhere in the urban area (see local plan policy S1) – then all these dwellings Would be added in full to the five-year supply target.

2.8 Adding these 455 to the 4148 dwellings from the buffered requirements gives a final total five year supply target of 4603 dwellings.

2.9 Summary calculation:

2.9.1 Five years of the 790 annual requirement in local plan policy =3950 dwellings.

2.9.2 Apply 5% additional NPPF buffer =4148 dwellings.

2.9.3 Add full 455 catch up from earlier in plan period =**4603 dwellings TARGET.**

3. DARTFORD'S HOUSING SITES AND DELIVERY

- 3.1 Dartford Borough has hosted extensive growth with a substantial increase in housebuilding and local employment. The Dartford Core Strategy (2011) co-ordinated a positive regeneration agenda for the Borough. This local plan included substantial proposals for Ebbsfleet, confirming it for strategic redevelopment of national importance (it was previously part of the Green Belt) and identifying a swathe of other new sites, also largely on brownfield land.
- 3.2 As a result of these planned development locations, housing delivery significantly accelerated, particularly in the latter half of the 2010s, sustaining an average of over 1,000p.a. dwellings; a very substantial level in a district smaller in area than many London Boroughs.
- 3.3 The number of residents in Dartford proportionately increased by the second fastest rate in the country: 20% (over a decade, as shown in the last Census). This was as a result of growth in the dwelling stock- very high new housebuilding levels.
- 3.4 Dartford has become firmly established as a location in high demand for residential development and people relocating to the Borough. A new local plan has now replaced the Core Strategy and plans to 2037, but retains a similar growth strategy. There are considerable reasons for confidence that Dartford's planned housing supply will continue to come on stream:
- The Borough's location in Kent but adjoining London and Essex continues to drive economic development and housing demand. The outstanding transport accessibility through national road and rail links, is complemented by infrastructure investment plans.
 - The new local plan was found 'sound' and adopted in 2024 updating housing strategy to meet need and expand land supply, with a suite of strategic allocations, identified new residential sites, and large broad locations for regeneration. It noted the predominance of the housing supply is allocated and well advanced towards delivery, with a large stock of planning permissions. See local plan table 2 (Policy S4).
 - The Ebbsfleet Development Corporation (EDC) established in 2015, brings government funding support, targeted interventions and new infrastructure that promotes and backs large scale house building. The main residential area (formally 'Eastern Quarry') is in full delivery and is expected over the plan period to provide over 5000 additional dwellings. All its constituent neighbourhoods are now under construction by several developers.
- 3.5 Turning to national policy and the categorisation of housing sites, the NPPF requires a supply of specific deliverable sites over the five years, and its glossary defines as follows:

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)¹*

3.6 Dartford has also had regard to the PPG national guidelines that build upon what a deliverable site is and isn't, and the suitable delivery timescales to apply depending on the status of the site.

3.7 Whilst under the NPPF glossary *all sites with detailed planning permission and sites with permission (including outline and permission in principle) involving minor development* (fewer than 10 dwellings) may be considered deliverable, each site in Dartford has been carefully reviewed against latest information. This follows national guidance stating 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,

3.8 The courts have ruled that the list of situations requiring further evidence, as listed under (b) above, is not a closed list. This means that other types of sites or applications could meet the definition of deliverable should there be sufficient evidence. Where sites without detailed planning permission are included in the five year supply, Dartford has secured up-to-date evidence to assess their status, often supplied by the owner/ developer, and/ or Ebbsfleet Development Corporation (EDC).

3.9 Additionally, Dartford Borough Council made direct contact with each site within the proposed five year housing supply and held a public consultation over a four-week period in February 2025 on a draft sites list/ phasing, in order to seek further views on the deliverability of the sites including delivery rates. Agents/ applicants were invited to provide information, and the phasing amended accordingly.

3.10 The result is that these research and communication activities and the site specific evidence indicate **a projected construction of a total of 5,116 deliverable dwellings** over the five year period from April 2024 (see Appendix for details).

3.11 Table 1 in the Appendix provides a trajectory of completions, and subtotals, to 2029. Individual deliverable sites (of five dwellings or more) are listed in Tables 2 and 3; dealing with sites that have commenced and other sites, respectively. These include an indication, where required, of the source of evidence that supports delivery of sites within the period.

