

**5 YEAR
DELIVERABLE
HOUSING SUPPLY
2025/2026**

DECEMBER 2025
PLANNING SERVICES

DARTFORD
BOROUGH COUNCIL

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(Site totals, Tables and Maps)

1. EXECUTIVE SUMMARY

This is Dartford Borough Council's deliverable housing land supply calculation, December 2025. Local Planning Authorities should under national policy demonstrate deliverable land with the capacity to yield sufficient housing to meet their requirement need over a minimum of five years.

Dartford produces the Local Plan and five-year deliverable supply calculation for the whole of the Borough. However, development management and regeneration in the north-east of Dartford Borough is undertaken by Ebbsfleet Development Corporation, who have collaborated with the Council in collating key data in this statement.

Dartford's Local Plan, adopted in 2024, forms the basis for the target level of supply required. Applying national policy and best practice on the definition and justification of deliverable sites, and following consultation, this statement confirms a deliverable housing land supply for Dartford of 5.84 years.

The Borough has provided sustained growth and new housebuilding, driven by strong demand from residents moving into the area and a choice of large development sites. Ebbsfleet Garden City is now established as a location maintaining strong housing demand, with several large and medium scale house builders building out sizeable planning permissions. The continued economic rejuvenation of Dartford, as well as its location and connections to London and nationally, maintain the attractiveness for residential development across the area. An increasing range of new housing products including build to rent, custom build, and varied affordable tenures support delivery rates.

Committed actions and investment by the private and public sector taking forward large sites from the Local Plan through to delivery, provide certainty about a sustained flow of housing completions. This report finds the total capacity of sites under construction will, over time, deliver a large volume of new homes more than sufficient to meet need.

2. THE 5 YEAR HOUSING REQUIREMENT

Dartford's Local Plan, The Dartford Plan to 2037, was adopted in April 2024. The plan is part of the statutory development plan for Dartford and sets out strategic planning policies for housing in the Borough.

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)

As per Policy S4, there is a local plan requirement of 3,950 new home over the five year period (1st April 2025 to 31st March 2030), an average of 790 net new homes per year.

In addition to the local plan housing requirement, paragraph 78 of the National Planning Policy Framework (NPPF) (December 2024) housing supply should also include additional buffers, where applicable:

- 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.

In accordance with NPPF paragraph 78, clause a), a buffer of 5% applies. This increases the housing requirement in Dartford to 4148 dwellings in total.

Past housing delivery is calculated by the Government's Housing Delivery Test (HDT), using housing completion figures from the previous three years and comparing them against the three-year housing requirement. Clause b) applies where HDT results drop below 85%. The latest results were published December 2024, where it was confirmed that Dartford reached 90% of its delivery target. Therefore, Clause b) is not triggered. Clause c) does not yet apply.

In the time since the official start of the local plan period (1 April 2021), dwelling completions in Dartford total 2,769. This has been a period of economic uncertainty and huge construction cost pressure. The result of these national and international circumstances is 391 dwellings less than total requirement (five times 790p.a.) over that period. If a 'Sedgefield' methodology is applied, then these dwellings would all be added to the final five-year supply target. If the alternative 'Liverpool' method¹ is used - which aligns with Dartford's housing land circumstances - then the five year 'catch up' reduction (as calculated over the plan period) only leads to Dartford's final deliverable supply position being boosted further beyond five years.

Adding all 391 dwellings to the 4,148 housing requirement is shown in Table 1 below (Sedgefield method). This gives a final total five-year supply target of 4,539 dwellings.

Table 1: Housing requirement calculation

Five years of the 790 annual requirement in local plan policy	3,950 dwellings
Plus 5% additional NPPF buffer	4,148 dwellings
Plus 'catch up' in full within five years	391 dwellings
TOTAL FIVE YEAR REQUIREMENT	4,539 dwellings

3. DARTFORD'S HOUSING SITES AND DELIVERY

Dartford Borough has achieved extensive growth with a significant increase in housebuilding and local employment. The Dartford Core Strategy (2011) Plan introduced a co-ordinated a positive regeneration agenda for the Borough. This previous Local Plan included substantial proposals for Ebbsfleet, confirming it

¹ Typically seen as relevant in the setting of a planned housing supply based on sustainable large brownfield sites – which often may take longer to prepare before any dwellings commence, and have residential capacities that build out over more than five years.

for strategic redevelopment of national importance, and identifying a swathe of other new sites, also largely on brownfield land.