- 3.12 Of the total supply, 2,576 dwellings are forecast at sites that have already commenced, representing 50% of the forecast. This is a slight increase from the last published five year supply position. Moreover, most of the dwellings expected to complete in the first, second and third years of the supply are at sites already under construction, providing good certainty future over completions.
- 3.13 Complementing site-specific developer intelligence, national best practice and research on typical site progression times, and further market absorption /delivery factors (such as number outlets and variation and choice in the residential product and form) have been applied in devising the expected phasing. For further discussion on this, please see appendix D of the [2022 Strategic Housing Land Availability Assessment \(SHLAA\) report](#).
- 3.14 To view the location of the deliverable sites, note the reference numbers in Tables 2 and 3 appended to this statement, and use the above link to the Dartford SHLAA which includes site maps at pages 23 to 28.
- 3.15 It should also be noted that due to the selective and cautious identification of deliverable land, some delivery from other housing sources can be expected within the next five years, providing additional supply:
- No allowance is made for unexpected ‘windfall’ sites, apart from those sites contributing five dwellings or less. The total windfall allowance from these small sites is conservatively projected at 26p.a., applied in the final two years. See the final row of Table 3 in the Appendix. Therefore every residential permission of more than five dwellings that may materialise at locations other than as set out in the local plan will be additional housing supply fulfilling achievement of the five year supply.
 - The lists of deliverable sites (Tables 2 and 3) include no non class-C3 residences e.g. student accommodation or older people’s housing/ care homes et cetera.
 - The local plan identifies broad locations with clear policy support for residential development, but as availability was not confirmed at the time of the local plan, development is promoted but no dwellings are counted within the plan’s housing supply. For example, policy D7 promotes regeneration of land by Dartford railway station, and notes in addition to the allocated sites, an estimated 1000 or more further dwellings can be delivered within this area once the land becomes available at this accessible central location. (Similarly, future potential additional development land at Ebbsfleet Garden City is featured within policy E5).
 - In 2024/25 the Council commissioned consultants to bring forward town centre masterplanning to support delivery of new neighbourhoods and the sustainable redevelopment of the area by the railway station and Central Dartford as a whole.

- Existing residential development at Ebbsfleet will be complemented by thousands of new homes at the planned centre for the Garden City, a higher density mixed-use scheme by Ebbsfleet International Station, which is in the ownership of the EDC and now benefits from a resolution to grant planning permission (subject to completion of section 106 legal agreement). With strengthened government commitment to dealing with infrastructure and environmental requirements to enable housing, the Council considers there is a possibility of this accelerating forward and potentially delivering within the five year period (although this has not been assumed or counted within this statement's deliverable sites calculations).

3.16 These provide possible additional land sources which on aggregate serve to increase certainty that the deliverable housing requirement will continue to be met in the future.

4. CONCLUSIONS

- 4.1 Dartford has a strong track record of housing delivery. With the current construction and development pipeline, clarity of a new local plan and the focused interventions of the EDC, specific sites have been identified which will support high rates of delivery over the next five years.
- 4.2 A robust research and consultation exercise has been undertaken to ensure that these development sites meet the definition of “deliverable”, and phasing rates represent best practice and site evidence.
- 4.3 Dartford Borough’s 5,116 deliverable dwellings in the period equates to comfortable more than five years supply of deliverable housing sites, this is set against the requirement of 4,148 dwellings including buffer.
- 4.4 **The final deliverable five year housing land supply result is 5.6 years.**

4.5 Summary calculation:

- 4.5.1 Target required April 2024 – March 2029 =4603 dwellings (see 2.9.3)
- 4.5.2 Projected deliverable supply in period =5116 dwellings (see Appendix Table 1).
- 4.5.3 Final five year supply calculation $(5116/4603) \times 5$ =5.6 years’ worth of deliverable supply.

APPENDIX: DELIVERABLE SITES IN THE 5 YEAR SUPPLY (2024/25 TO 2028/29)

Table 1: Deliverable Sites Trajectory Totals

Year	2024/25	2025/26	2026/27	2027/28	2028/29	TOTALS
Sites in delivery (commenced)	870	706	458	311	231	2576
Other sites with planning permission	0	222	477	989	697	2385
Small sites allowance	34	34	35	26	26	155
Total Forecast Completions	904	962	970	1326	954	5116

Table 2: Sites in delivery (commenced)

Site Reference	Site Name	5 Year Delivery	Deliverability Rationale Summary	Application
2	Greenwood, Dartford	5	Under Construction	17/01519/FUL
12	St James Lane Pit, Stone	763	Under Construction. Multiple outlets: build to rent, and market, and affordable housing. Development progress at both principal accesses (dual main road frontages). Significant flats nearing completion.	22/01151/REM 22/01184/REM 22/01183/REM 22/01250/REM
14	Lowfield Street re-development Site	285	Under Construction. Town centre flatted development.	19/00600/FUL 19/00830/REM 21/01286/FUL 21/00273/FUL 23/00356/VCON
15	Croxton Garry Site (E. of Ingress Park)	110	Under Construction	20/00048/EDCCON 21/00723/EDCCON 22/00309/EDCCON
21	Stone Lodge, Stone	140	Under Construction	18/01074/OUT 22/00553/REM
22	Vauxhall Farm, (E. of 110-114 Lowfield St) Dartford	90	Under Construction	21/01286/FUL
53	Chastilian Road Workshop, Dartford	9	Under Construction	19/01463/FUL
84	Former DA1 Club, 46-58 Lowfield St (Church), Dartford	65	Under Construction	21/00273/FUL 24/00774/VCON 24/00773/NONMAT
130	Castle Hill B&C, Ebbsfleet	65	Under Construction	EDC/17/0107
130	Alkerden 5a, Ebbsfleet	143	Under Construction	EDC/21/0128