With these planned development locations, housing delivery significantly accelerated, particularly in the latter half of the 2010s, sustaining an average delivery of over 1000 dwellings per year; this is a substantial achievement for a district smaller than many London Boroughs.

As a result of fast growth in dwelling stock, the number of residents in Dartford has also increased at a rate that makes it the second fastest growing borough in the country; Census data shows that the population has increased by 20% since 2011. Dartford has become firmly established as an in-demand location for residential development and people relocating to the Borough.

The Dartford Plan to 2037 has now replaced the Core Strategy but retains a similar growth strategy. Data for the last financial year shows a 21% annual increase in new home completions to a total of 815 dwellings for 2024/25 in the Borough. This is the fifth highest annual level of new homes over recent decades.

There are solid grounds for confidence that Dartford's planned housing supply will continue to be delivered, due to:

- The Borough's location in Kent and adjoining London and Essex, continues to drive economic development and housing demand. Excellent transport accessibility through national road and rail links is complemented by infrastructure investment plans (now confirmed as including the Lower Thames Crossing which will grow highway capacity and alleviate resilience issues at the Dartford Crossing).
- 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) 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 expected to provide over 5000 dwellings over the plan period, with different component areas in delivery and new housing outlets commencing. The flagship new 'city centre' Ebbsfleet Central mixed use development at the international station is programmed to complete the process of gaining planning permission in winter 2025/26 (this is not counted within the supply identified in this report but the site would provide c. 2,000 additional dwellings in total).

Turning to national policy and the categorisation of housing sites, the NPPF requires a supply of specific deliverable sites over the five years. 'Deliverable' is defined in the glossary as:

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.

The predominance of Dartford's deliverable supply has full planning permission. Nevertheless other situations should not be seen as depending on b) above as a closed list: other sites are sometimes justified through further evidence.

Dartford has consulted PPG national guidelines that build upon what is considered a deliverable site, and the suitable delivery timescales that apply depending on the status of the site. Each site in Dartford has been reviewed against the latest policy and guidance. This follows national guidance stating that sites are not automatically considered deliverable if they have outline planning permission, permission in principle, a plan allocation or entry in a brownfield land register. Where selected sites without detailed planning permission are included in the five-year supply, evidence justifies their status, often supplied by the owner/developer, and/or EDC.

Additionally, Dartford made direct contact with each site owner/developer and then consulted from 21.11.25 to 8.12.25 on a draft deliverable sites list. This confirmed site status, including anticipated delivery rates. Agents and applicants were invited to provide information, and the phasing accordingly used to inform this final report.

These activities indicate a projected delivery of 5,300 dwellings over the five-year period from April 2025. The details of these sites are included in the Appendix. Table 3 in the Appendix provides subtotals of sites by status to the year 2030. Individual deliverable sites of five dwellings or more are listed in Tables 4 and 5 (with sites listed in Table 4 having already demonstrated delivery).

The location of these sites are identified with reference number in Figures 1 and 2 maps in the Appendix. This shows:

- Extensive deliverable land in various parts of Ebbsfleet,
- Sites in Swanscombe and Greenhithe near railway stations,
- Large sites with a range of housing types building out rapidly in Stone (off London Rd, Watling Street, and at Crossways: site references 12, 21, 114 & 170),
- A mix of greenfield and brownfield sites for family homes on the edge of Dartford town, and
- A variety of committed sites moving forward in and around Dartford town centre (including further stages of the successful large-scale development of apartments between Lowfield Street and Central Park: core site reference 14).

Of the total projected supply, over 2,300 dwellings are forecast at sites that have already commenced. This represents a significant 44% of the forecast.

Complementing site-specific developer intelligence, national best practice, research on typical site progression times, and market absorption and delivery factors (e.g. number outlets and variation and choice in the residential product and form) have been evaluated to inform reasonable and relatively conservative projections of delivery rates and phasing.

Further information and background on individual sites can be found in Strategic Housing Land Availability Assessment (SHLAA) documentation². This includes the Compendium report organised in site reference order, and the additional Commentary document delivery characteristics of sites over 50 dwellings.

² SHLAA Documents at: [The Dartford Plan – Evidence and Weblinks – Dartford Borough Council](#)
[Dartford Borough Council](#)

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 potential additional supply. Currently identified deliverable supply does not rely any residential yield from these sources (for example):

- No allowance has been 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 26 dwellings per year, applied in the final two years (see last row of Table 5 in the Appendix). However this estimate was not based on any further residential permissions of more than five dwellings materialising. When this occurs, it will be additional housing contributing to the maintaining the five-year supply.
- The 2024 Local Plan identifies broad locations with clear policy support for residential development, but as availability was not confirmed at the time of adoption, development is promoted but no dwellings counted within the 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+ additional dwellings could be delivered within this area once the land becomes available. Similarly, future potential additional development land at Ebbsfleet Garden City is being investigated. This is identified in and has support within Policy E5.
- As outlined above, existing residential development at Ebbsfleet will be complemented by the higher density mixed-use scheme next to Ebbsfleet International Station. This is in the ownership of EDC, and already benefits from a resolution to grant planning permission (subject to imminent completion of section 106 legal agreement). The Council considers there is a possibility of Ebbsfleet Central accelerating forward and potentially featuring residential completions within the five-year period. This is due to strengthened government commitment to infrastructure and environmental requirements to enable housing delivery at EDC, which will also be supported by policy changes (including expectation of enhanced residential delivery by railway stations). This has nevertheless not yet been assumed or counted within this statement’s deliverable sites calculations.

These provide possible additional sources of development, which serve to increase certainty that the deliverable housing requirement will be met.

4. CONCLUSIONS

Dartford has been one of the fastest growing places in the country, arising from a strong track record of housing delivery. In the last year (ending March 2025) this continued through the completion of 815 new dwellings in the Borough, in excess of the Local Plan requirement. These factors lead to a final deliverable five-year housing land supply result for Dartford Borough of 5.84 years for 2025/26 onwards (calculated at Table 2 below).

With the current construction and development pipeline, clarity of a new Local Plan adopted, and the focused interventions of the EDC, a variety of specific sites have been shown to be deliverable, and will support high rates of housing delivery over the next five years.

Table 2: Deliverable supply final calculation

Dwellings required April 2025 – March 2030	4,539 dwellings
Projected deliverable supply in period	5,300 dwellings (see Appendix Table 1)
FINAL 5 YEAR CALCULATION $(5,300 \div 4,539) \times 5$	5.84 years of deliverable supply

Table 2 confirms that Dartford Borough’s 5,300 deliverable dwellings in the period equates to over five years supply of housing land, set against the requirement for 4,539 dwellings (based on the methodology discussed above for Table 1 on addressing ‘catch up’, and with the buffer).

APPENDIX: DELIVERABLE SITES IN THE 5 YEAR SUPPLY (2025/26 TO 2029/30)

Table 3: Deliverable sites trajectory totals

Year	2025/26	2026/27	2027/28	2028/29	2029/30	TOTALS
Sites in delivery	606	736	505	214	251	2,312
Other sites with planning permission	9	195	806	1,068	1,068	2,822
Small site allowance	38	38	38	26	26	166
Total forecast completions	653	969	1,349	1,308	1,021	5,300

Table 4: Sites in delivery (construction commenced)

Site reference	Site name	5 year delivery	Delivery rationale summary	Application
2	Greenwood	5	Under construction	11/01582/FUL 17/01519/FUL
12	'Knights Reach' former St James Lane Pit, stone	740	Under construction	22/01151/REM 22/01184/REM 22/01183/REM 22/01250/REM
14	Lowfield Street redevelopment sites, Dartford	256	Under construction	19/00600/FUL 19/00830/REM 21/01286/FUL 21/00273/FUL 23/00356/VCON
15	Croxton Garry Site, EDC	50	Under construction	20/00048/EDCCON 21/00723/EDCCON 22/00309/EDCCON
21	Stone Lodge, London Road	31	Under construction	18/01074/OUT 22/00553/REM
22	Vauxhall Farm, Land East of 110-114 Lowfield St, Dartford	84	Under construction	21/01286/FUL
84	Former DA1 Club, 46-58 Lowfield St (Church), Dartford	65	Under construction	21/00273/FUL 24/00774/VCON 24/00773/NONMAT
130	Alkerden 5a	50	Under construction	EDC/21/0128
130	Alkerden 5b	162	Under construction	EDC/23/0114
130	Alkerden 3	56	Under construction	EDC/24/0030 24/00471/EDCCON
130	Alkerden South	408	Under construction	EDC/17/0048