130	Alkerden South Phase 1, Ebbsfleet	227	Under Construction. Delivery consistent with rate that house-builder already achieved in Ebbsfleet.	EDC/21/0104
130	Ashmere Phase 1, Ebbsfleet	80	Under Construction	EDC/19/0196
130	Ashmere Phase 2, Ebbsfleet	225	Under Construction. Delivery consistent with rate that house-builder already achieved in Ebbsfleet.	EDC/21/0079
144	Ebbsfleet Green Phase 2C, Ebbsfleet	54	Under Construction	EDC/18/0170
170	Land North of St Mary's Road, Stone	242	Under Construction. Wholly flatted urban development in vicinity of railway station.	20/00043/FUL
220	Block Of Lock-Up Garages & Land At Gilbert Close, Swanscombe	16	Under Construction	19/01464/FUL
226	1st & 2nd Floors 4 - 10 Lowfield St, Dartford	9	Under Construction	23/00260/PMA
236	Land Adjacent 33 St Marys Road, Stone	12	Under Construction	17/02042/FUL
248	1-5 Market Place & 1 Market St, Dartford	23	Under Construction	21/00495/FUL 23/00207/VCON
252	North End Farm, Betsham	6	Under Construction	20/00951/FUL
288	24 Lowfield Street, Dartford	7	Under Construction	21/01186/FUL

Table 3: Other Deliverable Sites with Planning Permission (and Small Sites totals)

Site Reference	Site Name	5 Year Delivery	Deliverability Rationale Summary	Application
4	Two Brewers Public House, Dartford	11	Full Planning Permission	21/00413/FUL
16	Land at Highfield House 2 -4 West Hill, Dartford	23	Full Planning Permission	24/00378/FUL
20	Co-op/ Westgate Site, Dartford	46	Council owned site actively being brought to market. Local plan allocated.	20/00409/FUL
35	SWCS Car Sales Craylands Lane, Swanscombe	5	Permission, not major development	20/00816/OUT 23/00969/REM
46	North Kent College Oakfield Lane, Dartford	93	Full Planning Permission	23/01434/FUL
91	8 - 10 High Street Dartford	9	Full Planning Permission	22/01460/FUL
102	Land North Of Station Road, Greenhithe	47	Full Planning Permission	21/00724/FUL
114	Darenth Road, Dartford	50	Full Planning Permission	14/01653/REM
120	Upper Floors Iceland, 47-49 High Street, Dartford	14	Full Planning Permission	21/00284/FUL
130	Alkerden 5b, Ebbsfleet	162	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/23/0114
130	Alkerden 3, Ebbsfleet	56	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/21/0139 24/00471/EDCCON EDC/24/0030
130	Alkerden Market Centre, Ebbsfleet	350	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/22/0177
130	Alkerden South, Ebbsfleet	91	EDC area. Clear evidence provided for delivery of permission EDC/17/0048.	EDC/23/0027 EDC/24/0103

Local plan allocated.				
130	Ashmere Phase 3, Ebbsfleet	216	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/24/0147
130	Ashmere Local Centre (Phase 4), Ebbsfleet	118	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/17/0048
130	Ashmere Phase 4, Ebbsfleet	139	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/17/0048
130	Ashmere Phase 5, Ebbsfleet	216	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/17/0048
130	Ashmere Phase 6, Ebbsfleet	115	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/17/0048
130	Ashmere Phase 7, Ebbsfleet	210	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/17/0048
130	Ashmere Phase 8, Ebbsfleet	118	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/17/0048
130	Ashmere Phase 9, Ebbsfleet	140	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/17/0048
130	Ashmere Phase 10, Ebbsfleet	65	EDC area. Clear evidence provided for delivery of permission EDC/17/0048. Local plan allocated.	EDC/17/0048
209	26 - 28 Westgate Road, Dartford	9	Full Planning Permission	23/01176/FUL

270	118 - 130 Lower Hythe Street Dartford	7	Permission, not major development	23/00372/OUT
277	43 High Street, Dartford	5	Full Planning Permission	21/01498/FUL
291	Adams & Moore House Instone Road Dartford	10	Full Planning Permission	24/00192/PMA
303	Former Wheatsheaf Pub, Swanscombe	7	Full Planning Permission	21/01893/FUL
304	Westminster Care 12 Westgate Road, Dartford	6	Full Planning Permission	23/00297/FUL
305	217 Hawley Road Dartford ,	5	Full Planning Permission	22/01014/FUL 24/00263/VCON
306	31 Orchard Street, Dartford	14	Full Planning Permission	23/00994/FUL
307	Rosewood 28 Bean Road, Greenhithe	7	Full Planning Permission	21/00300/FUL 23/00439/VCON
308	19-21 Hythe Street, Dartford	21	Full Planning Permission	23/00483/P20AA 24/00308/PMA
W	Small Site (1-4 units net) Consents	103	Full Planning Permissions	Various
W	Small Site (1-4 units net) Windfalls	52	Conservative small site allowance rate of 26p.a. applies for the last 2years	N/A