				EDC/21/0104 EDC/23/0027 EDC/24/0103
130	Ashmere Phase 2	148	Under construction	EDC/21/0079
144	Ebbsfleet Green Phase 2C	3	Under construction	EDC/18/0170
170	Land north of St Mary's Road Stone	165	Under construction	20/00043/FUL
226	1st & 2nd Floors 4 - 10 Lowfield Street	9	Under construction	23/00260/PMA 23/00261/P3G
248	1-5 Market Place & 1 Market Street Dartford	23	Under construction	21/00495/FUL 23/00207/VCON
272	72 - 80 East Hill Dartford Kent	5	Under construction	20/01502/FUL
291	Adams And Moore House Instone Road Dartford	10	Under construction	24/00192/PMA
303	Wheatsheaf PH, Swanscombe	7	Under construction	21/01893/FUL
306	31 Orchard Street, Dartford	14	Under construction	23/00994/FUL
308	19-21 Hythe Street, Dartford	21	Under construction	23/00483/P20AA 24/00308/PMA

Table 5: Sites with planning permission and small sites

Site reference	Site name	5 year delivery	Delivery rationale summary	Application
16	Land At Highfield House , Dartford	23	Extant detailed planning	24/00378/FUL
17	Station Approach, Home Gardens, Dartford	253	Council owned site adjacent to Dartford railway station, the busiest in Kent. Confirmed available in SHLAA. Subsequent Local Government Reorganisation proposals will now shape bringing the land forward within the next few years.	NA
20	Westgate/ former Co-op site, Spital St, Dartford	69	Council owned site ready for construction and actively being bought to market, benefiting from completed apublic consultation.	NA
35	SWCS Car Sales Craylands Lane Swanscombe	5	Extant detailed planning	20/00816/OUT 23/00969/REM
46	North Kent College Oakfield Lane Dartford	93	Extant detailed planning	23/01434/FUL
82	52 - 62 West Hill Dartford	39	Extant detailed planning	23/00940/FUL
91	8 - 10 High Street Dartford	9	Extant detailed planning	22/01460/FUL
102	Land North Of Station Road Greenhithe	47	Extant detailed planning	21/00724/FUL
114	Darenth Road, Dartford	50	Extant detailed planning	14/01653/REM
116	Blackshole Farm, Watling St	38	Clear delivery evidence provided for this prominent site on A296. development includes care facility and devoted parking supporting/ required Darent Valley Hospital.	18/01640/OUT
120	Upper Floors Iceland, 47-49 High Street, Dartford	14	Detailed planning	21/00284/FUL
130	Alkerden 4	20	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048

130	Alkerden Market Centre	223	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
130	Ashmere Phase 3	218	Detailed planning	EDC/24/0147
130	Ashmere Local Centre (Phase 4)	229	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence . Allocation	EDC/17/0048
130	Ashmere Phase 4	228	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
130	Ashmere Phase 5	216	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
130	Ashmere Phase 6	115	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
130	Ashmere Phase 7	210	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
130	Ashmere Phase 8	118	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
130	Ashmere Phase 9	216	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
130	Ashmere Phase 10	229	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
130	Ashmere Phase 12	130	Ebbsfleet regeneration area supported by EDC. Clear delivery evidence. Allocation	EDC/17/0048
209	26 - 28 Westgate Road Dartford	9	Extant detailed planning	23/01176/FUL

270	118 - 130 Lower Hythe Street Dartford	7	Smaller outline –likely deliverable by definition	23/00372/OUT
304	Westminster Care 12 Westgate Road, Dartford	6	Extant detailed planning	23/00297/FUL
310	4 - 8 Hythe Street Dartford	8	Extant detailed planning	25/00211/PMA
<i>Small site consents (first three years)</i>		114	Detailed planning	Various
<i>Small site windfall allowance (last two years)</i>		52	NA	NA

Figure 1: Borough-wide map of five-year supply sites with reference number (see overleaf for town centre sites detail)

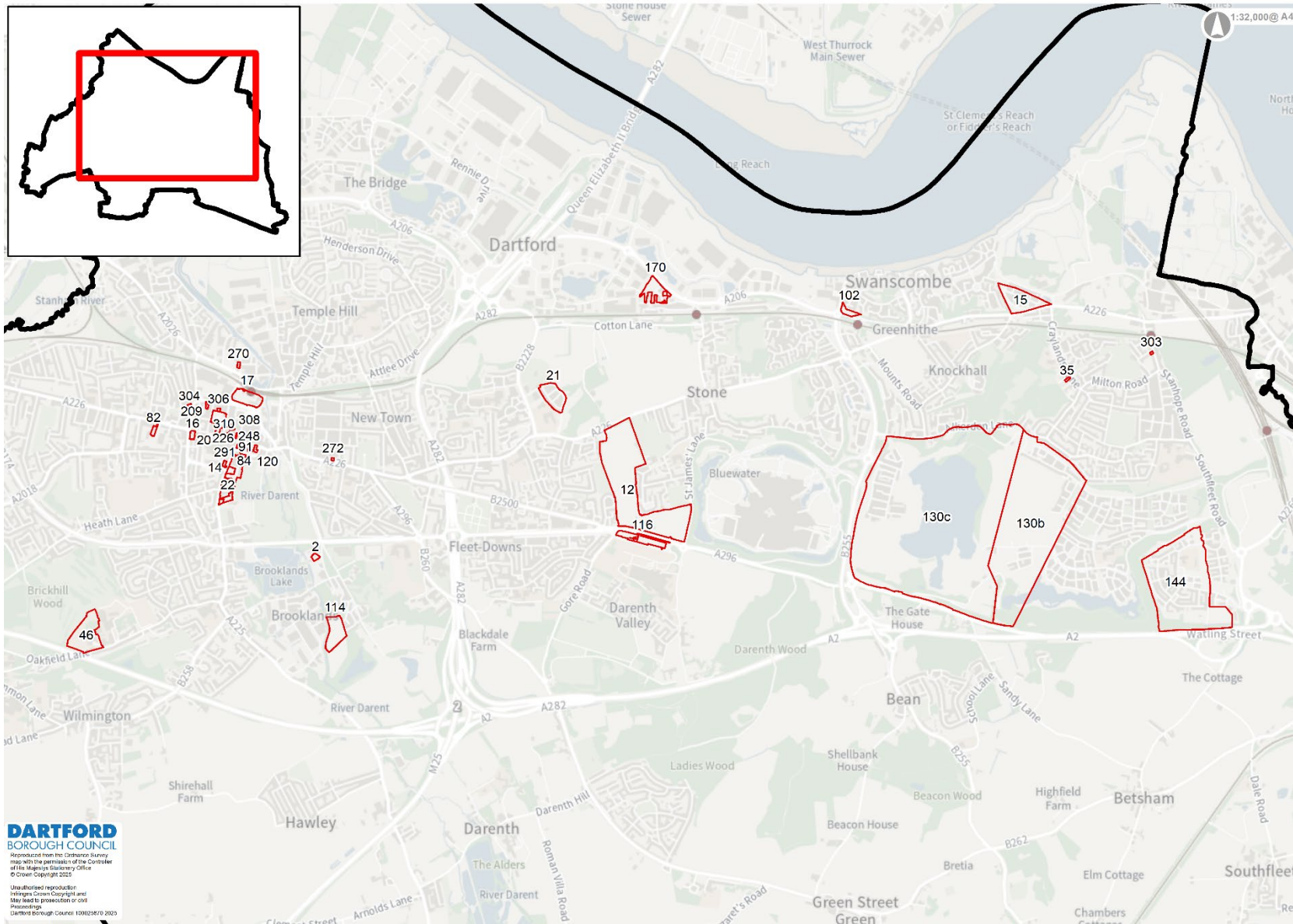
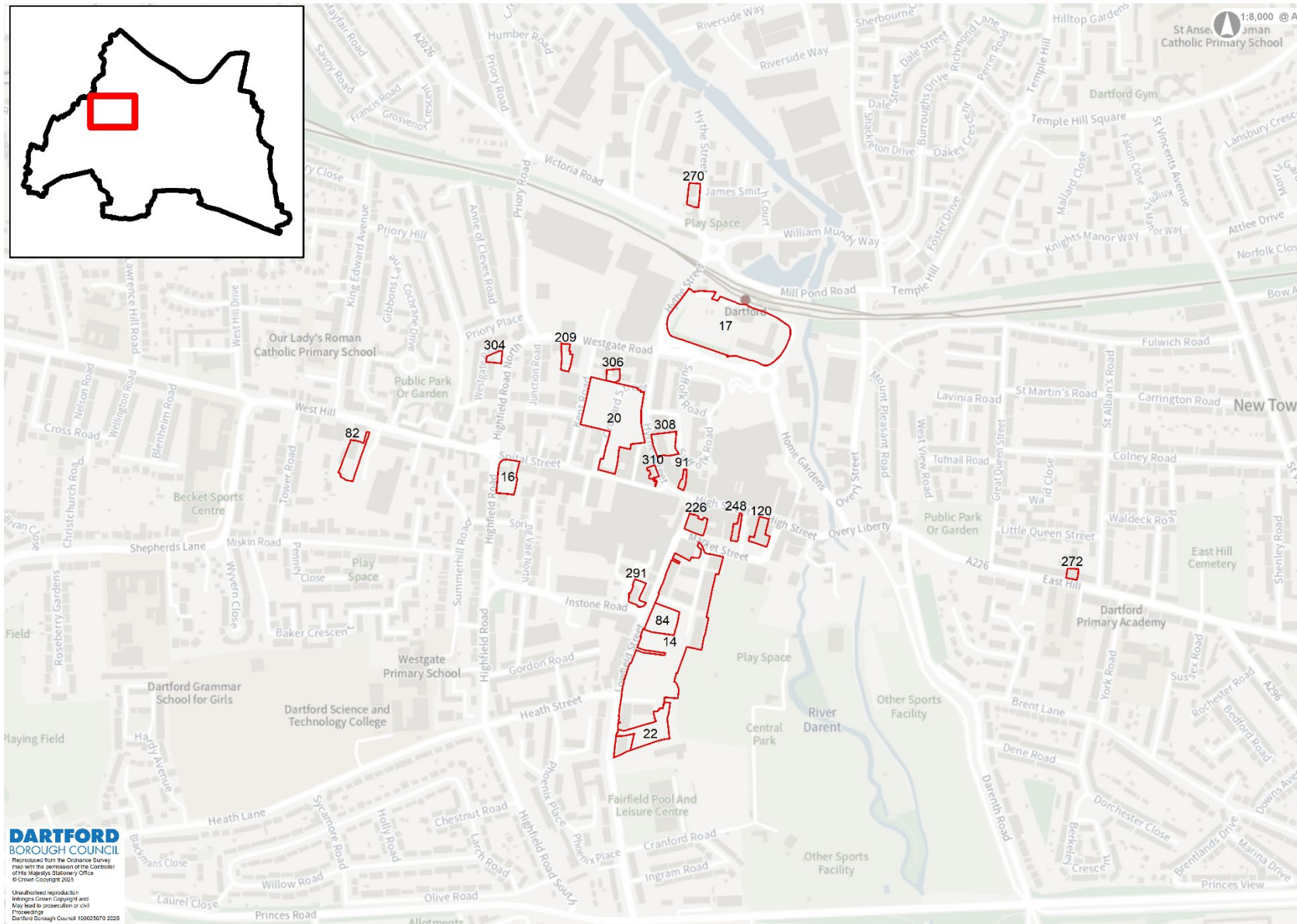


Figure 2: Town Centre map of five-year supply sites with reference number



DARTFORD
BOROUGH COUNCIL
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